



City of Richmond
Urban Development Division

General Compliance Request

To Development Permit Panel
From: Holger Burke, MCIP
Acting Director of Development

To Development Permit Panel - June 24, 2005.
Date: June 24, 2005

File: DP 04-271712

Re: Application by Fairchild Developments Ltd. for a General Compliance Request at 8080 Cambie Road (formerly 4151 Hazelbridge Way)

Staff Recommendation

That the proposed revisions be considered in General Compliance with the approved Development Permit (DP 04-271712) drawings for 8080 Cambie Road, which covers the following changes

- 1 Minor changes to the interior layout of amenity, storage, commercial, utility/service and circulation areas and residential unit layout,
- 2 Modifications to the exterior cladding materials and placement of windows/glazing throughout the building, and
- 3 Removal of the trellis on top of the parkade due to structural concerns

Holger Burke, MCIP
Acting Director of Development

KE blg
Att

Staff Report

Origin

Fairchild Developments Ltd is requesting a General Compliance ruling for the existing Development Permit (DP 04-271712) at 8080 Cambie Road that applies a number of revisions to the interior layout of the proposed residential tower, which has subsequently led to changes to the exterior of the building

Approved Development Permit drawings along with proposed revisions (bubbled) are attached to this staff report

Background

The proposed multi-family residential tower is part of the comprehensive development involving Aberdeen Centre Shopping Mall. The previous Development Permit was submitted to the Development Permit Panel on February 2, 2005 and issued by Council on February 14, 2005. No concerns or comments made at those meetings require follow-up through this General Compliance request.

Proposed Revisions

Building revisions are being initiated by minor adjustments to the unit layout and rearrangement of amenity, storage and commercial space on levels 1 and 2 of the tower.

Revisions to the interior layout of the building are as follows:

- Level 1 – Residential amenity area expanded. Additional storage and utility rooms have been adjusted to take into account the expansion of amenity areas.
- Level 2 – Additional commercial space has been added along with additional residential amenity space. A possible future pedestrian connection between the residential tower, Aberdeen Centre Shopping Mall and neighbouring properties to the west for the purposes of a connection to the proposed Richmond-Airport-Vancouver rapid transit line station is being facilitated by the creation of this pedestrian walkway. Bicycle storage is also proposed to be relocated as hanging storage above residential parking in various areas throughout the parkade.
- Mezzanine – Storage area relocated to parkade to allow for double height ceilings in the amenity area. Outdoor residential amenity has been added in the form of a terrace.
- Level 3 – Direct, secured residential access from the parkade to the tower has been implemented.
- Level 4-8 – Minor revisions to unit layout.

Revisions to the exterior of the building are as follows:

- End walls have been straightened to accommodate new unit layouts.
- The trellis on the level 4 parkade has been removed due to load capacity concerns of the existing parking structure. Landscaping will still be implemented at the north edge of the parkade to provide screening to residential units and around the remaining perimeter of the structure.

- North Elevation – A combination stone and glass spandrel curtain wall has been added near the entrance to the building at the northwest corner of the building
- East Elevation – Window openings have been adjusted to take into account new unit layouts
- South elevation – Glazing has been implemented (in place of a concrete wall) around the base at the southwest corner of the building to correspond with relocation of the amenity space
- West Elevation – Window openings for the residential portion of the tower have been adjusted to coordinate with new unit layouts Glazing wraps around the base of the building at the southwest corner to correspond with the relocated amenity space The stone and glass spandrel curtain wall also wraps around the northwest corner of the building to provide a greater emphasis to the main entry

Staff Comments

Staff do not object to any of the proposed changes to the interior layout or exterior elevations of the proposed development The subject site is zoned Comprehensive Development District (CD/86) The proposed building revisions result in minor changes to building area floor area ratio (F A R), coverage, parking stalls and allocation of amenity space However, all changes remain within the permitted guidelines stipulated in the zoning for the site

Analysis

The proposed revisions are consistent with “General Compliance Guidelines and Criteria” (**Attachment 1**) The following are guidelines and criteria that are directly relevant to proposed revisions and that staff have specific comments on (identified in ***Bold Italics***)

- The density of development must not be increased beyond the level specified in the approved Development Permit ***Although the building area has been increased, the proposal remains within the permitted density stipulated in Comprehensive Development District (CD/86). Due to the increased in building area and reconfiguration of units, the applicant is increasing the number of units from 119 (original Development Permit) to 126. The applicant has submitted revised parking data to adequately indicate that there is sufficient off-street parking to meet the revised layout and number of residential units.***
- Proposed modifications must maintain or enhance the quality of the development and must retain the basic form and character of the development ***Changes to building elevations are a direct result of revisions to the interior layout of units and rearrangement of space along the first two levels of the building. In most cases, this has resulted in the modification of window placement, addition of glazing along the base of the building and implementation of a stone and glass curtain wall that wraps around the northwest portion of the building to emphasize the entrance and building corner.***
- Approved open space and amenity areas should be maintained, proposed changes to landscaping detail should be minor in nature and of equivalent value to approved plans ***Amenity areas and space has been adjusted to suit the revised layout of the building as determined by the clients. This has resulted in no net loss of amenity space. A landscaped terrace has been added on the mezzanine level to serve as an additional outdoor amenity area.***

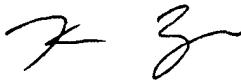
The trellis on the fourth level of the parkade has been removed because of load bearing limitations of the existing structure. As implementation of the trellis would exceed these limitations, the client is requesting to remove the trellis and implement an increased

amount of landscaping along the north edge of the parkade structure to provide the necessary screening to the residential units oriented towards the parkade. Staff note that it is unfortunate that the trellis cannot be implemented over the parkade to provide additional screening for the residential units; however, implementation of landscaping along the north edge of the structure (concrete planters, higher level plantings) does sufficiently address the immediate adjacency concerns of vehicles near the residential units.

The dedicated bicycle storage area is being relocated into the residential parking area of the parkade. Hanging bicycle storage areas are proposed in conjunction with residential parking stalls. This solution was reviewed by the Transportation Department with no objections noted as the relocation of bicycle storage is attached to the residential tower only (no bicycle storage or end of trip facilities were planned to be shared between the existing shopping centre and proposed residential apartment tower). Although it would be beneficial to the future residents to have a consolidated bicycle storage area, staff have no objections to the change as the proposed solution still allows for a unique form of bicycle storage to be implemented.

Conclusions

All proposed revisions to the interior layout and exterior elevations of the building comply with criteria and guidelines for processing General Compliance requests. As a result, staff recommend that the proposed revisions be considered in General Compliance with the Development Permit at 8080 Cambie Road (DP 04-271712)



Kevin Eng
Planning Technician – Design
(Local 4626)

KE blg



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

General Compliance Guidelines

Development Applications Department

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

Introduction

General Compliance applications are intended to accommodate minor changes to approved Development Permits that do not change the basic form and character of a development and that do not impact adjacent properties and streetscape. Proposed modifications should enhance the project and should not change basic site planning and urban design details.

General Compliance applicants are encouraged to identify all required modifications in a single application, following the Building Permit review stage, to allow the total impact of proposed changes to be assessed. General Compliance applications are not intended for approval of modifications which have already been constructed.

There is a fee of \$500.00 for each request for a General Compliance ruling.

Criteria

In order to be considered for General Compliance, the following criteria must be met:

- 1 Proposed modifications must not require any new development variances or increase approved variances.
- 2 The density of development must not be increased beyond the level specified in the approved Development Permit.
- 3 Proposed modifications must not alter elements that were controversial or that attracted considerable discussion from the public, Advisory Design Panel or Development Permit Panel during the original Development Permit process.
- 4 Proposed exterior modifications must maintain or enhance the quality of the development and must retain the basic form and character of the development.
- 5 Applications should not alter the approved site coverage, siting, scale, spacing or configuration of buildings, with the exception of minor changes and additions to buildings to accommodate Building Code or servicing requirements.
- 6 Approved open space and amenity areas should be maintained, proposed changes to landscaping detail should be minor in nature and of equivalent value to approved plans.
- 7 Proposed changes to the location and configuration of vehicle access and parking areas should be minor in nature.
- 8 Proposed modifications must not contravene the applicable Development Permit Guidelines.

OWNER	ARCHITECTURAL	STRUCTURAL	MECHANICAL	ELECTRICAL	CIVIL	PHOTOTECHNICAL	BUILDING CODES	TRAFFIC	LANDSCAPE
F. BOND (OWNER) TO 3140 HUNTERS BRIDGE W HOUSTON, TX PH 713 F 281.2.274 FAX 281.2.9863 E MAIL bond@bond.com	BOND THOMAS ARCHITECTS 30 UNIV. ST. FIVE HOUSTON, TX PH 713 F 281.440.80 FAX 281.440.80 E MAIL bond@bond.com	BUSH ROYAL & PARTNER S 200 WEST GEORGE STREET HOUSTON, TX PH 713 TEL 281.544.8887 FAX 281.544.8887 E MAIL bush@bush.com	KEEN ENGINEERING, C. TO 6300 WEST 11 STREET HOUSTON, TX PH 713 TEL 281.860.0300 FAX 281.860.0300 E MAIL www.keen@keen.com	ARNDT HANZLICH & ASSOCIATES 2000 WEST 11 STREET HOUSTON, TX PH 713 TEL 281.340.4400 FAX 281.340.4400 E MAIL arndt@arndt.com	ART E. LAMER (C/O) TO 4700 W. COOK ROAD HOUSTON, TX PH 713 TEL 281.7.0443 FAX 281.7.5500 E MAIL rlam@artel.com	TROWBONG TON ENGINEERS 7515 GREENWOOD TREE HOUSTON, TX PH 713 TEL 281.814.2255 FAX 281.737.0388	PONKER CONSULTANTS LTD 70 WEST AVE. E HOUSTON, TX PH 713 TEL 281.183333 FAX 281.843.8665 E MAIL www.ponker.com	GLEA CONSULTANTS 6 WEST GEORGE TREE HOUSTON, TX PH 713 TEL 281.544.3838 FAX 281.544.3838 E MAIL www.glea.com	FIELD LIA & ASSOCIATE 2000 SCARBORO VE HOUSTON, TX PH 713 TEL 281.221.5454 FAX 281.221.5050 E MAIL field@field.com

KEY

8080 CAMBIE ROAD

GENERAL COMPLIANCE DRAWINGS

PROJECT DATA

Project Data

Legal Description	LOT A SECTION 33 BLOCK 5 NORTH RANGE 6 WEST NMD PLAT BCP 379
C - 1 Street Access	8080 Cambie Road
Zoning	Comprehensive Development Ord. 1 of (CD)86
Site Area	300,000 sq ft
Allowable Floor Area	Proposed
Den. by (Total sq ft)	85
Lot Area (Total sq ft)	300,000 sq ft
Lot Coverage (Total sq ft)	88.4%
Setbacks	16' 10" Cambie Road N 12' 0" West property line M & D 12' 0" South property line 12' 0" 114
F.A.R.	126,545 sq ft
Height	44 ft
Parking	142
Regular	47.2%
Small	50.6%
Tandem	11.6%
M.C.	2%
L.O.D. (Total ft)	10
Amenity Space	2,555 sq ft
Truck	5,126 sq ft
Clubhouse	12,356 sq ft

GENERAL COMPLIANCE
JUN 24 2005

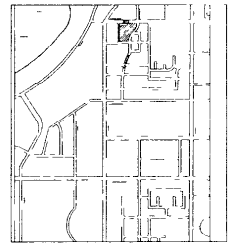
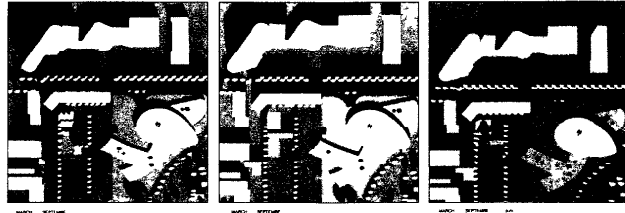
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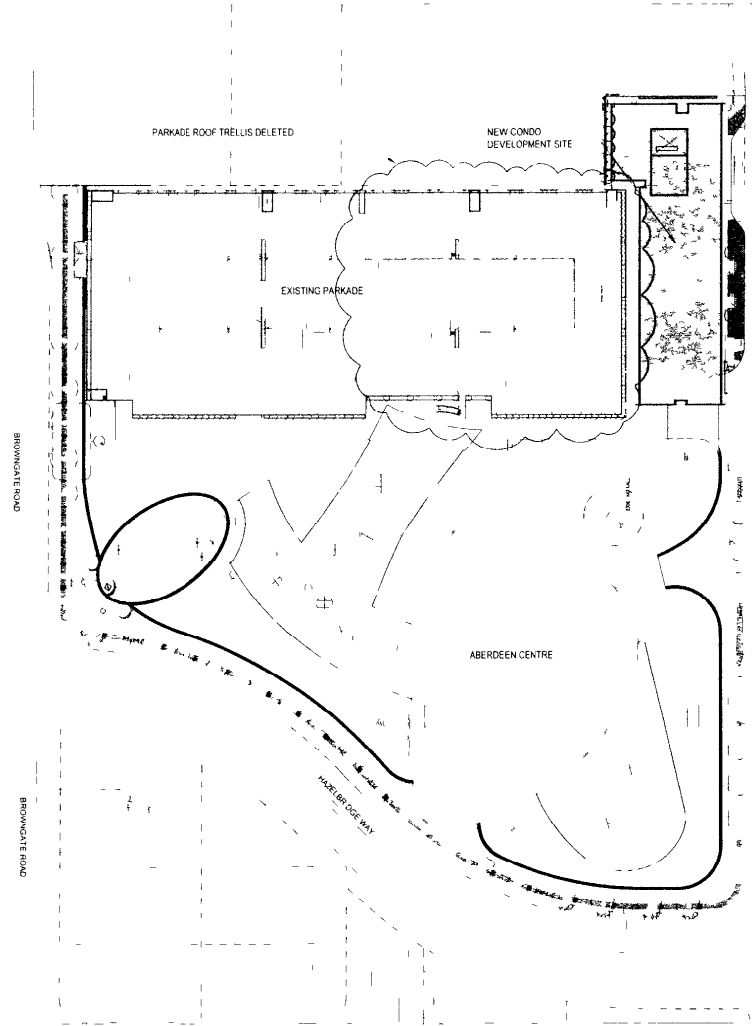
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SHADOW STUDY DIAGRAMS



Context Map

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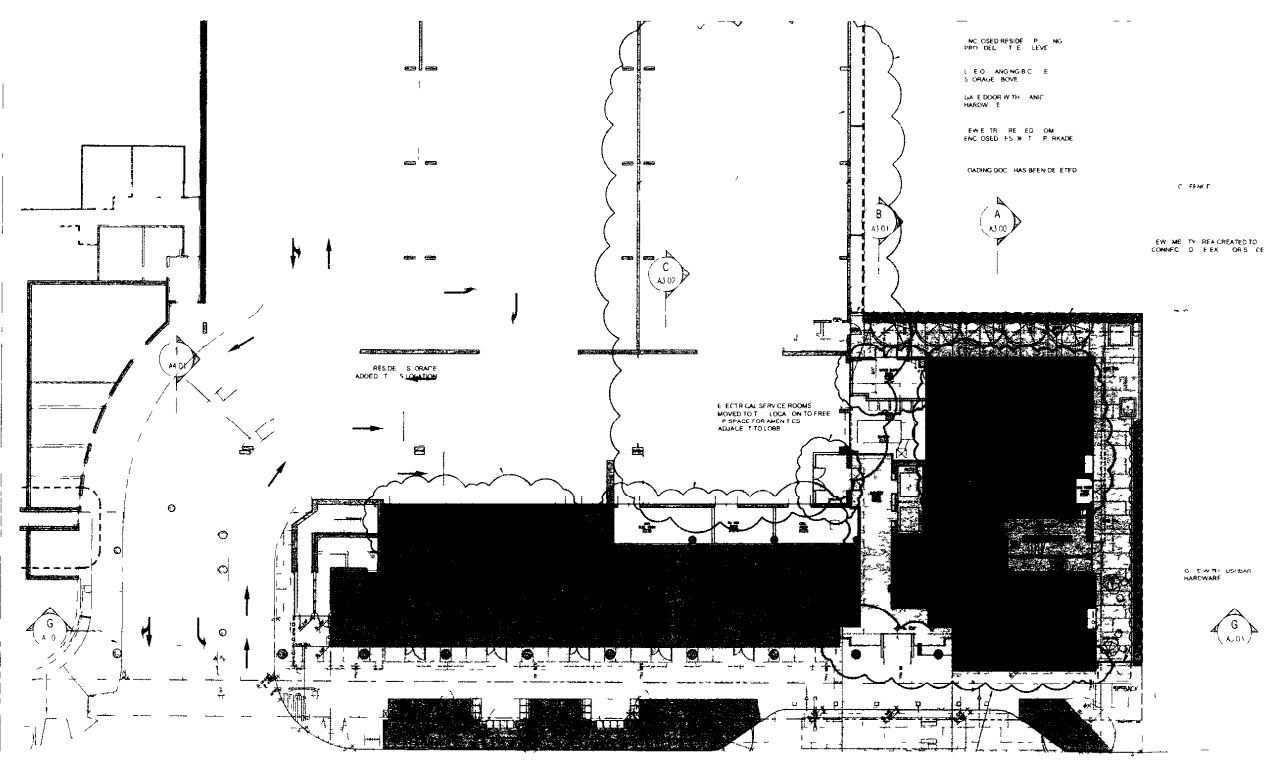
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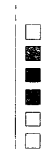
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EXISTING DOOR HAS BEEN DETROD

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GENERAL CONTRACTOR
 JUN 24 2005

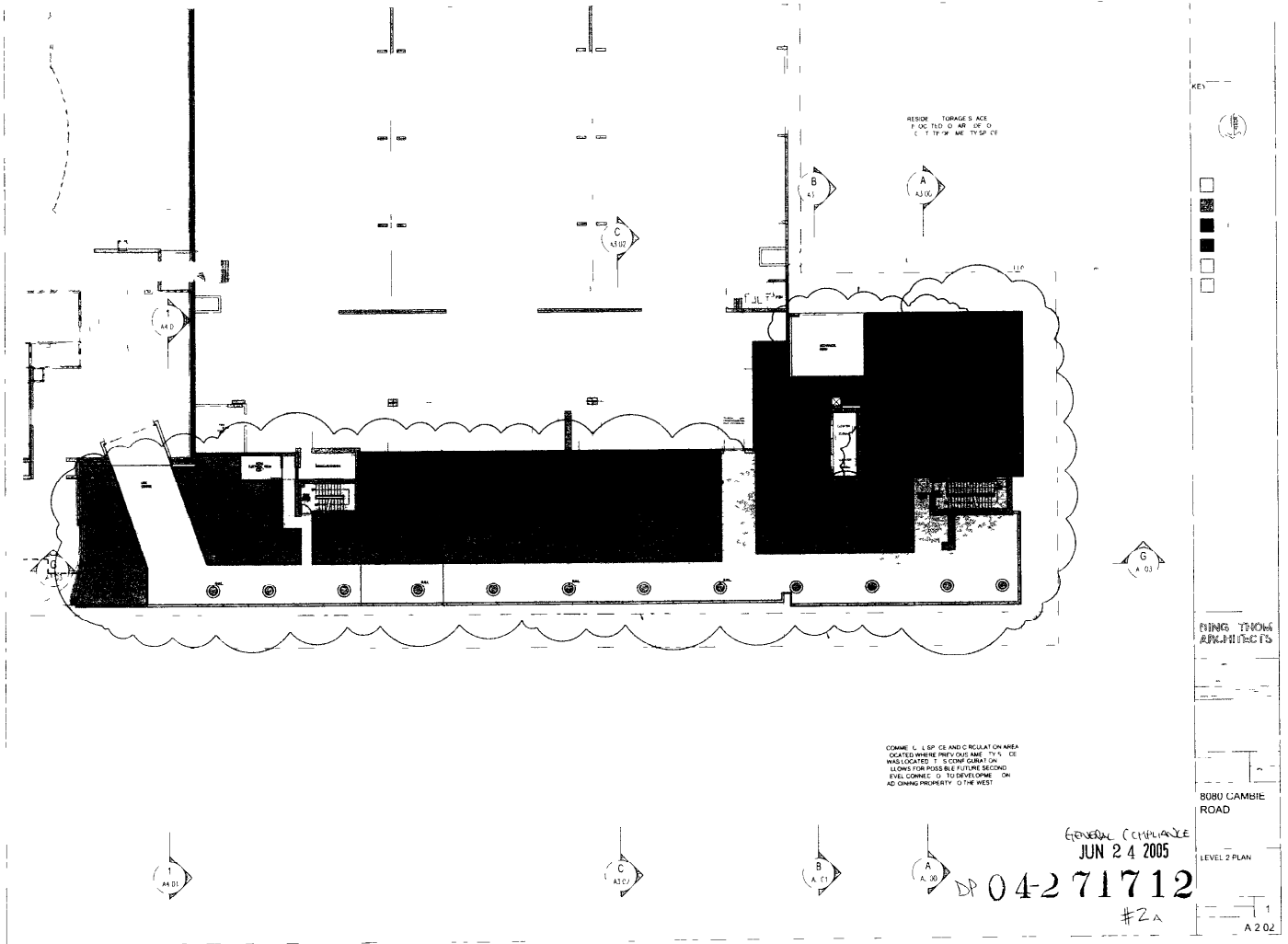
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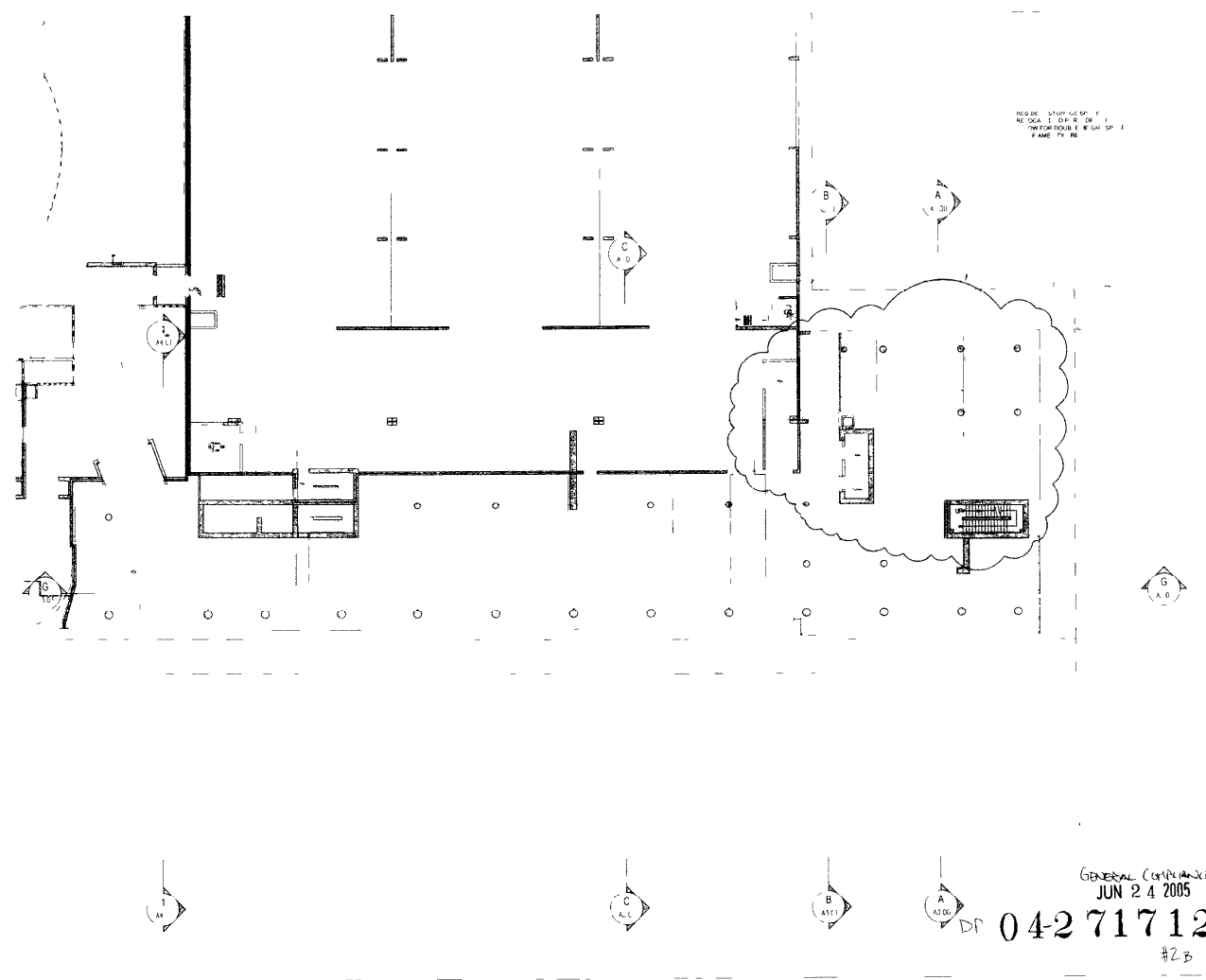
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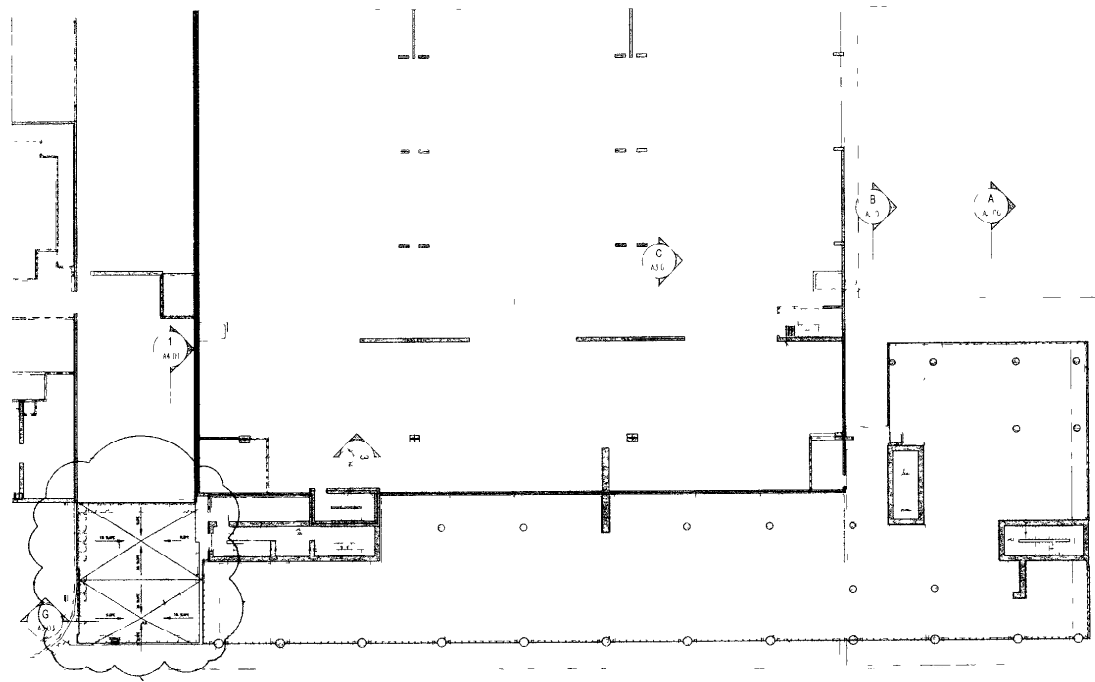
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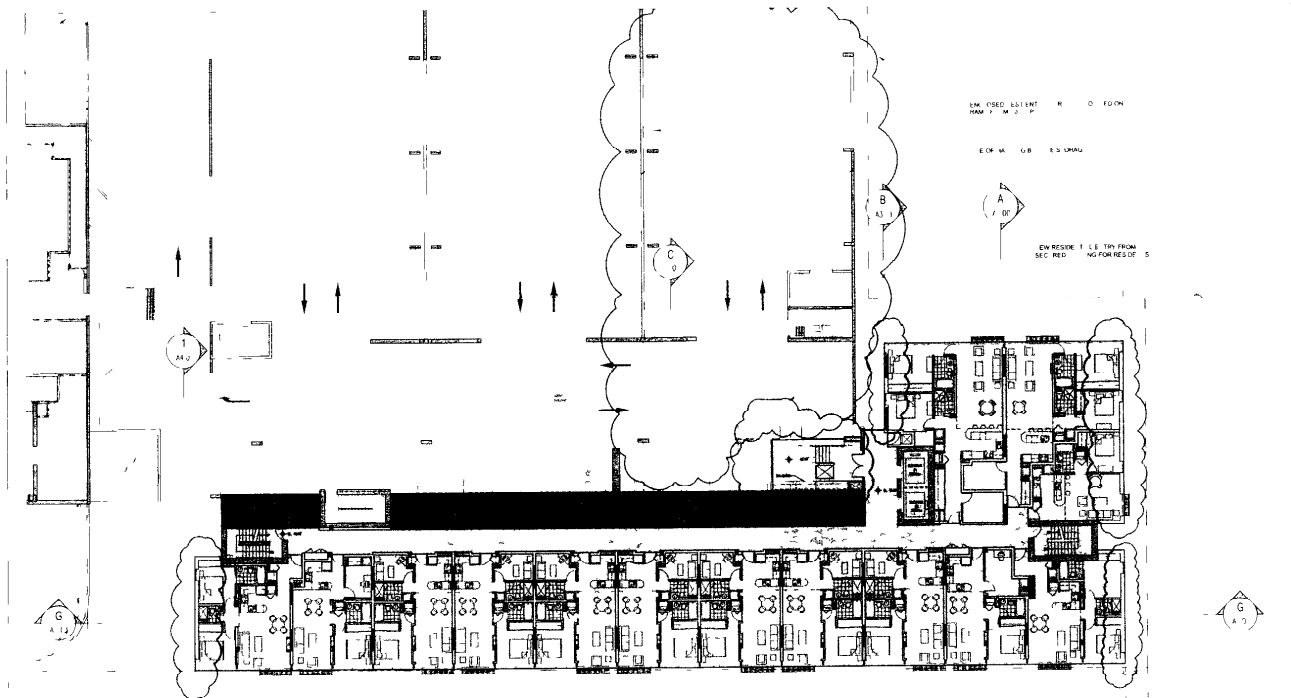
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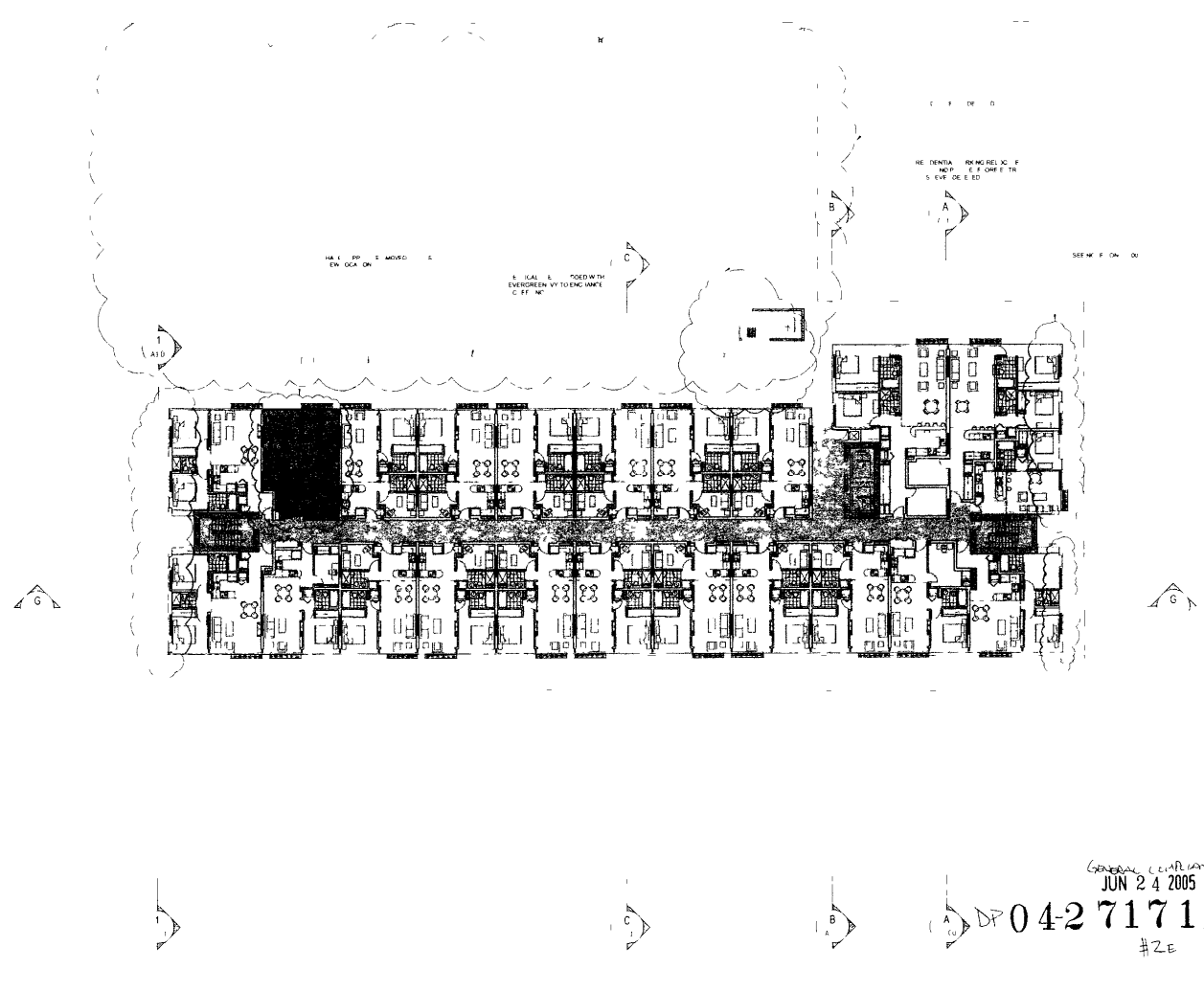
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LEVEL 3 PLAN

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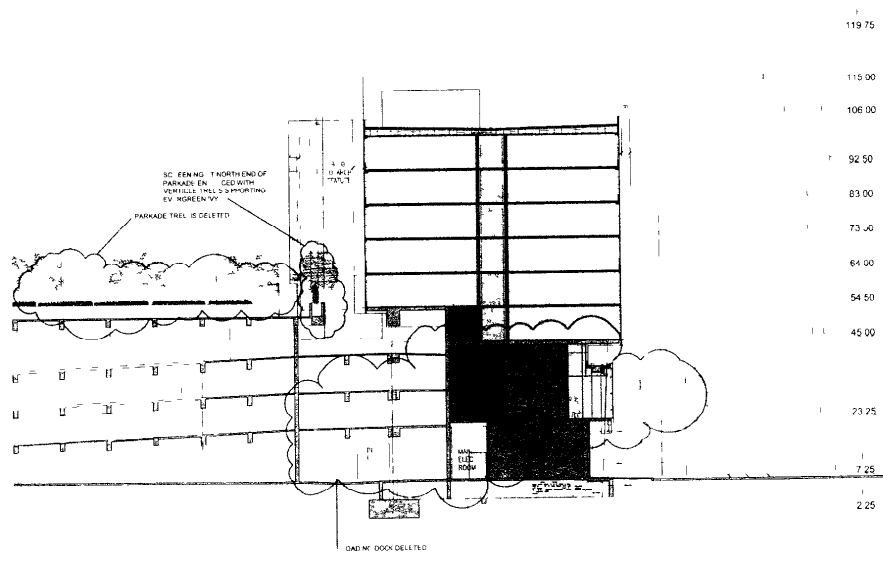
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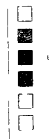
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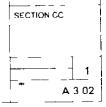
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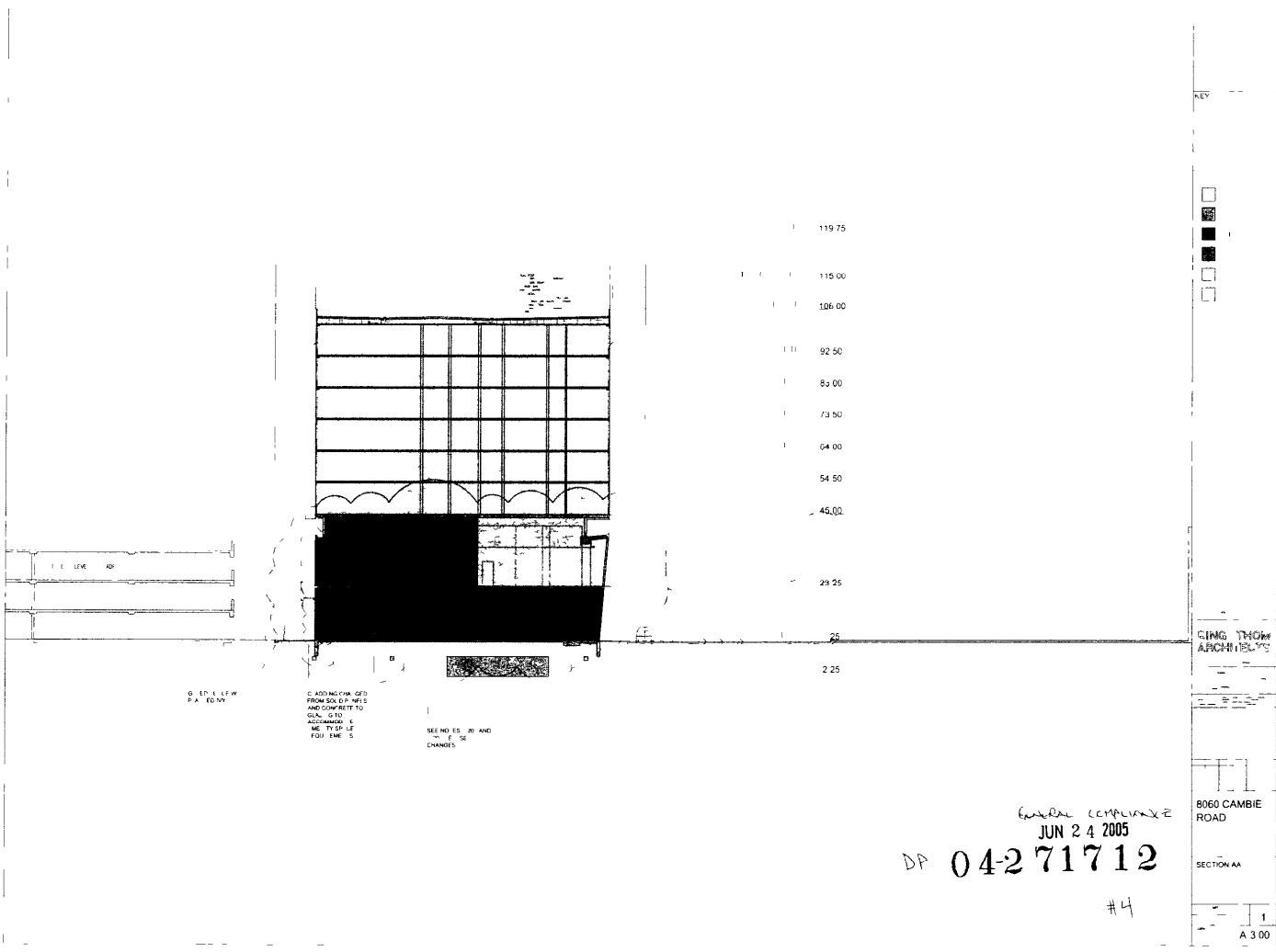
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GENERAL COMPLIANCE
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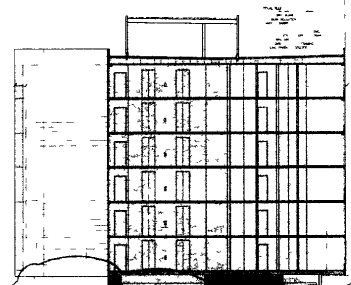
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General Compliance
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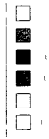


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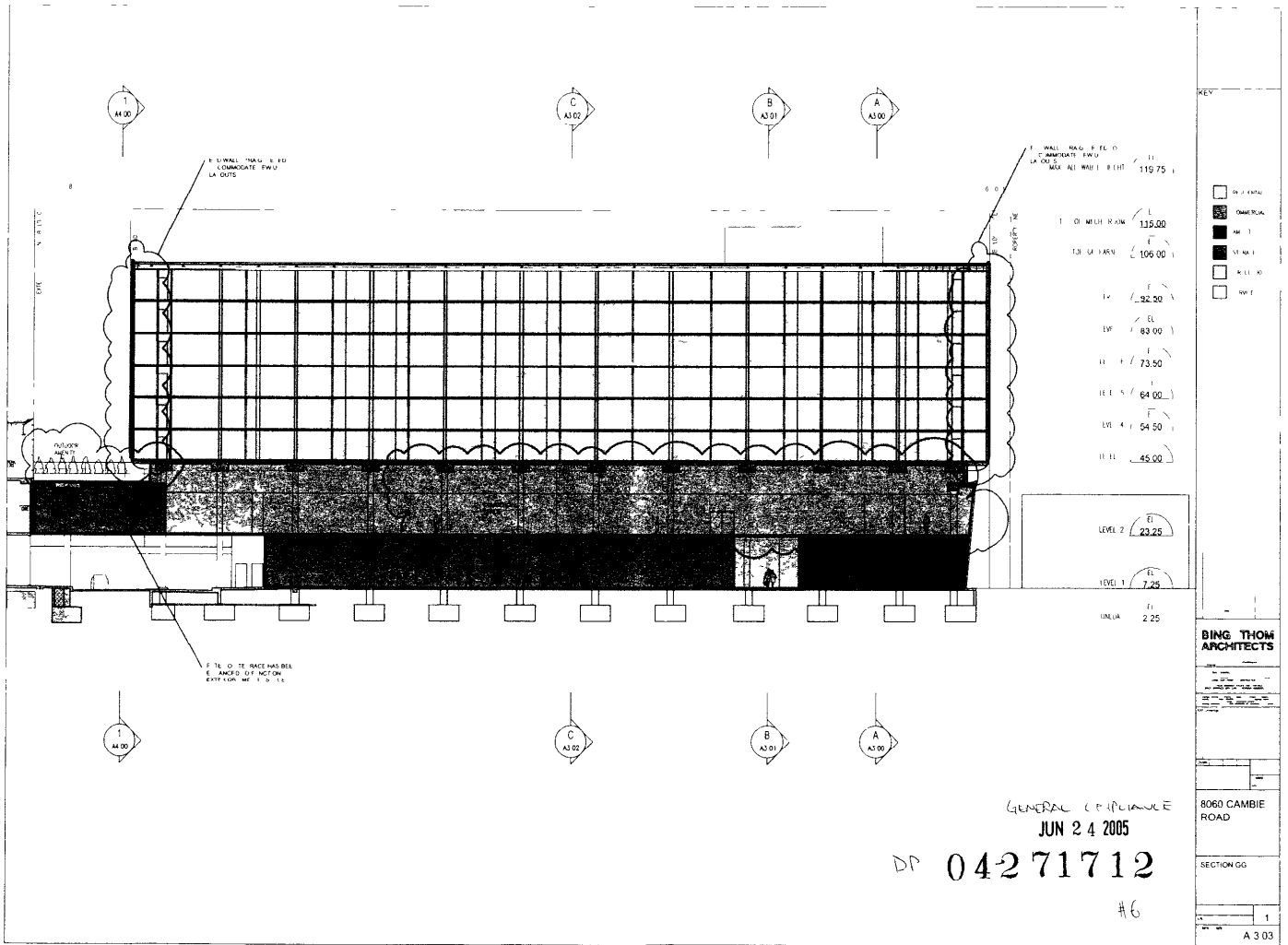
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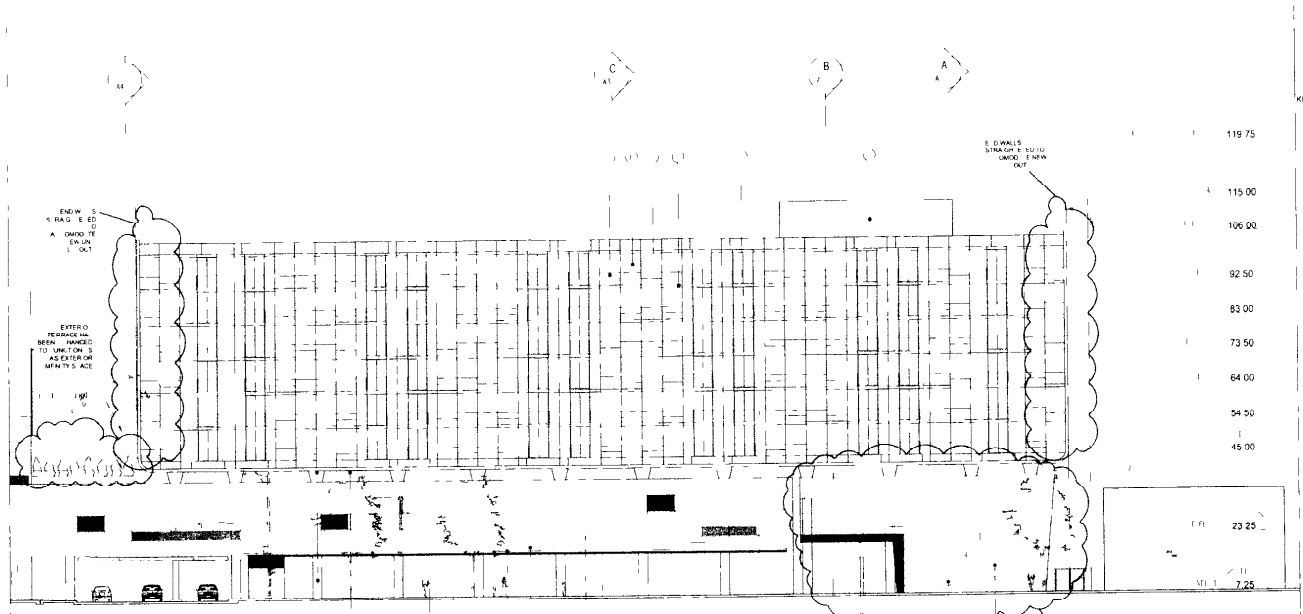
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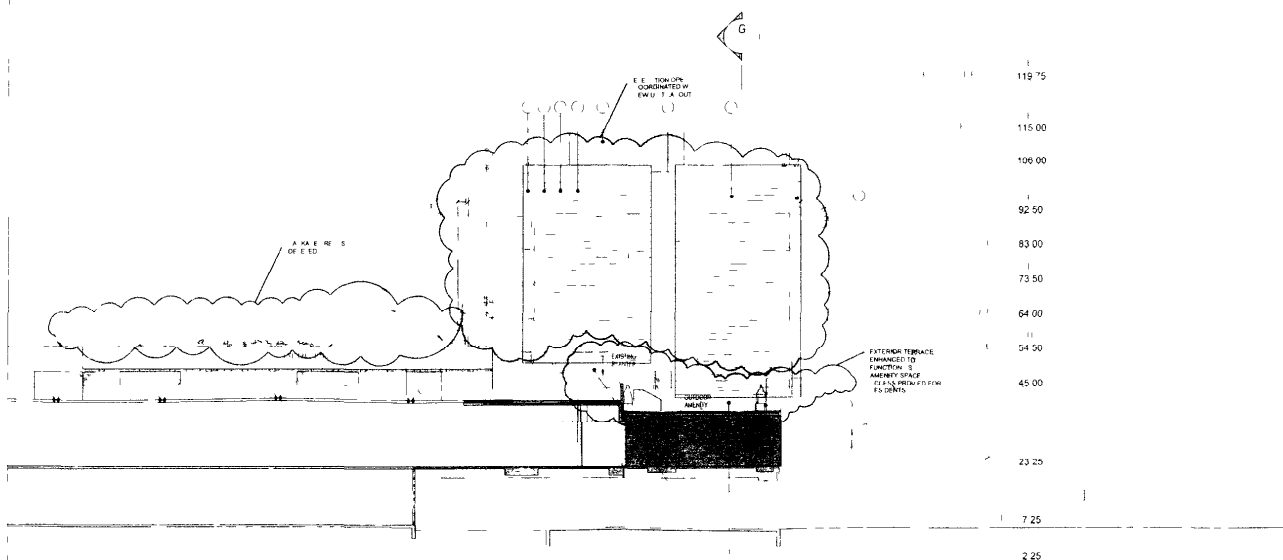
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FINISH MATERIAL LEGEND

- 1 Double glass, select SSC curtain wall with structural steel, aluminum frame, steel
- 2 Double glass, select SSC curtain wall with 1/2 inch clear glass, aluminum frame, steel
- 3 Double glass, aluminum window, curtain wall
- 4 Zinc, aluminum panel
- 5 Aluminum, concrete with exposed re bars and joints
- 6 Double glass, aluminum door
- 7 Aluminum, bronze color with concealed panel
- 8 Glass canopy with zinc coated, steel structure
- 9 Steel entry porch
- 10 Steel, zinc coated column
- 11 Steel, zinc coated panel, zinc, match aluminum, steel panel
- 12 Double glass, aluminum sliding door
- 13 Zinc, aluminum, zinc coated, zinc, zinc
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- 82 Zinc, zinc coated, zinc, zinc
- 83 Zinc, zinc coated, zinc, zinc
- 84 Zinc, zinc coated, zinc, zinc
- 85 Zinc, zinc coated, zinc, zinc
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- 96 Zinc, zinc coated, zinc, zinc
- 97 Zinc, zinc coated, zinc, zinc
- 98 Zinc, zinc coated, zinc, zinc
- 99 Zinc, zinc coated, zinc, zinc
- 100 Zinc, zinc coated, zinc, zinc

GENERAL COMPLIANCE
JUN 24 2005
DP 04-271712

KEY



BIMB D'AMORE ARCHITECTS

8060 CAMBIE ROAD

LAST ELEVATION

A-4 01

FINISH MATERIAL LEGEND

- () Double glazed 7/16" SSU glazing with bronze tint - match Hamilton Centre wall
- () Double glazed - leaded SSU glazing with 1/2" air space - match Hamilton Centre glass (20' x 10' x 1/2" air space and 1/2" leaded glass) (20' x 10' x 1/2" air space)
- () Double glazed curtain wall - match Hamilton Centre wall
- () Zinc panel - panel
- () Architectural concrete with textured finish - match Hamilton Centre
- () Double glazed aluminum door
- () Aluminum - zinc panel with concealed gutter
- () Glass canopy with single glazed steel structure
- () Metal and glass canopy
- () Metal - zinc panel - curtain
- () Metal - zinc panel - finish - match Hamilton Centre panel
- () Double glazed aluminum sliding door
- () 1/2" zinc panel - zinc panel with 1/2" air space and 1/2" leaded glass
- () Zinc panel - zinc panel
- () Zinc panel - zinc panel
- () Zinc panel - zinc panel
- () Double glazed curtain wall with 1/2" air space (1/2" air space and 1/2" leaded glass)
- () Double glazed - leaded SSU glazing with zinc glass - match Hamilton Centre wall
- () Mechanical Layer
- () Metal SSU curtain wall or stone landscape panel
- () Double glazed - leaded SSU curtain wall or zinc glass

GENERAL COMPLIANCE JUN 24 2005

DP 04-271712 #8

KEY

119.75
15.00
100.00
92.50
83.00
73.50
64.00
54.50
45.00
3.25
7.25
2.25

E E ON DRYING COORDINATED WITH NEW UNIT LAYOUTS

W W M D O EM HARD TO PROOF BUILDING AND P

G 3.25

P GRADE RE-SURFACED

NO. INVERT TO S.S. TORQUE MARKED TO FACE OF MENTY SP. CE LOCATED. F&B

FINISH MATERIAL LEGEND

- Double glazed 1/2 inch SSC curtain wall with horizontal csp. Patch Aberdeen Carpet tile
- Double glazed 1/2 inch SSC curtain wall with 8 mm clear glass. 1/2 inch air space and 1/2 inch insulating glass assembly (IGU)
- Double glazed operable window curtain wall
- Zinc spandrel panel
- Architectural concrete with exposed aggregate
- Double glazed aluminum door
- Aluminum frame panel with concealed gutter
- Glass curtain wall - high coated steel structure
- Metal mesh panel
- Metal deck over curb column
- Glass curtain wall with 1/2 inch aluminum frame panel
- Double glazed aluminum sliding door
- Zinc section with steel exterior finish and hardware
- Zinc panel clad
- Mechanical zinc clad
- Zinc clad edge with concealed gutter
- Double glazed panel with fixed with non-tem glass (1/2 inch air space and 1/2 inch insulating glass) insulated STC
- Double glazed 1/2 inch SSC operable with blue glass Patch Aberdeen Carpet tile
- Mechanical canopy
- Metal SSC curtain wall or glass operable panel
- Double glazed 1/2 inch SSC curtain wall or clear glass

GENERAL CONTRACTOR
JUN 24 2005
DP 04-271712 #1

BIRCH TOWER ARCHITECTS

8060 CAMBIE ROAD

WEST ELEVATION

A-4 03

OWNER	ARCHITECTURAL	STRUCTURAL	MECHANICAL	ELECTRICAL	PLUMBING	ENGINEERING	MECHANICAL	TRAF	LAND USE
MR. D. L. W. TO 10445 HAZEL ST. NW WASH DC 20017-1134 TEL: 202-775-7100 FAX: 202-775-7100 E-MAIL: dhw@hwb.com	BING THOM ARCHITECTS 1000 15th St NW Suite 200 Washington DC 20005 TEL: 202-638-8888 FAX: 202-638-8888 E-MAIL: bthom@bingthom.com	BOB BUCKMAN PARTNERS 200 15th St NW Suite 200 Washington DC 20005 TEL: 202-638-8888 FAX: 202-638-8888 E-MAIL: rbuckman@bob.com	KE ENGINEERING LLC 1000 15th St NW Suite 200 Washington DC 20005 TEL: 202-638-8888 FAX: 202-638-8888 E-MAIL: ke@ke.com	ANNA FINE ASSOCIATES 1000 15th St NW Suite 200 Washington DC 20005 TEL: 202-638-8888 FAX: 202-638-8888 E-MAIL: anna@af.com	WPT ENGINEERING LLC 1000 15th St NW Suite 200 Washington DC 20005 TEL: 202-638-8888 FAX: 202-638-8888 E-MAIL: wpt@wpt.com	ROY ENGINEERING INC 1000 15th St NW Suite 200 Washington DC 20005 TEL: 202-638-8888 FAX: 202-638-8888 E-MAIL: roy@roy.com	FINE ENGINEERING 1000 15th St NW Suite 200 Washington DC 20005 TEL: 202-638-8888 FAX: 202-638-8888 E-MAIL: fine@fine.com	WPT ENGINEERING LLC 1000 15th St NW Suite 200 Washington DC 20005 TEL: 202-638-8888 FAX: 202-638-8888 E-MAIL: wpt@wpt.com	WPT ENGINEERING LLC 1000 15th St NW Suite 200 Washington DC 20005 TEL: 202-638-8888 FAX: 202-638-8888 E-MAIL: wpt@wpt.com

8060 CAMBIE ROAD

PROJECT DATA

Project Data

1. **Location:** E. A Section 33
Block No. 1 Range 5 West NMD
Plan No. P1329

2. **Current Use:** 8060 Cambie Road
Commer. Indus. Dev. Equipment District (C2D1B)

3. **Area:** 1.534 sq ft

4. **Intensity:** 11.6

5. **Height:** 11.6

6. **Regulation:** 2%

7. **Lot Area:** 1.534 sq ft

8. **Lot Coverage:** 100%

9. **Setback:** 10 ft

10. **Front:** 10 ft

11. **Side:** 10 ft

12. **Back:** 10 ft

13. **South Property:** 10 ft

14. **North Property:** 10 ft

15. **Other:** 10 ft

16. **Other:** 10 ft

17. **Other:** 10 ft

18. **Other:** 10 ft

19. **Other:** 10 ft

20. **Other:** 10 ft

21. **Other:** 10 ft

22. **Other:** 10 ft

23. **Other:** 10 ft

24. **Other:** 10 ft

25. **Other:** 10 ft

26. **Other:** 10 ft

27. **Other:** 10 ft

28. **Other:** 10 ft

29. **Other:** 10 ft

30. **Other:** 10 ft

31. **Other:** 10 ft

32. **Other:** 10 ft

33. **Other:** 10 ft

34. **Other:** 10 ft

35. **Other:** 10 ft

36. **Other:** 10 ft

37. **Other:** 10 ft

38. **Other:** 10 ft

39. **Other:** 10 ft

40. **Other:** 10 ft

41. **Other:** 10 ft

42. **Other:** 10 ft

43. **Other:** 10 ft

44. **Other:** 10 ft

45. **Other:** 10 ft

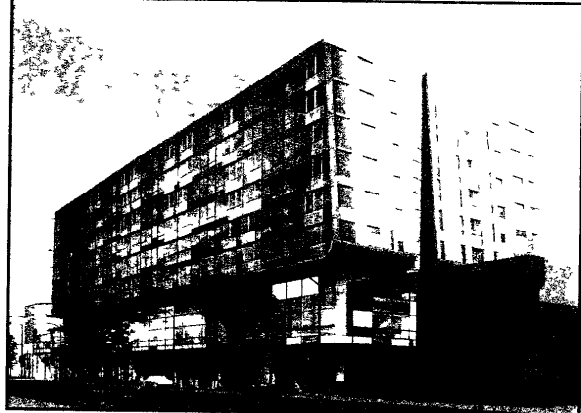
46. **Other:** 10 ft

47. **Other:** 10 ft

48. **Other:** 10 ft

49. **Other:** 10 ft

50. **Other:** 10 ft



EXISTING DEVELOPMENT PERMIT
DRAWINGS

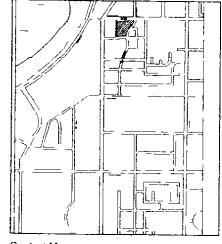
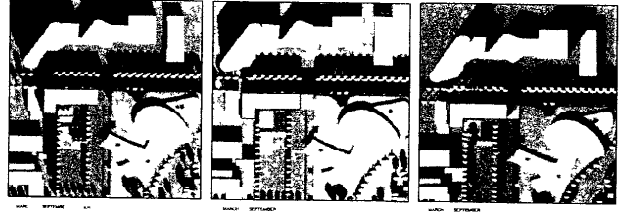
FEB 02 2005

DRAWING LIST

ARCHITECTURAL

- 00 Series: 01 - Site Plan
- 00 Series: 02 - Foundation Plan
- 00 Series: 03 - Floor Slab
- 00 Series: 04 - Structural Columns
- 00 Series: 05 - Structural Beams
- 00 Series: 06 - Structural Walls
- 00 Series: 07 - Mechanical
- 00 Series: 08 - Electrical
- 00 Series: 09 - Plumbing
- 00 Series: 10 - Land Use

SHADOW STUDY DIAGRAMS



Context Map

DP 04271712 #1a

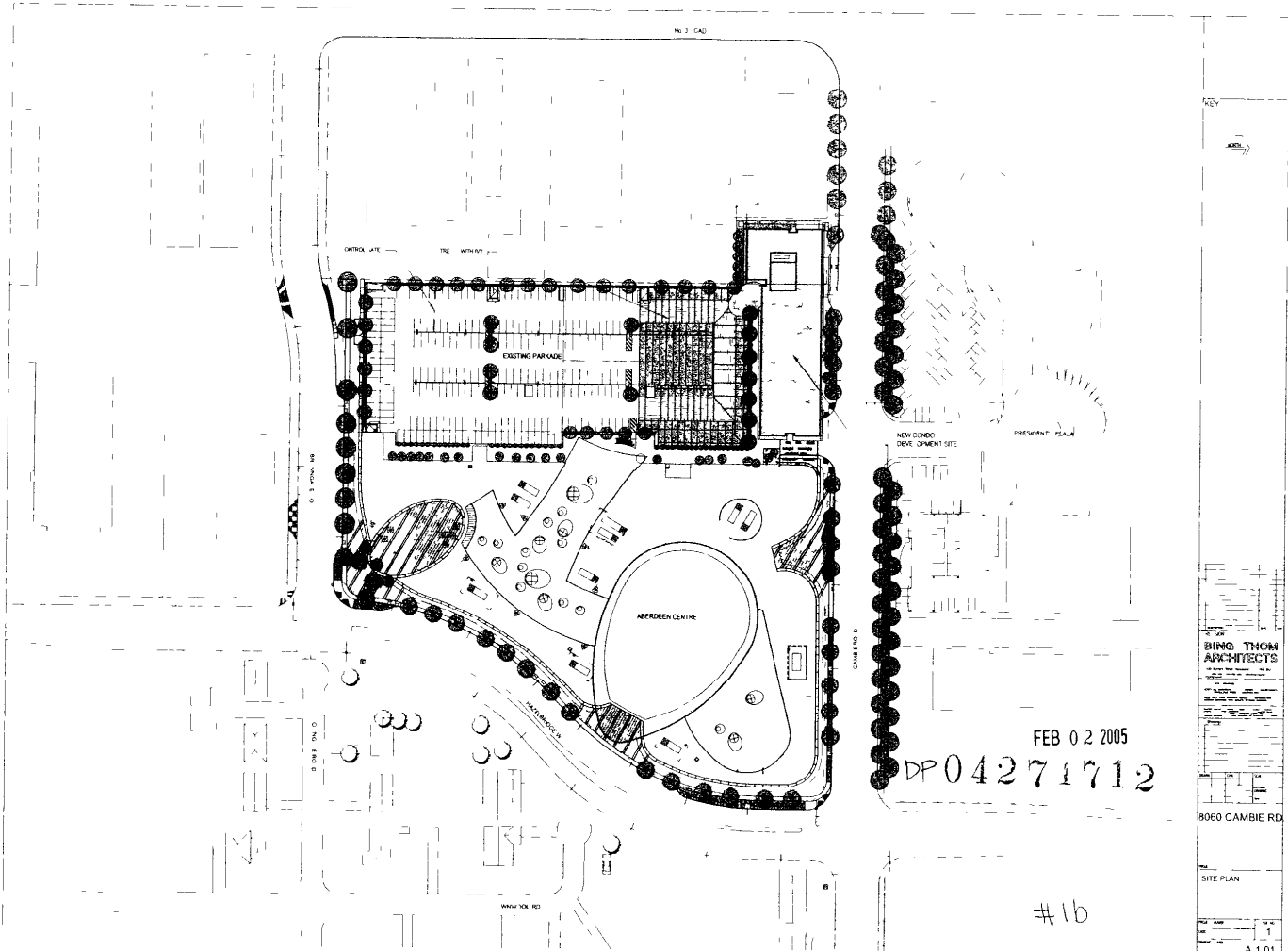
BING THOM ARCHITECTS

1000 15th St NW
Suite 200
Washington DC 20005
TEL: 202-638-8888
FAX: 202-638-8888
E-MAIL: bthom@bingthom.com

8060 CAMBIE RD

COVER SHEET
DRAWING LIST

A 1.00



FEB 02 2005

DP04271712

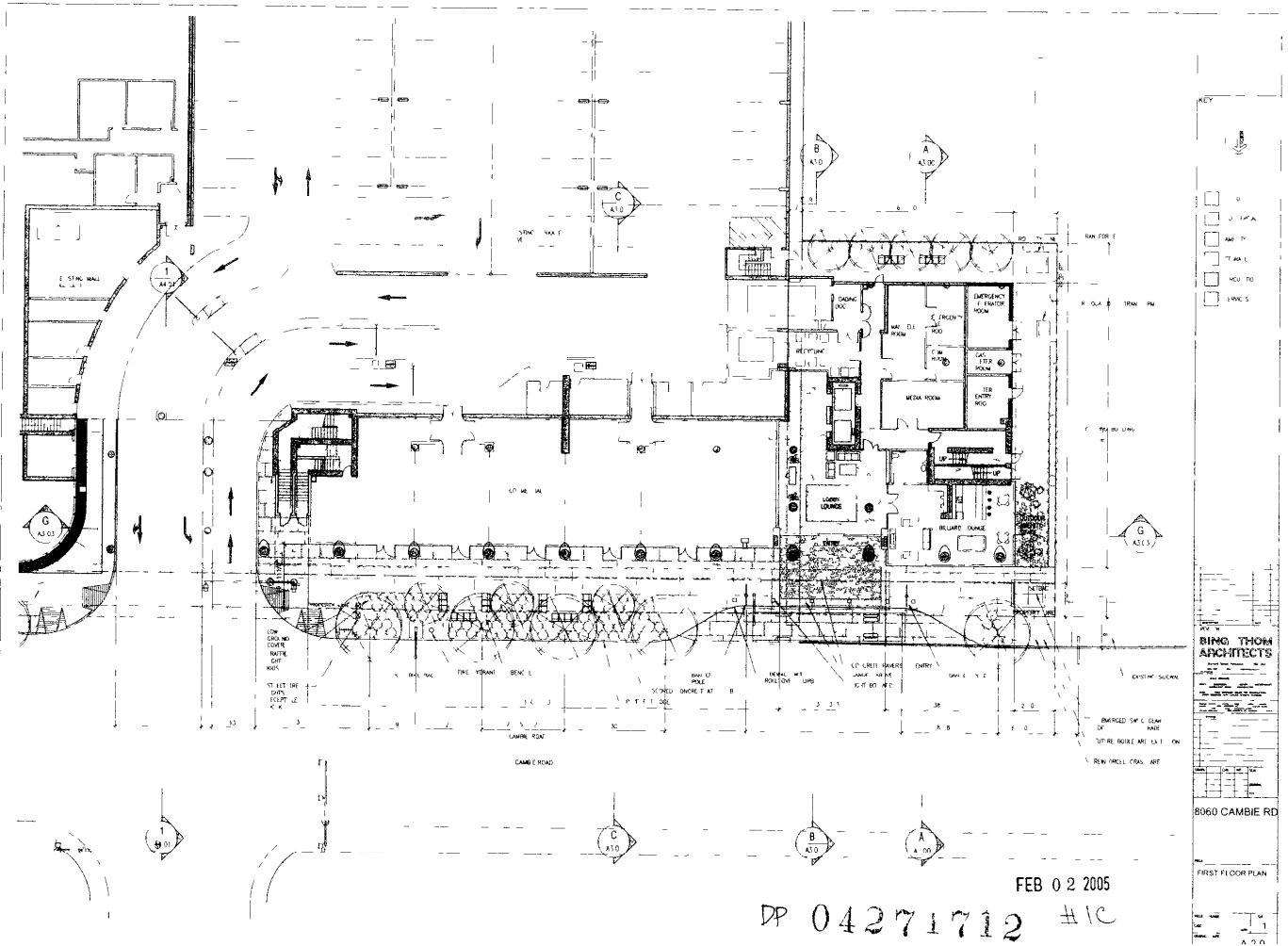
#1b

BING THOM ARCHITECTS

8060 CAMBIE RD

SITE PLAN

A 101

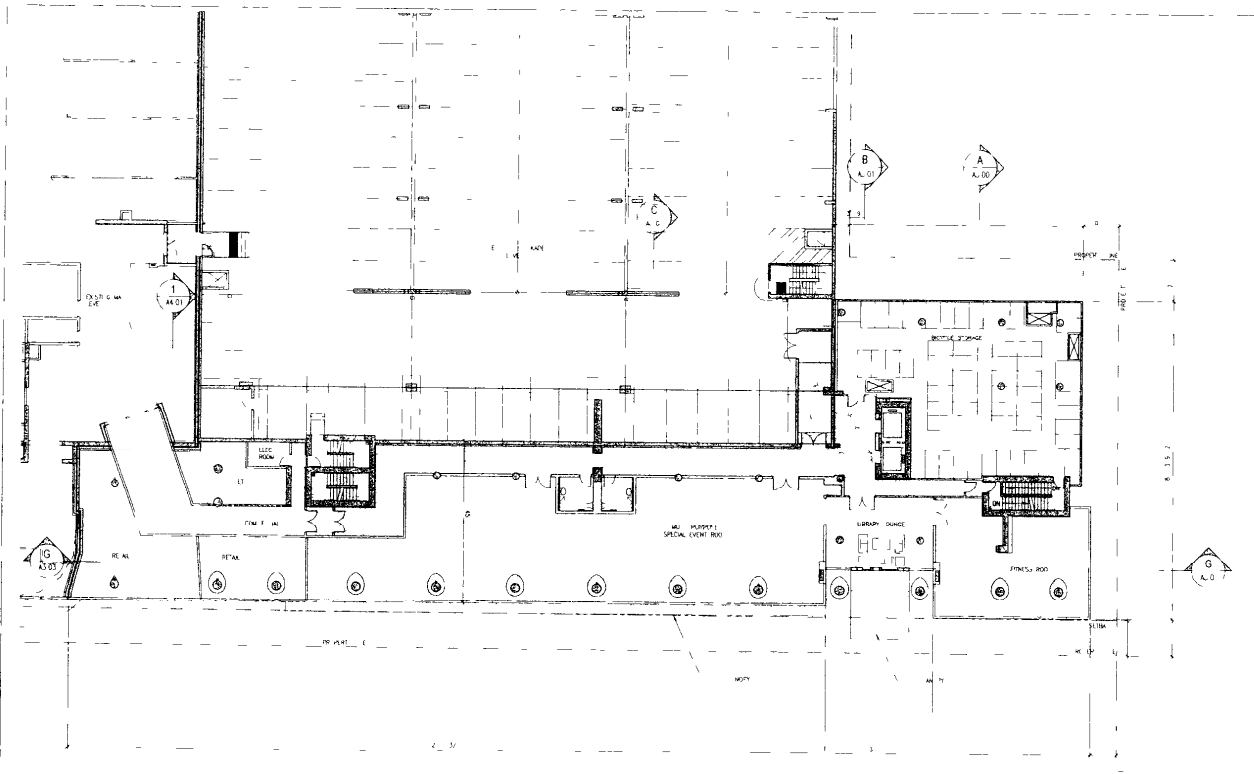


0
 1 (LFA)
 2 (M.T.)
 3 (M.L.)
 4 (M.T.O.)
 5 (M.K.S.)

BING THOM ARCHITECTS
 8060 CAMBIE RD
 FIRST FLOOR PLAN

FEB 02 2005

DP 04271712 #1C



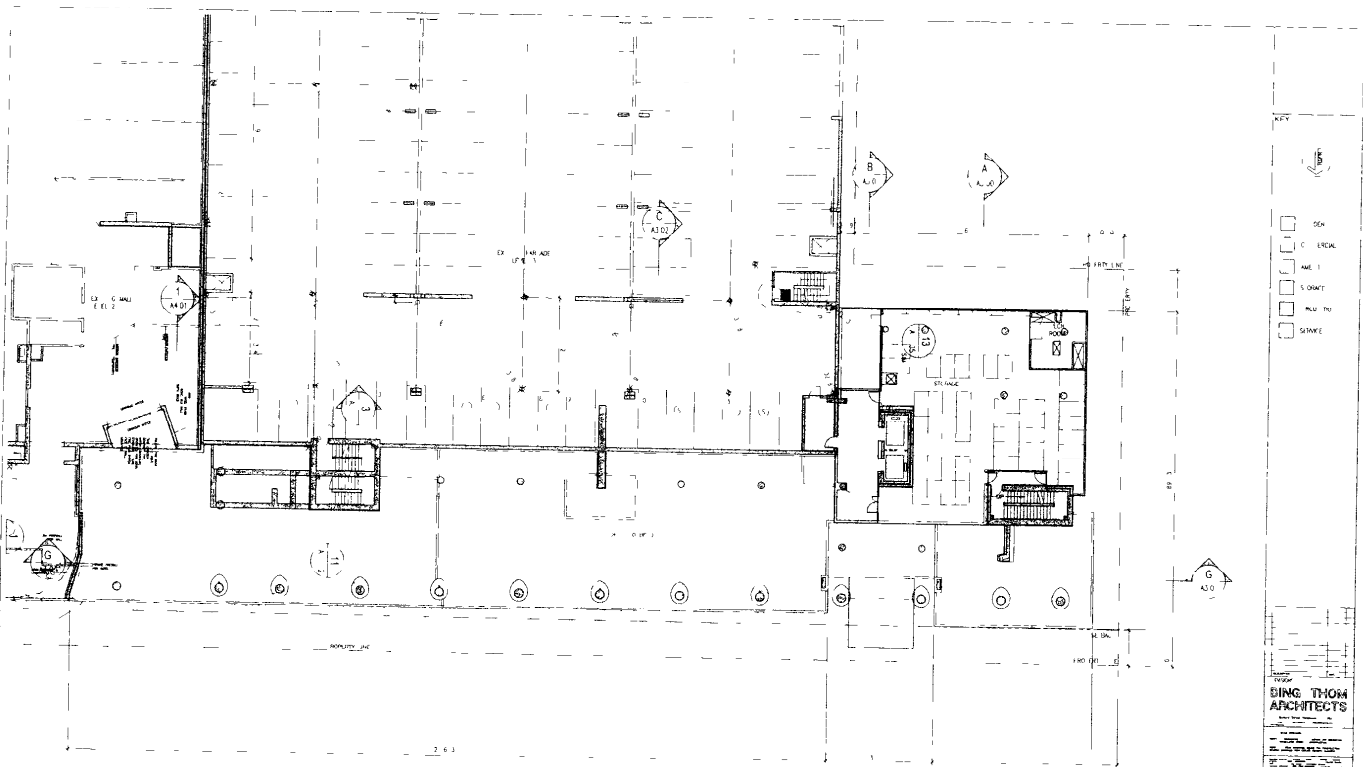
E L E T
 C R W
 M F
 L A H
 H O L L A Y D
 F L L

BING THOM
 ARCHITECTS
 8060 CAMBIE RD
 SECOND FLOOR PLAN
 A 7 00

FEB 02 2005

DP04271712

2a



- KEY
- CON.
 - C. ELEV.
 - AM. T.
 - LOUVER
 - M.D. PD.
 - STAIR

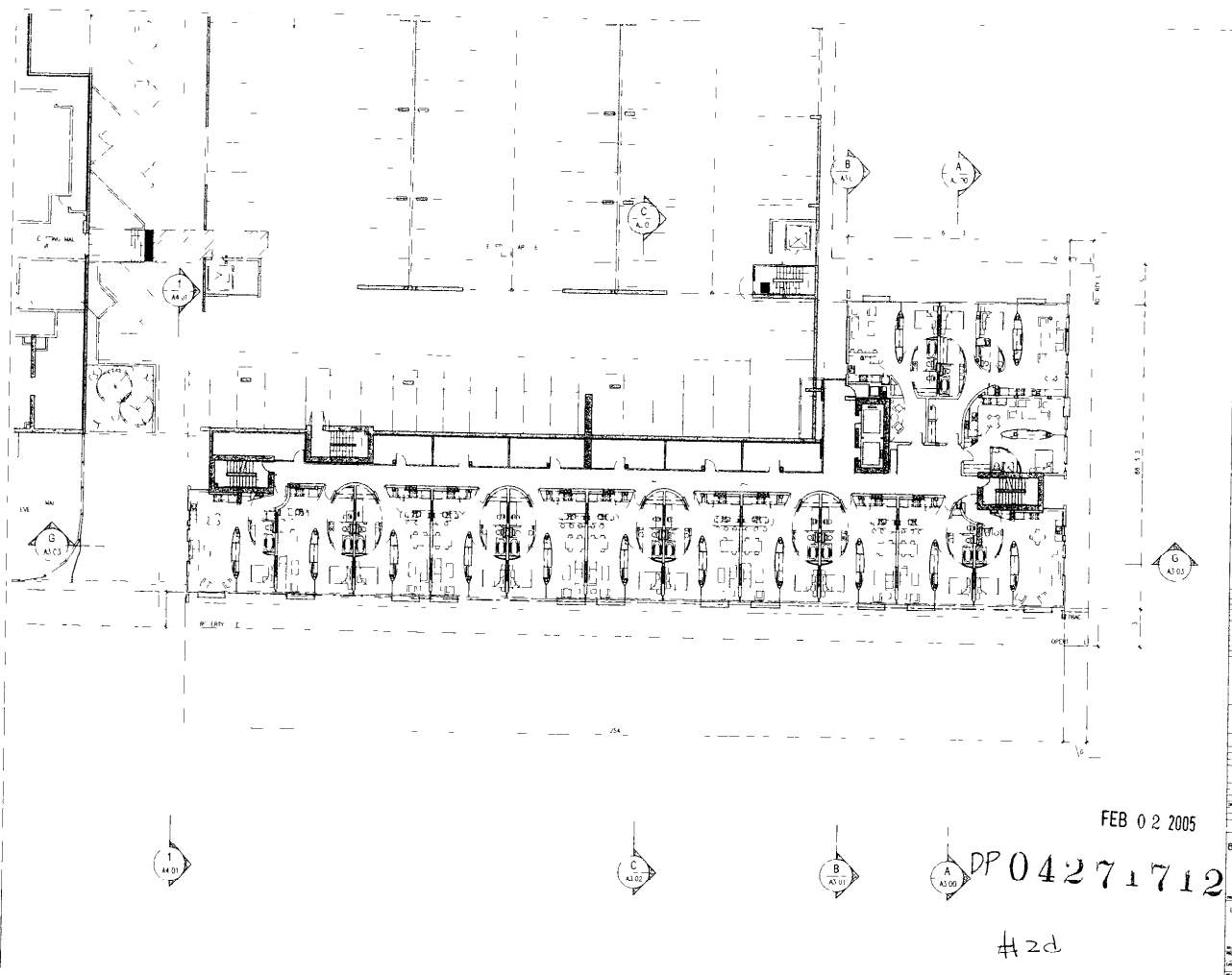
BING THOM ARCHITECTS
 8080 LAMBIE RD
 STORAGE MEZZANINE
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FEB 02 2005

DP 04271712

#2b





KEY

- RT L
- CH
- W
- RACE
- A. DIV. NO.
- MARK L.

BING THOM ARCHITECTS

6060 CAMBIE RD

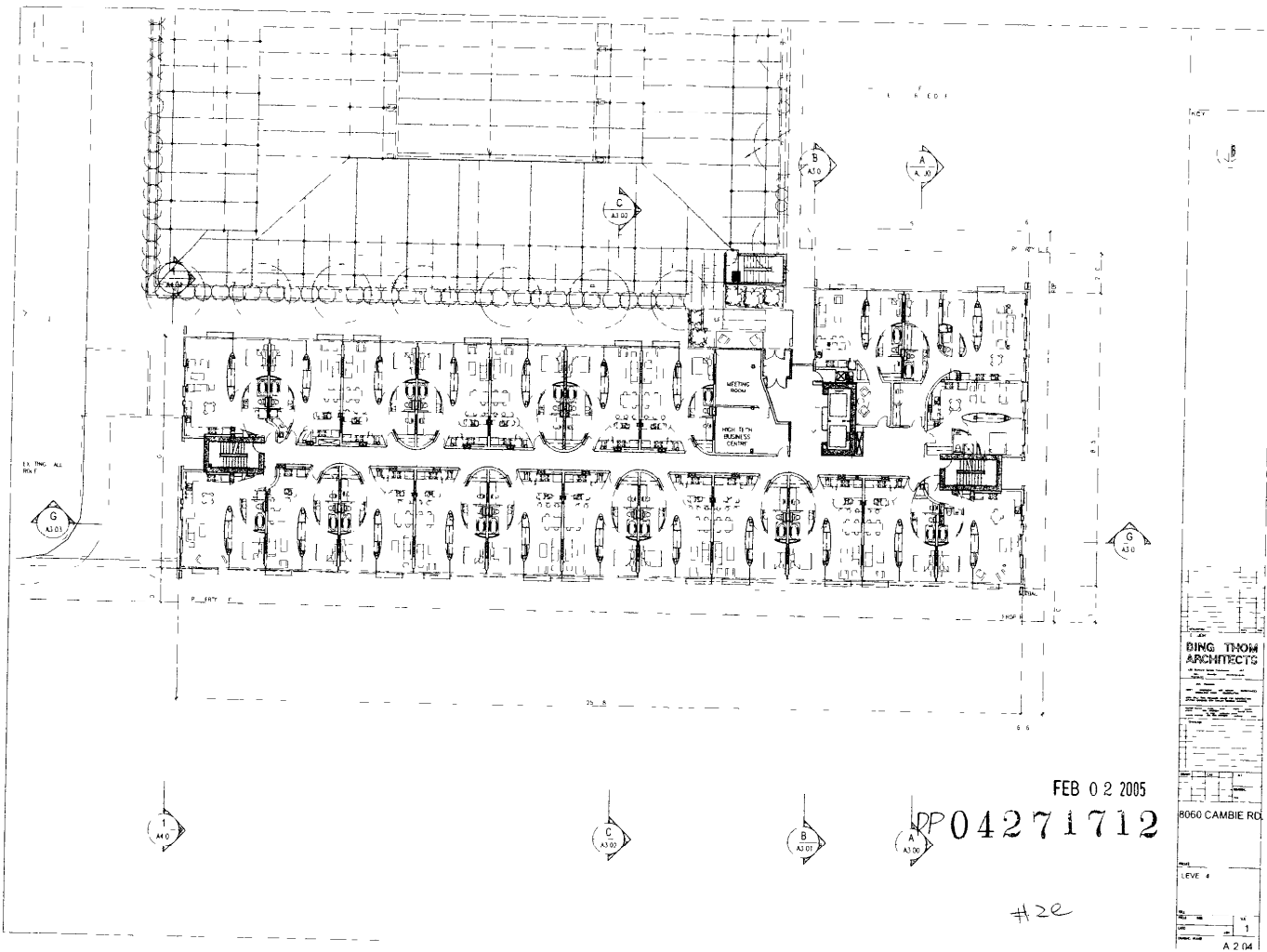
LEVEL 3

A 2.03

FEB 02 2005

DP 04271712

#2d

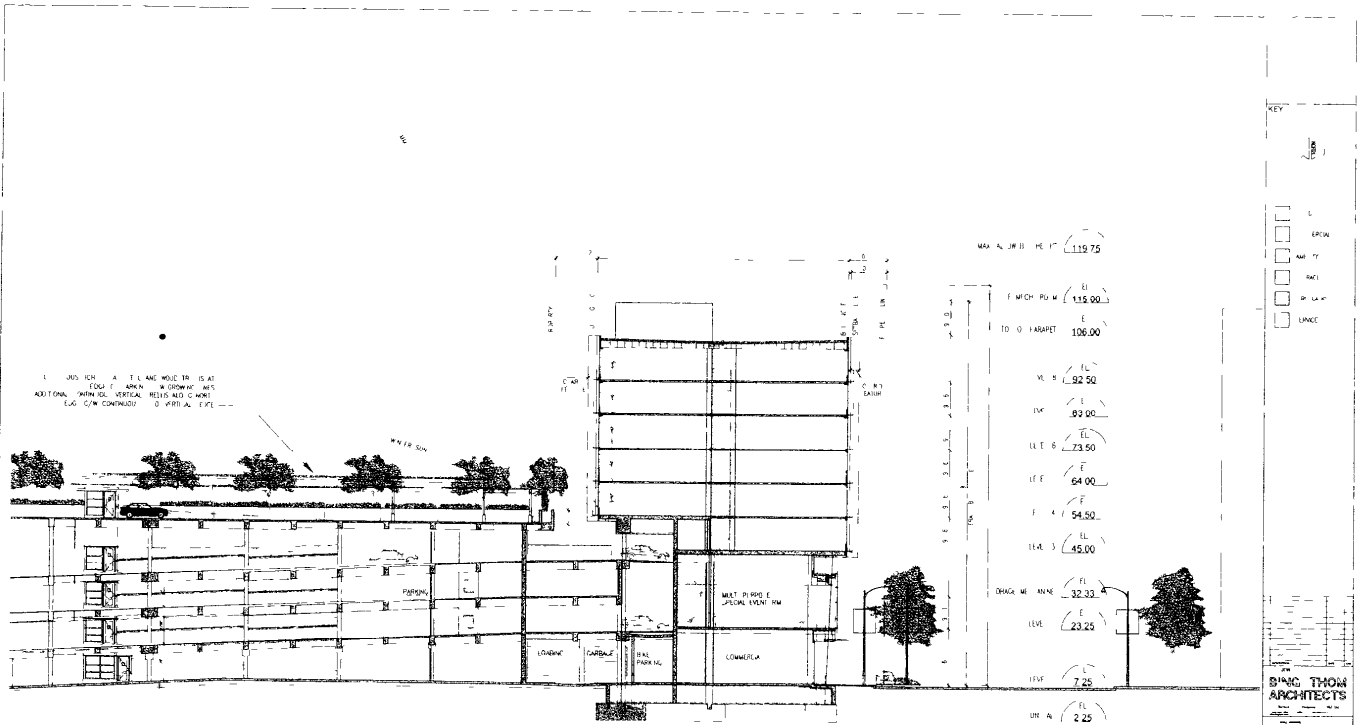


FEB 02 2005

DP 04271712

#2e

BING THOM
ARCHITECTS
8060 CAMBIE RD
LEVEL 4
A 2 04



1. JOINTS AT LANDING AND BEYOND SHALL
 BE REINFORCED WITH 4# BARS
 ADDITIONAL REINFORCEMENT SHALL BE PROVIDED
 TO MAINTAIN CONTINUITY OF MEMBERS AT JOINTS

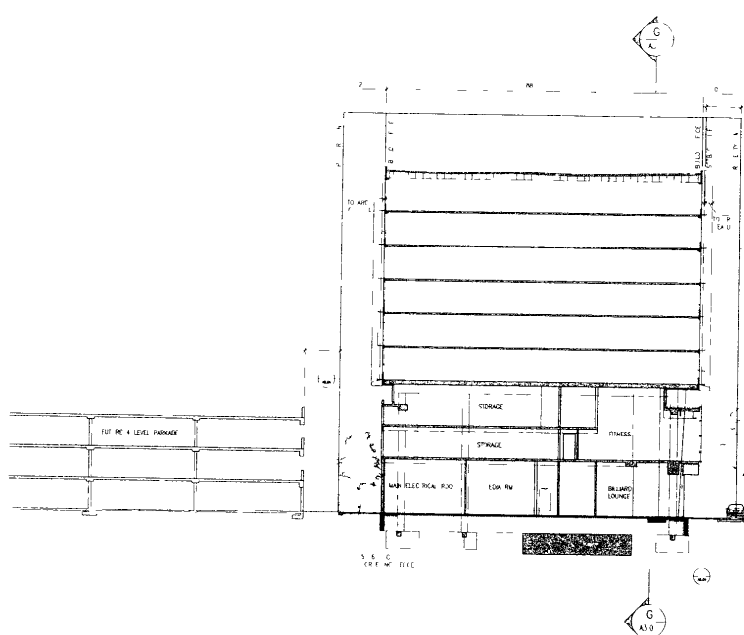
MAX. ADJ. FIN. FLOOR	EL. 119.75
FIN. FLOOR 11	EL. 115.00
TO TOP OF PARAPET	EL. 106.00
ROOF	EL. 92.50
MECH. FLOOR	EL. 89.00
LEVEL 8	EL. 73.50
LEVEL 7	EL. 64.00
LEVEL 6	EL. 54.50
LEVEL 5	EL. 45.00
DRAG W. ANCH.	EL. 32.33
LEVEL 4	EL. 23.25
LEVEL 3	EL. 7.25
FIN. A	EL. 2.25

KEY

- L
- EXTERIOR WALL
- WALL
- FLOOR
- CEILING
- WINDOW
- DOOR
- UNFINISHED

DATE: FEB 02 2005
 PROJECT: 8060 CAMBIE RD
 DRAWING: SECTION CC
 SHEET: 1
 SCALE: A 3/02

FEB 02 2005
 DP 0427-7-2
 # 3



MAX. ALL WIND VELOCITY 119.75

UP ME. H. RC/W	EL	115.00
DP. F. RA. MEY	EL	106.00
E. B.	EL	92.50
ME	EL	83.00
LEVEL 6	EL	73.50
LEVEL 5	EL	64.00
LEVEL 4	EL	54.50
LEVEL 3	EL	45.00
RA. F. ME. ANNE	EL	32.33
LEVEL 1	EL	23.25
FIN. 1	EL	7.25
JAN. 0.0	EL	2.25

KEY

- FIN. 1
- FIN. 2
- FIN. 3
- FIN. 4
- FIN. 5

BING THOM ARCHITECTS

8060 CAMBIE RD

SECTION AA

DATE: FEB 02 2005

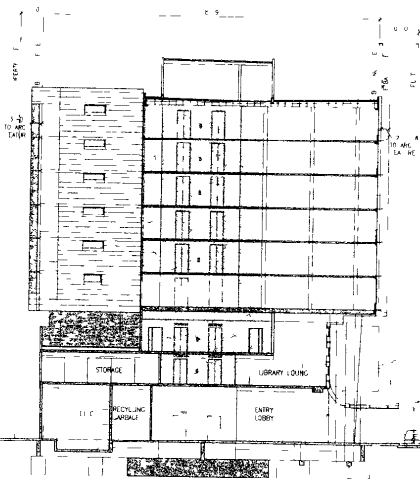
SCALE: 1/8" = 1'-0"

A 1.00

FEB 02 2005

DP 04271712

#4



ME 1	LA W	115.00
CP	F APAR	1306.00
EL 1		32.50
EL 2		63.00
EL 3		3.50
EL 4		84.00
EL 5		11
EL 6		54.50
EL 7		45.00
AT	ME 1 W	32.33
EL		23.28
		7.25
		2.25

KEY

<input type="checkbox"/>	RE
<input type="checkbox"/>	L ROW
<input type="checkbox"/>	ME
<input type="checkbox"/>	TAK I
<input type="checkbox"/>	W
<input type="checkbox"/>	WC

BING TROM
ARCHITECTS

8060 CAMBIE RD

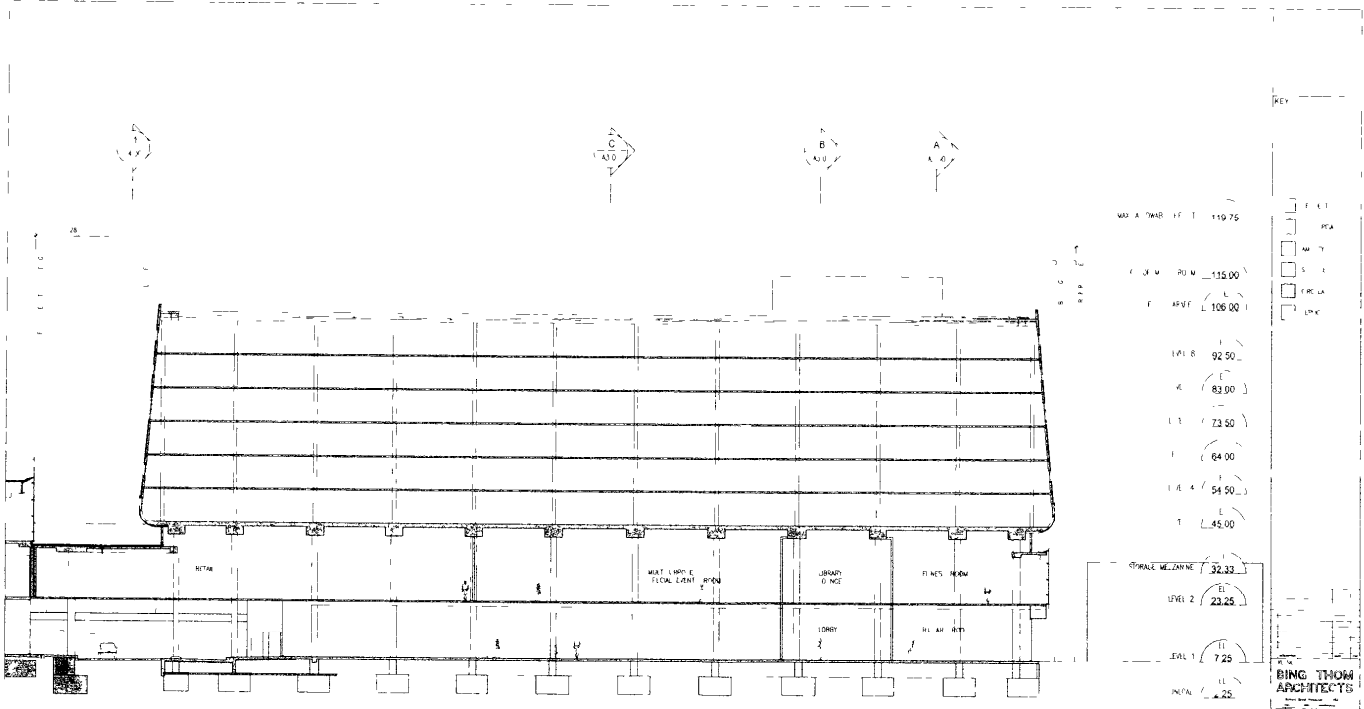
SECTION BB

1

A 3 01

FEB 02 2005
DP 04271712

#E



FEB 02 2005

DP 04271712

#6

KEY

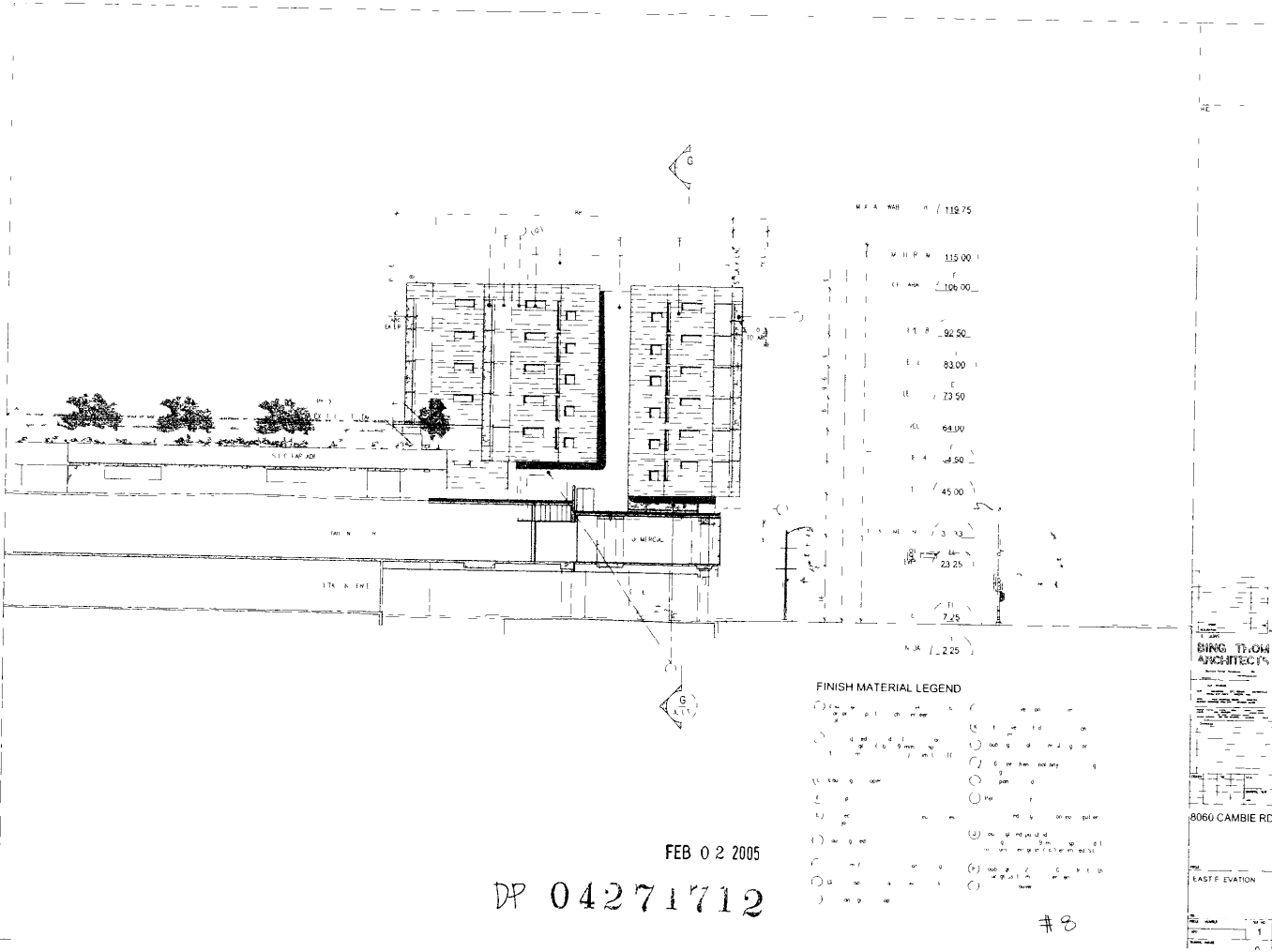
- F.C.T.
- P.C.A.
- M.W.
- S.T.
- F.W.L.
- L.W.V.

BING THOMAS ARCHITECTS

8060 CAMBIE RD.

SECTION GG

A 3.03



W.P.A. 119.75

W.H.P.M. 115.00
 C.F.M.M. 106.00

11.8 92.50
 11.1 83.00
 11.0 73.50
 11.0 68.00
 11.0 58.50
 11.0 45.00

11.0 33.00
 11.0 23.25

11.0 7.25
 N.J.R. (-2.25)

FINISH MATERIAL LEGEND

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FEB 02 2005

DP 04271712

#8

BING T. OH
 ARCHITECTS

8060 CAMBIE RD

EAST ELEVATION

