City of Richmond
Urban Development Division

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	August 7, 2003
From:	Joe Erceg Manager, Development Applications	**File:**	DP 03-237856
Re:	**Application by Fairchild Developments Ltd. for a Development Permit at 8060 Cambie Road**		

Manager's Recommendation

That a Development Permit be issued at 8060 Cambie Road that would:

1. Allow a hotel and community amenity space on a property zoned Comprehensive Development District (CD/86); and that would

2. Vary the regulations in the *Zoning and Development Bylaw* to reduce minimum road setback from 3 m (9.843 ft.) to 0.2 m (0.65 ft.) for a projecting canopy.

Joe Erceg
Manager, Development Applications

AJ:blg
Att.

1040673

Staff Report

Origin

Mr. Danny Leung, on behalf of Fairchild Developments Ltd., has applied to build a hotel on Cambie Road immediately west of the Aberdeen Mall, which is currently under construction. Fairchild Developments Ltd. acquired a property to the west of the mall and consolidated it with the mall site. Council has expanded the Comprehensive Development District (CD/86) zone to allow for the hotel and parking.

The proposal is for a nine-storey, 155-room hotel, with retail space connecting to the mall at the second floor. At the rezoning stage, the developer agreed to provide the City with 518.38 m^2 (5,580 ft^2) of "community amenity space". Parking will be in a five-storey parking garage shared with the mall. A separate General Compliance request will deal with relocating some community amenity space from the mall to the hotel, and will make necessary connections between the mall and the hotel.

The applicants are proposing to strata-title the hotel.

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	27,925.739 m^2 (300,600 ft^2)	
Building Area:	Hotel	10,488.781 m^2 (112,904 ft^2)
	Commercial	1,462.339 m^2 (15,741 ft^2)
	Community space	518.382 m^2 (5,580 ft^2)
Site Coverage:	90% Allowed (hotel and mall)	
	85.9% Proposed (hotel and mall)	
F.A.R.:	1.69 Allowed (hotel and mall)	
	1.69 Proposed (hotel and mall)	
Parking:	1,393 Spaces Required (hotel and mall)	
	1,406 Spaces Proposed (hotel and mall)	

Findings of Fact

Guidelines for form and character appear in Schedule 2.10 of Bylaw 7100, the *City Centre Area Plan*, part of the *Official Community Plan*.

Development surrounding the subject site consists of the Radisson Hotel/ President Plaza to the north, and a commercial development/parking lot to the west. The shared parking structure is to the south.

Staff Comments

Urban Development - Design

The hotel plans are generally well integrated with the shopping centre. The community space on Cambie Road should help to enliven the public realm and add an important element to the hotel/shopping experience. Please provide more detailed drawings of the exterior, especially the venting for in-room HVAC units. Will there be additional equipment on the roof? Because the hotel design is reminiscent of Le Corbusier's work, perhaps the roof should have plants on it (a green roof) e.g. Unite d' Habitation. See also the Fairmont Waterfront Hotel in Vancouver, which has a herb garden on the roof. The green roof would also be compensation for the loss of the "plaza" area at the west side of the building, which was shown on the plans during the rezoning process.

Please provide a landscape plan of the ground floor (boulevard landscaping which is subject of a Servicing Agreement is for information only), the parkade roof, the terraces and the hotel roof.

Please provide complete statistics for the consolidated site, including site area, building area, F.A.R., coverage, parking (with # of small cars and # of tandem spaces), setbacks, and building height. All canopies and projecting portions of the building should be dimensioned from the property line. Also, please provide plans of the parkade and access driveways complete with directional arrows.

The lay-by on Cambie Road should be kept to a minimum (two buses, maximum) to allow for street trees/street furniture. Check that the proposed light bollards do not interfere with bus loading.

Note that if the property is to be strata-titled, then a School Site Acquisition levy may be required prior to a Building Permit. In addition, the "community amenity space" should be conveyed to the City.

We request an access agreement authorizing patrons of the community space to share the parkade at no charge.

Note that a Letter of Credit for landscaping will be required prior to forwarding this application to Council.

The applicants have added landscaping to the decks at the second level. They do not want to add a green roof on top of the hotel because it might increase the load on the foundations.
The statistics, dimensions and parking garage information has been added to the plans.
The developers have agreed to convey title of the Community Amenity Space to the City. The applicants will liase with the school board regarding the School Site Acquisition levy. If necessary, the developer could enter into a covenant specifying that the strata-titled units may not be used for residential purposes or a School Site Levy will be required.
The developer has requested that a new letter of credit not be required, but that the existing letter of credit for the mall be retained until final inspection of the hotel landscaping. This is acceptable to staff.

Urban Development - Utilities

Prior to forwarding the Development Permit to Council, we will require revisions to the Servicing Agreement, particularly as it pertains to Cambie Road. We note that street trees may be closer than usual to at least one of the street lights but nevertheless, we feel that the street trees should remain. ***The applicants have agreed to changes in the servicing agreement, and design is under way. Because of the applicants time constraints, staff are willing to delay final servicing details until the time of the building permit.***

Urban Development - Transportation

Transportation Department staff are generally in agreement with the revised lay-by design on Cambie Road. There should be time restrictions (i.e. loading zone) on the lay-by, and this will be part of the Servicing Agreement. The loading area in the parkade is adequate.

Building Approvals

1. Is the building setback to the line of the furthest projection of the north facade? The canopy at the entrance to the hotel is within 1 or 2 feet of the property line.

2. Portions of the suites facing the south property line appear to encroach on the 6 ft. setback.

3. Code issues will be forwarded to the architect 's office.

4. As the allowable and provided Floor Area Ratio (F.A.R.) for the project is at a maximum, it would be interesting to see what was and was not included in the calculations.

5. Assure that the transformer does not block exiting from the building (show dimension between the transformer and the building.) Will a blast wall be required? Perhaps the transformer should be inside the building.

The only variance required is for the canopy over the hotel entry. The transformer is dimensioned and will have sufficient clearance.

Development and Subdivision Coordinator

We note that the following changes have been made from the rezoning (RZ 02-215553) stage:

1. The proposed community amenity space has been moved from the western to the eastern side of the hotel and there is no longer an adjoining outdoor public plaza area.

2. Although the total size of the building is the same, the amount of commercial space has increased from 10,665 ft^2 to 15,741 ft^2 and the hotel has decreased in size from 117,890 ft^2 to 112,904 ft^2 and the number of rooms has decreased from 176 to 155 (with the corresponding changes in the number of parking spaces).

Fire Prevention, Detection and Protection

No comments received.

Community Services

The community amenity space is being planned for programming for the arts, and should be designed for assembly occupancy. At this early stage, staff anticipate the need for an informal central lobby accessing both Cambie Road and the parkade with approximately 1,700 ft^2 art space on the west side, washrooms/change-rooms, and appropriate painted gyproc demising walls. Exterior doors should be adjusted accordingly. There should be some seating (benches or planters) in the widened sidewalk at the east end of the site.
The applicants have made the requested changes to the plans. The plans indicate the space as requested, including washrooms. The plans call for clear single glazed storefront windows. Discussions regarding some of the details of the interior layout are ongoing. The benches have been added and will be detailed in the servicing agreement.

City Centre Planner

The office in the north-west corner, main floor is unfortunately located with windows right onto the sidewalk. This space should be used for a more animated activity such as lobby, shops, etc. The lay-by should have roll-over curbs.
The layout of the ground floor had to take into account many functional aspects with one of the key decisions being the location of the elevator core. Once its position was determined the layout of the ground floor followed. Given the constraints, this is the optimal layout for the ground floor. There is no need for more lobby or shop space. (The offices are necessary for the hotel).

Analysis of the City Centre Guidelines

The following is a check-list of the guidelines with areas of compliance indicated with a ☑ and staff comments in **bold type.**

4.3 General Design Considerations

4.3.1 Public Amenity: Contribute to the establishment of a "complete community".

☑ Mix of uses, and their distribution, should serve to strengthen neighbourhoods.

☑ Promote streets for pedestrian activity and make them the focus of public life.

☑ Social and cultural features should be made plentiful, accessible, and of higher quality.

☐ Natural, built, and human heritage should be retained, enhanced, and celebrated. **Since there is no "public plaza" and no double row of trees, the rooftop areas should contain a maximum amount of landscaping, or at least a green roof/water retention area.** ***See Urban Development – Design comments above. The applicants have declined the green roof/ water retention area.***

☐ Safety in design should provide for surveillance, territoriality, effective lighting, and increased security around potential crime targets. **Note Design Panel comments about access from level 4 of the parkade to the lobby.**

4.3.2 Environmental Factors: Enhance liveability of the public and private realms.

☑ Sun and shade, influenced by massing and siting, should ensure the liveability of:
- a) Public Realm - Around noon, 3-5 hours, minimum, of sunlight to streets subject to sunlight standards (Fig.2), and outdoor spaces in general. (Mar 2 - Sept 21)
- b) Semi-Private Open Spaces - Maximize direct sunlight between 10am and 2pm for all uses, plus 4pm to early evening for residential uses.
- c) Private Residential Open Space - Ensure direct sun to at least 75% of dwelling units and their open spaces. (May require shadow study of subject site and neighbours.)

☑ Weather protection should be designed to enhance pedestrian comfort and activity:
- a) Throughout City Centre - It is promoted adjacent to public uses, transit, building entries, across barriers (i.e. parking lots), and where a "gap" can be filled.
- b) Special Pedestrian Area - Its provision and continuity are directed as per Fig.3.
- c) Types - In higher-density and mixed-use areas, canopies (1.8 m deep x 2.74 m high, min.) and arcades (2.5 m deep x 4.2 m high, min.) are preferred over fabric awnings.

☑ Wind and pedestrian comfort - Protect pedestrian areas, in general, and high-activity pedestrian areas, in particular, from the negative effects of the prevailing easterly wind, local wind conditions, and site-generated wind conditions.

☐ Noise - North of Granville Avenue, a registered acoustics professional must verify residential development, subject to rezoning or subdivision, meets CMHC standards. ***The applicants will include aircraft noise information in the disclosure statement to purchasers.***

☑ Public views and vistas, including the skyline, should be preserved and enhanced.

4.3.3 Streetscapes: Promote a green and pedestrian-oriented environment.

☑ Pedestrian amenities, including high-quality, coordinated street improvements (i.e. underground utilities and restricted driveways at sidewalks), building design features (i.e. vent fumes away from public areas), and furnishings, should be provided to distinguish the public realm, enhance pedestrian comfort, and strengthen local character.

☑ Universal accessibility should be provided to both buildings and sites, and use of ramps and segregation of mobility-impaired and "primary" circulation/uses must be minimized.

☑ Publicly-accessible open space treatment should provide for:
- a) Edges - Edges should be well defined and animated by public/residential uses.
- b) Preferred Orientation - South.
- c) Openness - Ensure at least 50% of frontage is open to the sidewalk.
- d) Grade Elevation - Within 1m of the nearest curb, unless the space is 1000 m^2 or more, conveniently links public streets, or accesses key destinations.
- e) Mobility Impaired - Provide a travel route, 1.5 m wide minimum, to key features.
- f) Overhead Obstructions - None, except trees, "park" features, and temporary structures (including "kiosks" no larger than 14 m^2 and one-storey).
- g) Open Space Links – 12 m minimum width where two public streets are linked.
- h) Perimeter Walls - Walls that extend for 30m or more, shall be a maximum of 11 m high, above which such walls must step back not less than 4.5 m.

i) Dining - Any restaurant use must be unenclosed (except for temporary cover), and occupy no more than 30% of the total open space.

☐ Streetscape treatment should include:

a) Building Setbacks from Public Streets:
- "Recreational" streets, 6 m, trail/promenade and green landscaping.
- High-density residential streets, 3.5-6 m, "display gardens", semi-private outdoor spaces, and unit/building entries.
- Lower-density residential streets, 6 m, landscaped gardens.
- High-density and pedestrian-oriented retail streets, 3 m, enhanced walkway and/or seating/dining/display area.

b) "Display garden" - Provide adjacent to high-density, grade-level residential and "inaccessible" uses (i.e. banks), defined by low walls, 0.15-0.45 m high, and possible fences, totalling no higher than 1 m from grade).

c) Street Edge Treatments - Features should complement City treatments, including: Boulevards - Grass in low-density and low pedestrian-volume areas, and pavers in high-density and high pedestrian-volume areas:
- Street Trees - Columnar in high-density and retail areas, and broader, spreading shapes elsewhere.
- Street Tree Spacing – 9 m, planted in a single row along the curb except, where indicated in Fig.5, a second parallel row should be planted on private property. **Fig. 5 indicates a double row of trees along Cambie Road, however the present application shows a single row (and no trees next to the bus lay-by).** ***The hotel development continues the agreed-to boulevard and sidewalk treatment established for the Aberdeen Centre that is currently under construction. Therefore, this development is an extension of that agreement. The landscaping was maximized around the lay-by to accommodate the lay-by, the sidewalk, the street lights and the continuous canopy along the building's frontage. Pedestrian scale street lights (City Centre type 3) are being considered, along with hanging flower baskets.***

4.3.4 Urban Form: Develop a human-scaled, pedestrian- and transit-oriented environment.

☑ City form should enhance local character and human-scale with smaller blocks, lanes, pedestrian links, infill, and more intense land use near transit and valued amenities.

☐ Bulk and height should be liveable, cohesive, and support varied uses/roles, through:

a) Low-Rise - Both independent and "podium" buildings should predominate.

b) Taller Buildings - Selective use, where densification, views, open space, or skyline definition is important and can be better achieved.

c) Towers:
- Staggered spacing of 24 m minimum.
- 600 m^2 max. floor plates above 21 m elevation, especially for residential.
- 4.5 m minimum setback from the face of "podium" base-buildings.
- Terracing of lower tower floors where appropriate.

Floor plates are considerably larger than 600 m^2, and there is no setback from the face of the podium. ***The applicants do not consider this building to be a tower form. It is a mid-rise building that forms a "street wall" as opposed to a podium base building with a point tower. Therefore, creating a setback from the building face would be at odds with the street wall concept and the context of the adjacent buildings.***

☐ Architectural elements should promote human comfort and urban amenity, through:

a) Roofs - Taller buildings and roofs should enhance the skyline, while lower roofs should be visually attractive and, where practical, designed as usable open space.

b) Entrances - Building entries should open directly onto and animate the street, distinguish clearly between uses, and be highly visible, accessible, and safe.

c) Exterior Walls - Walls, glazing, details, materials, lighting, and related landscaping should contribute to a high-quality, human-scaled image at the street, lane, and interior sidewalls, and should enhance the relationship between the pedestrian realm and upper storeys. **Provide details of glass types, particularly transmittance of visible light.** ***The applicants propose tinted double glazing with minimum 30% transmission of visible light for the hotel. A sample will be available for the Development Permit Panel meeting.***

Staff note that there are many types of tinted, reflective and low-E glass available, and transmission varies from 75% (single-glazed) to 20%, on average. Tinted double-glazed windows are generally between 10% and 35%, according to the National Research Council. Staff would prefer clear glazing for the hotel, with a minimum transmission of 45% of visible light.

4.4 Land Use-Specific Design Considerations

4.4.1 Residential: (Note: Only sections relevant to hotel...)

f) Noise - Maintain maximum indoor ambient sound level of 35 dBA, and buffer traffic noise impacts on private and semi-private open space, **(or enter into the City's standard noise covenant, to notify purchasers of the presence of aircraft noise).**

☐ Universal housing seeks to accommodate the functional needs of all residents, through:

a) Common areas - All should accommodate wheelchairs and the visually impaired.
b) Elevator - At least one must accommodate a prone stretcher.
c) Units - Should accommodate wheelchair access throughout.
d) Doorways - Wheelchair accessible throughout common areas and private units.
e) Floors - Slip-resistant and non-glare.
f) Locks, Handles, and Controls - Easy to read, reach, grasp, and use.
g) Counters, Cupboards, Sinks, Tubs, and Showers - Well lit and easy to use.
h) Additional electrical features - Encouraged to allow for computers, etc.

Show typical hotel rooms designed for disabled access. ***Plans have been provided.***

4.4.2 Retail: Encourage retail development to enhance liveability and pedestrianization.

☑ Important pedestrian retail areas should anchor mixed-use areas, and include:

a) Outdoor-Seating/Display/Dining - Within 2 m of the related retail/restaurant frontage, space permitting, and open to the sidewalk, except in the case of restaurant use which may erect a temporary barrier up to 1 m high.
b) Lighting - Pedestrian-oriented, enhancing local character, festivity, and safety.
c) Retail Frontages - Average frontage of 7.6 m and a maximum of 15.2 m, except where interrupted by pedestrian amenities, such as courtyards.

☑ Indoor retail pedestrian systems must complement the outdoor, street-oriented system:

a) New Malls - Only in auto-oriented areas, or where a mid-block link is needed.
b) Mall Expansion - Only where the street-oriented system is strong, and pedestrian activity will be adequate to sustain both.
c) Street Frontage - At least 60% of the frontage of a property supporting a mall must be developed with street-oriented uses.
d) Hours of Public Mall Access - Must coincide with transit operations, where such malls may provide effective pedestrian links.

4.4.3 Amenity Space: Enhance access to high-quality, usable, indoor amenity spaces.

☑ Public space provided by new development, as defined under Bylaw 5300, should be tailored to one or more uses determined by the City, provide barrier-free public access, be convenient to outdoor space and parking, and ensure that exterior windows extend for a length equal to at least 20% of the perimeter of the facility.

☑ Semi-Private Space, for the common use of residents or non-residential tenants, should:

a) Phasing - Adequately serve each phase of development.
b) Design and Operation - Be tailored to site-specific tenant needs.
c) Minimum Ratio - For residential, 2 m^2/bedroom (plus 4m^2/bedroom of outdoor space), and for other uses, 1 m^2/100 m^2 of gross leasable building area.
d) Tenants - Meet the on-site needs of children, youth, adults, and seniors.

4.4.4 Parking and Loading: Improve the safety/appearance/effectiveness of these uses.

☑ Lane system should be retained and expanded to enhance access, emergency service, and back-of-house operations wherever practical. Elsewhere:
a) Access - Typically from secondary streets.
b) Driveways - Consolidate to minimize pedestrian interruption and duplication of vehicular routes, and to provide a more coherent circulation system.
c) Car/Service Entrances - Minimize impact on pedestrians and the streetscape.

☑ Visual impact of new and existing parking lots/structures should be minimized by:
a) Multi-Level Structures - No grade-level street frontage permitted, and screening with non-parking uses and special facade treatments required above-grade.
b) Surface Lots - Must be situated to the rear of buildings, except in Aberdeen's low-density (0.5 FAR) automobile-oriented, non-residential areas where:
- Maximum building setback is 40 m.
- Pedestrian weather protection links the building with the street.
- Minimum of 1 tree is provided for each 2 parking spaces.
- Special paving/landscaping enhances the pedestrian experience.
c) Surface Lot Landscaping - Enhance streetscape appearance, continuity, and safety.
d) Tree Coverage:
- Surface Lots - Trees must be provided such that, within 10 years of development, 70% of the lot is shaded in summer.
- Rooftop Parking - Trees and overhead planting must be provided such that, within 5 years, 70% of the surface is shaded in summer and 50% is concealed from view year-round.
e) Maximum Area - Any single surface lot, or the aggregate total of adjacent surface lots, shall not exceed 0.25 ha, except in the case of Aberdeen's Automobile-Oriented Commercial and Industrial uses where it shall not exceed 1.21 ha.

☑ Parking reduction opportunities should be sought through the sharing of parking facilities and coordination with the off-site opportunities.

☑ Bicycle parking and end-of-trip facilities must be provided: **Bicycle parking requirements for hotels are not clearly defined. Employees should be able to use the staff room or the bicycle end-of-trip facilities in the mall.**

☑ Loading, garbage, and recycling facilities/operations should not impair lane, road, or sidewalk activities or appearance; and, should either be fully enclosed within a building, or open to a lane and screened with appropriate roofs and walls to minimize noise and visual impact.

Advisory Design Panel Comments

At their meeting of July 16, 2003, the Panel had the following comments:

- "The elevation of the No. 3 Road corner was of concern. The glazing appeared innovative but it was not clear how the zinc would work i.e. when affected by sunlight. It was thought a more simplistic approach might be beneficial. Bollards were a good idea in the drop off zone. Could more be accomplished from a landscape perspective to increase the visual vista i.e. light standards that are site specific, banners, hanging baskets with brackets that follow the design of the building. The coloured pavers could be taken to another level with stronger colours becoming more prominent and an increase in texture.
- Cst. Powroznik distributed written comments on the project, a copy of which is attached as Schedule 1 and forms a part of these Minutes. The location of the laundry should be moved to a more central location and/or have the doorway so that it is inside, off of the corridor, rather than off of the loading area. This would make it safer for any staff who might be inside that room working. All stairwell doors should be equipped with windows so that people can see the area that they are entering before they open the door. The entry off of the parkade should be more defined. Once inside from this point the access to the lobby does not appear very straight forward. ***The applicants have provided a detailed plan of the fourth level access between the parking and the hotel. There is a lot of glazing and the area is well-lit with no areas of entrapment.***
- The applicant was complimented for the presentation and the use of Power Point. The context of the building worked. The use of materials was good i.e. the zinc and reflective glass. It would be beneficial to know what was going to happen to the No. 3 Road corner. The breaking up of the end wall with a stair well was good. The continuity of the base with materials of the shopping centre would be beneficial to the horizontality of the rooms providing a good vocabulary. Drawings that identified the location and size of future signage would have been preferred. The opacity of the glass was questioned.
- A striking project that blended well to the site. The lack of green space was of concern – the building would lend itself to greening of some of the roof areas, including the main roof. If not utilized as green space, other sustainable practices were recommended, such as water retention, for these areas.
- A great building. The apparent lack of restaurant/food service and a service elevator was questioned. A brief discussion ensued on this point during which the availability of food services in the adjoining mall, the desire to not duplicate services, and the possibility of a restaurant on the second level were noted.
- A delicacy and lightness in how the building has been treated was singular in its detail, shape and massing – the building will look terrific. A very well done project that was important for Richmond. The project team was commended, as was the simplicity of the massing. The only concerns were with the elevations – the building was rigorous and simple but the use of zinc and fenestrations hint at a playful and haphazard nature – only the finished product would indicate if the plan worked. The use of zinc on the soffits supporting the base of tower would look brooding when just supporting the form – they already look light due to the length of the columns. The simplicity of the way the tower form is supported should be reviewed for other options.

- It was questioned whether the four (4) accessible rooms required by code would be one unit type or scattered throughout the building.
- An impressive project. The ceiling heights were of concern, especially those of the hallways. The model was somewhat misleading – the project could turn out to be a big grey box."

Mr. Zago responded to the comments of the Panel as follows:

- "Future development of the No. 3 Road corner would include a driveway coupled with a 10 m setback. Emphasis had been given to the projection of the end of the hotel in order to maintain a future sight line. In addition, Mr. Leung said that the purchase of the property in question was under negotiation.
- the volume of traffic on Cambie Road at the intersection had been reviewed by the Transportation Department, traffic consultants and traffic engineers.
- the doors to the laundry room could be relocated.
- the addition of glazing into the stairwells would be undertaken.
- signage proposals would be submitted.
- several locations for green roofs would be considered.
- the accessible units would be scattered throughout the building.
- the P4 level entrance from the parkade was reviewed as was the proposed link from the second level of the mall.
- the landscape plantings for the parkade would be reviewed, i.e. the scale of plants, to ensure the scale was sufficient for a hotel environment."

The decision of the Panel was unanimous that the project move forward subject to the above noted comments.
The applicants have responded with appropriate changes to the plans.

Analysis

This is an important project which will finish off the Cambie Road frontage of the Aberdeen Shopping Centre and provide a lively link between the Centre and No. 3 Road. The good quality architecture and street improvements add to the ambiance of the area. Although the lay-by reduces the opportunity for street trees, the applicants have agreed to install additional street furniture along the sidewalk on Cambie Road and to landscape some of the terraces on the upper level of the hotel.

The only areas of possible improvement are regarding the "green roof" and the transmission of visible light in the hotel. The green roof was discussed and the developer has rejected the idea mainly for technical/ economic reasons. The glass issue is more of an aesthetic decision. Staff are concerned that if there is too much tinting/ reflective coating -the applicants are proposing only 30%- the building will not only appear darker, but may make it harder for people to survey

what is going on at the street level and on adjacent sites, therefore making the neighbourhood a less friendly and safe place. For that reason, staff prefer a minimum 45% transmission of visible light.

Conclusions

Fairchild Developments Ltd. have applied to build a hotel adjacent to and integrated with the Aberdeen Shopping Centre. The application generally conforms to the regulations and guidelines for the area. As part of the process, the applicant will be providing community amenity space and frontage improvements. Staff would prefer a minimum 45% transmission of visible light for the hotel windows, however, otherwise staff support this application.

Alex Jamieson
Planner 2 - Urban Design

AJ:blg

There are conditions to be met:

Prior to a Building Permit, the applicant is to:

- convey the community amenity space to the City;
- register a covenant or agreement allowing the patrons of the community amenity space to use the parking free of charge;
- amend the Servicing Agreement for the Cambie Road frontage; and
- a School Site levy or covenant may be required.

City of Richmond
Urban Development Division

Development Permit

No. DP 03-237856

To the Holder:	FAIRCHILD DEVELOPMENTS LTD.
Property Address:	8060 CAMBIE ROAD
Address:	C/O DANNY LEUNG #130 – 4400 HAZELBRIDGE WAY RICHMOND, BC V6X 3R8

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 Plan #1 attached hereto.
   c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan # 2 and 3 attached hereto.
   d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 and 2 attached hereto.
   e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, street trees, bollards, street furniture 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 #4 and 5 attached hereto.
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. Note: The letter of credit for the Aberdeen Shopping Centre may be retained in whole or in part until final landscaping inspection of the hotel.

Development Permit

No. DP 03-237856

To the Holder:	FAIRCHILD DEVELOPMENTS LTD.
Property Address:	8060 CAMBIE ROAD
Address:	C/O DANNY LEUNG #130 – 4400 HAZELBRIDGE WAY RICHMOND, BC V6X 3R8

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. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

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): ~~8060 Cambie Road, Richmond, BC~~ 4151 Hazelbridge

Legal Description(s): Lot A, Section 33, Block 5 North, Range 6 West, N.W.D., Plan BCP 1379

Applicant: Fairchild Developments Ltd.

Correspondence/Calls to be directed to:

Name: Danny Leung

Address: #130 - 4400 Hazelbridge Way

Richmond, BC — V6X 3R8 (Postal Code)

Te. No.: ~~604-273-1234~~ (604) 813-2828 (Business) — Residence

dleung@fairchilddevelopments.com (E-mail) — 604-270-9963 (Fax)

Property Owner(s) Signature(s):

Danny Leung
Please print name

or

Authorized Agent's Signature:
Attach Letter of Authorization

Please print name

For Office Use

Date Received: June 6/03

File No.: 03-237856
Only assign if application is complete

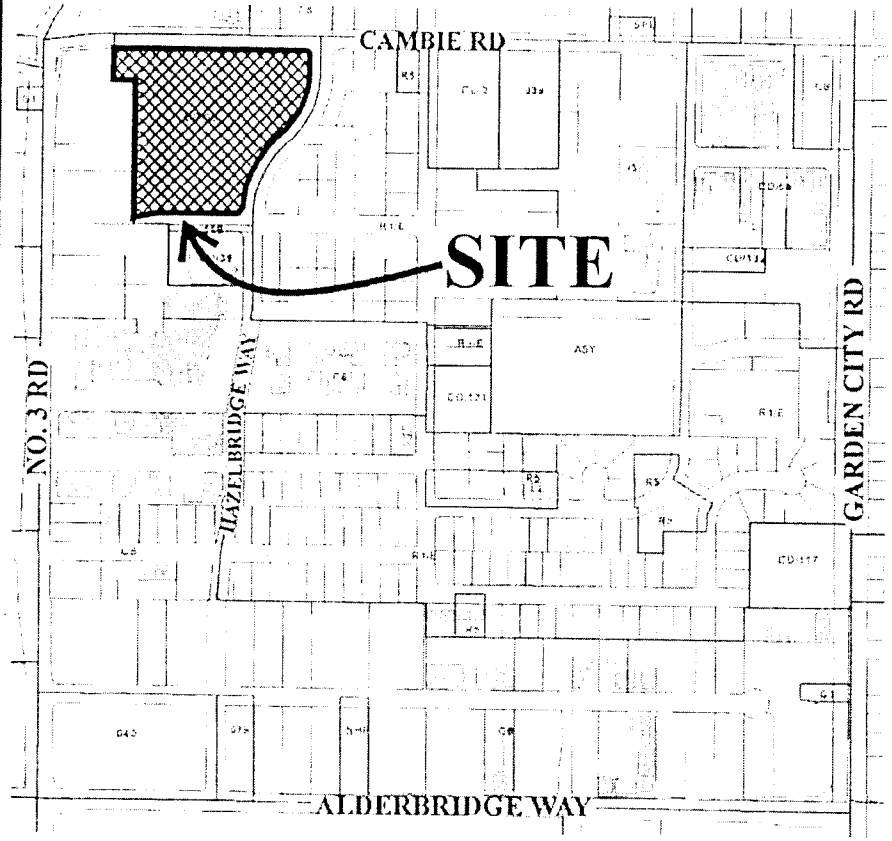
Application Fee: $ 13,005.00

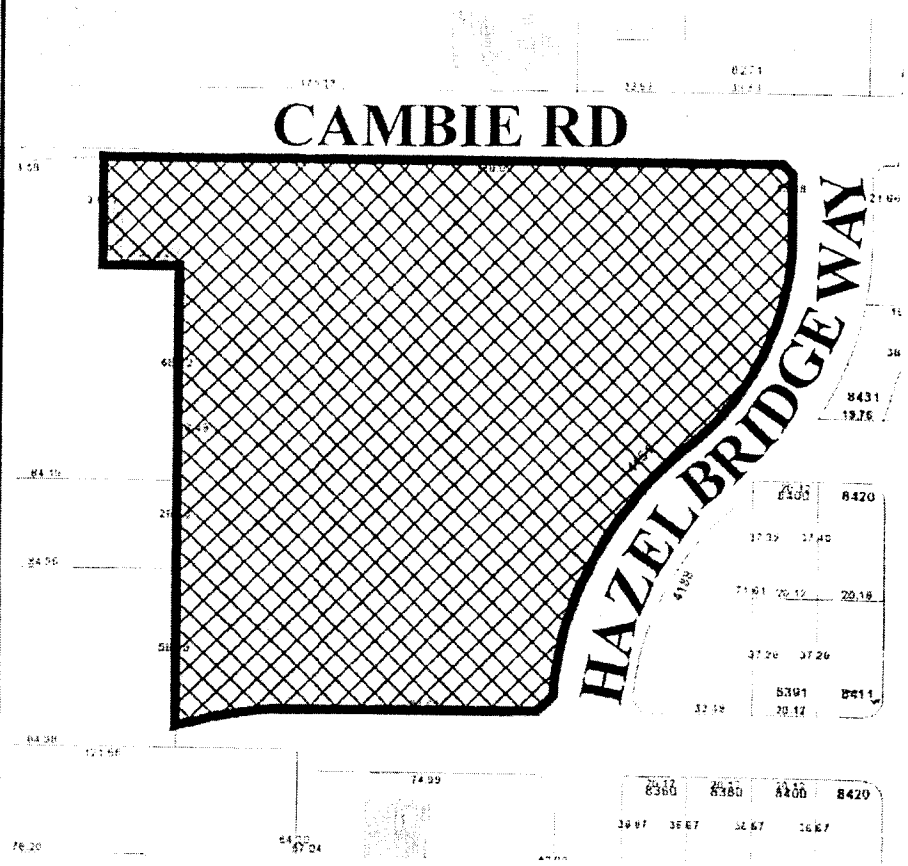
Receipt No.: 17-0007117

76621 / 0180-20-001
DA-1 / rev. September 24, 2002

ENTERED

City of Richmond



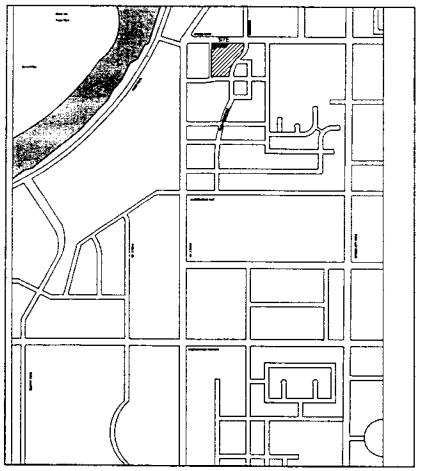


DP 03-237856
SCHEDULE "A"

Original Date: 07/14/03

Revision Date:

Note: Dimensions are in METRES



Context Map

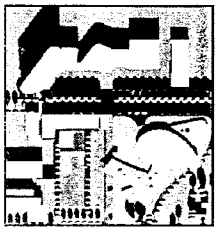
Project Data for proposed Hotel

Legal Description	Lot A Section 33 Block 5 North Range 6 West NWD Plan BCP 1379
Current Street Address	8060 Cambie Road
Zoning	Comprehensive Development District (CD/86)
Site Area	300,600 sqft

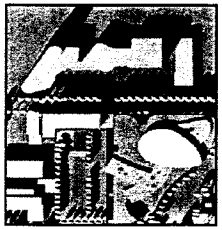
	Allowable/Required	Proposed
Density (total site)	1.69	1.69
Lot Size (total site)	Min 260,000 sq.ft	Actual 300,600 sq.ft.
Lot Coverage (total site)	90%	85.4%
Setbacks	Min 10 ft. Road setback	Cambie Road - Min 10'-3" West property line - Min 7'-4" South property line - Min 6'-0"
F.A.R (hotel site)	128,545 sq.ft.	128,545 sq.ft.
Height (hotel site)	112-6" ft.	104'-3" ft.
Parking (total site)	1,393	1,406
	Regular 47.2% Small 50.8% Tandem 11.8% H.C. 2%	Regular 47.4% Small 40.6% Tandem 7% H.C. 2%
Loading (total site)	11	11
Amenity Space (hotel site)	5,580 sq.ft	Community Space - 5,580 sq.ft

SHADOW STUDY DIAGRAMS

MARCH 21 / SEPTEMBER 21 - 11 a.m



MARCH 21 / SEPTEMBER 21 - 12 p.m



MARCH 21 / SEPTEMBER 21 - 2 p.m

AUG 0 6 2003

DP03 - 237856

KEY

NORTH

NO.	DESCRIPTION	DATE	DRN
3	REISSUED D.P.	03/07/29	LJ
2	REISSUED D.P.	03/07/02	LJ
1	ISSUED D.P.	03/06/09	LJ

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Ref. Drawings

DRAWN	BY	CHK	NT	SCALE
				DRAWING DATE MAY 28, 03

ABERDEEN HOTEL

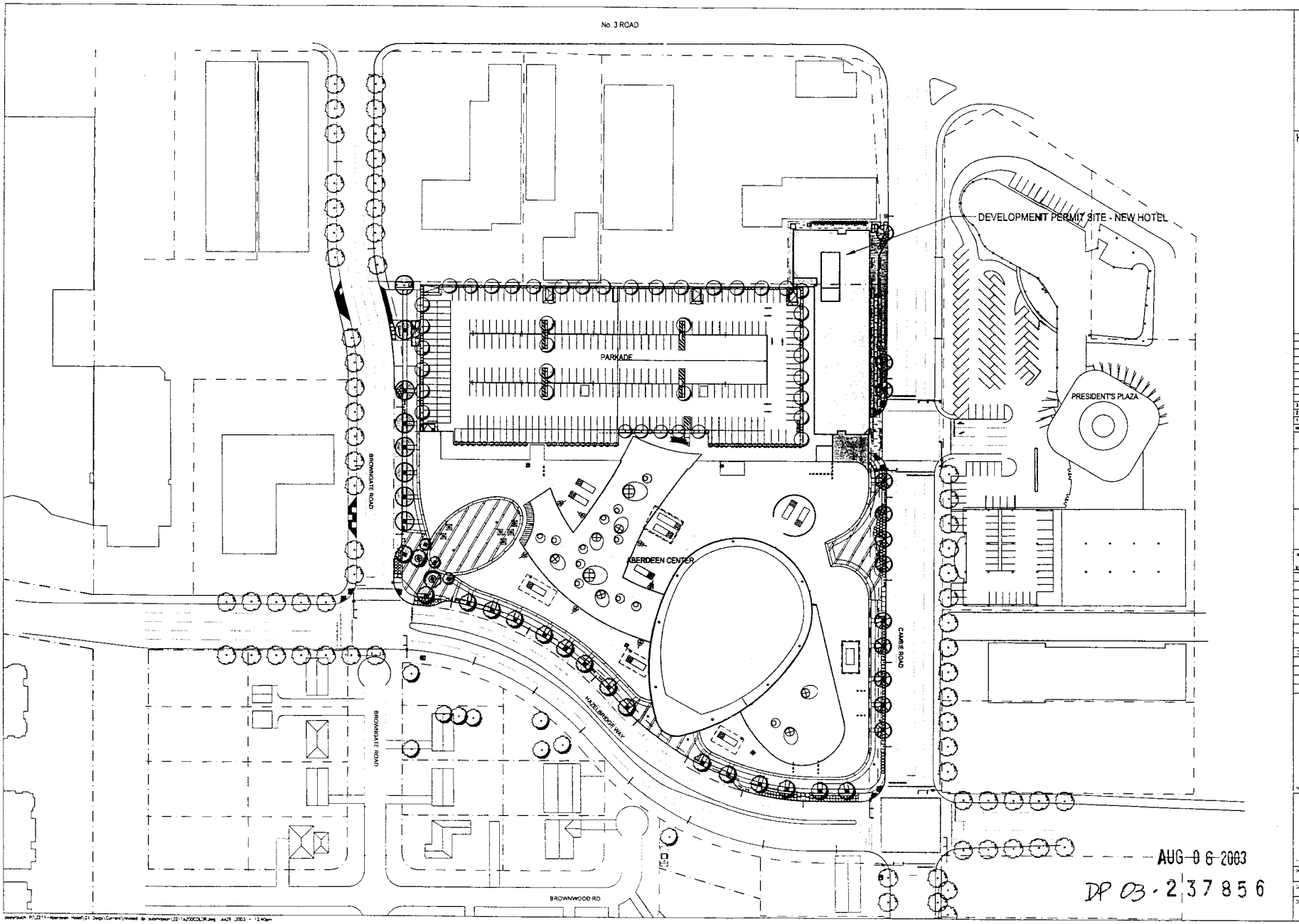
PROJECT

DATA SHEET

TITLE

PROJECT NUMBER	ISSUE NO
2211	
CADD FILE 2211A1-00	

DRAWING NUMBER A-1.00



AUG 0 6 2003

DP 03-237856

KEY

NO.	DESCRIPTION	DATE	CHK
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2	REISSUED D.P.	03/07/02	LZ
1	ISSUED D.P.	03/06/06	LZ

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Final Drawings

DRAWN	BY	CHK	INIT	SCALE
				1/32"=1'-0"
				DRAWING DATE
				MAY 28, 03

ABERDEEN HOTEL

PROJECT

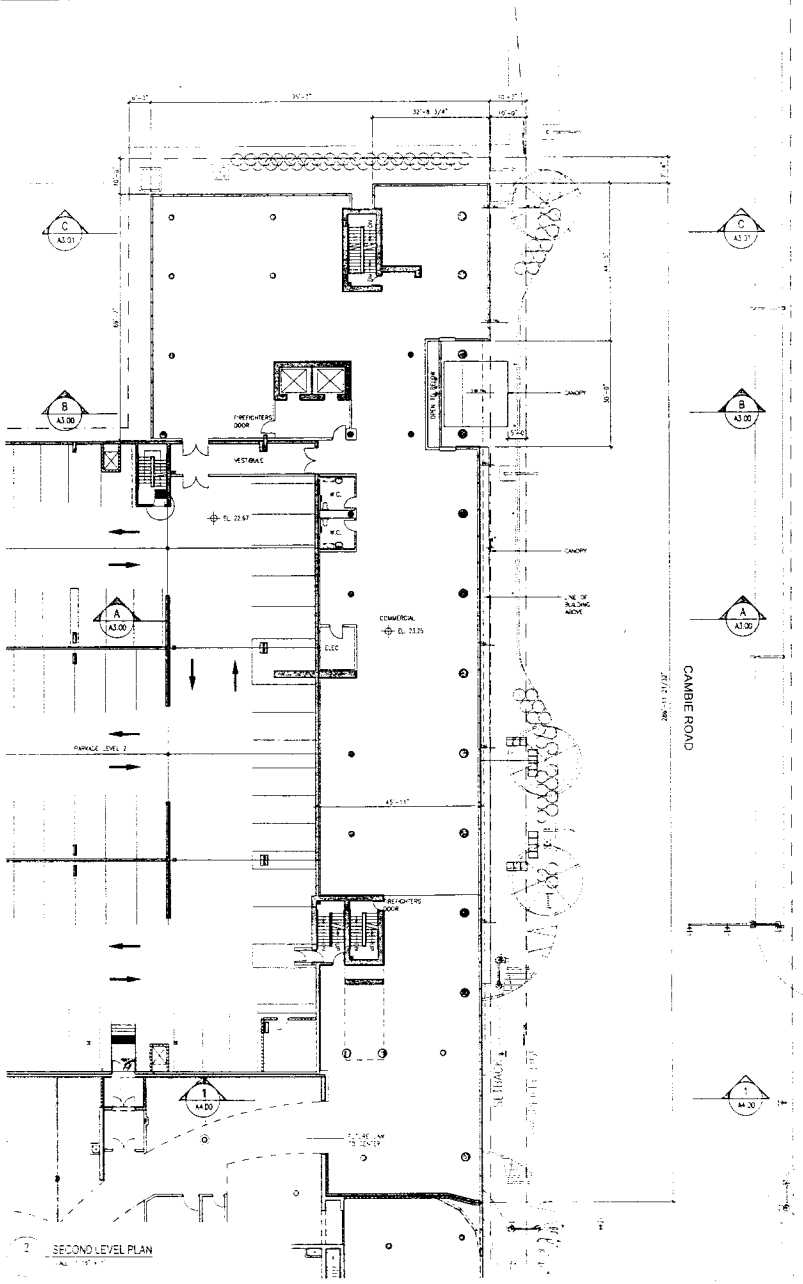
SITE PLAN/ CONTEXT PLAN

TITLE

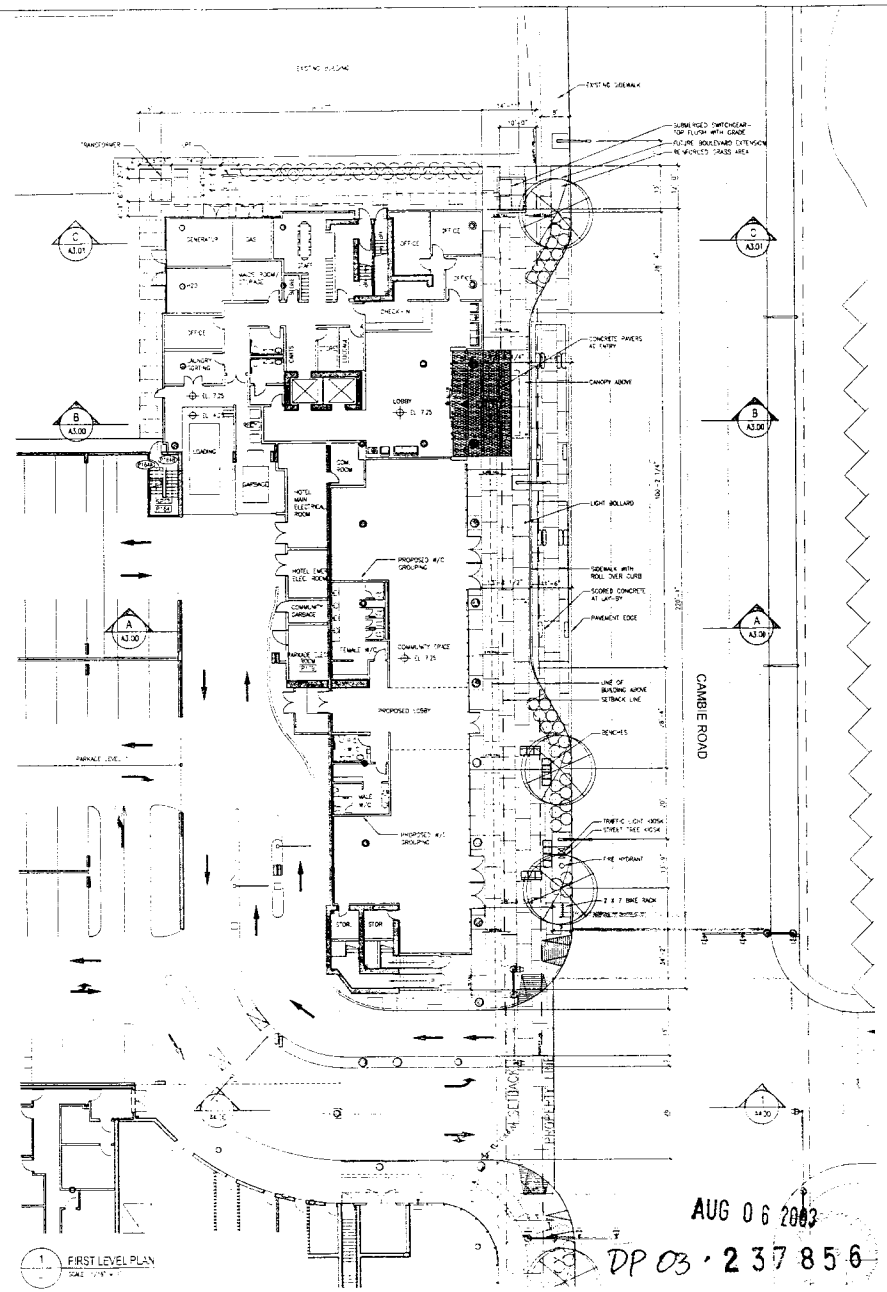
PROJECT NUMBER 2211 | ISSUE NO.

CADD FILE 2211a03D

DRAWING NUMBER A-2.00



2 SECOND LEVEL PLAN



1 FIRST LEVEL PLAN

AUG 06 2003

DP 03 · 237856

NORTH

KEY

NO	DESCRIPTION	DATE	CHK
3	REISSUED D.P.	03/07/23	LZ
2	REISSUED D.P.	03/07/02	LZ
1	ISSUED D.P.	02/06/26	LZ

REVISIONS

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Ref. Drawings

DRAWN BY	CHK	NT	SCALE
MN			1/8"=1'-0"

DRAWING DATE

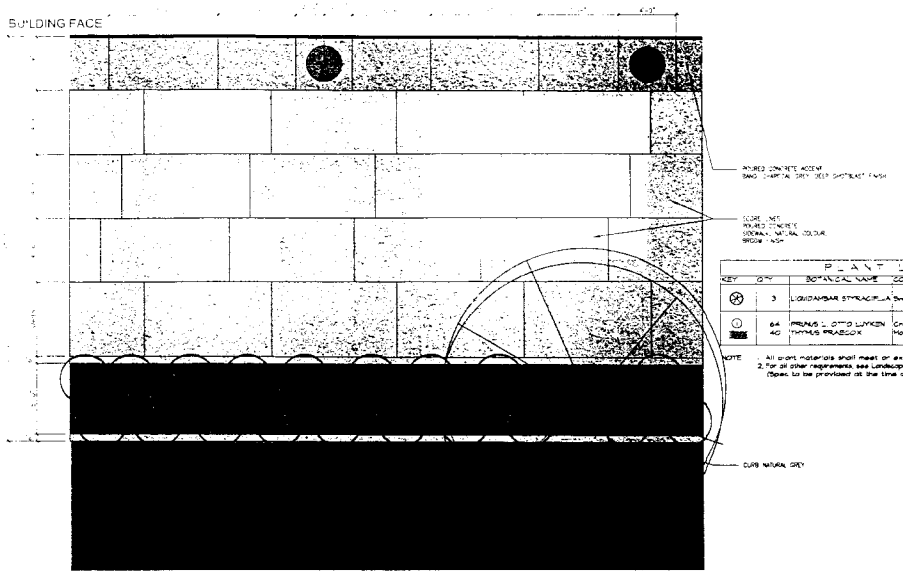
JANUARY 28, 03

ABERDEEN HOTEL #1

LEVEL 1 / PARKING 1
LEVEL 2 / PARKING 2

PROJECT NO. 1

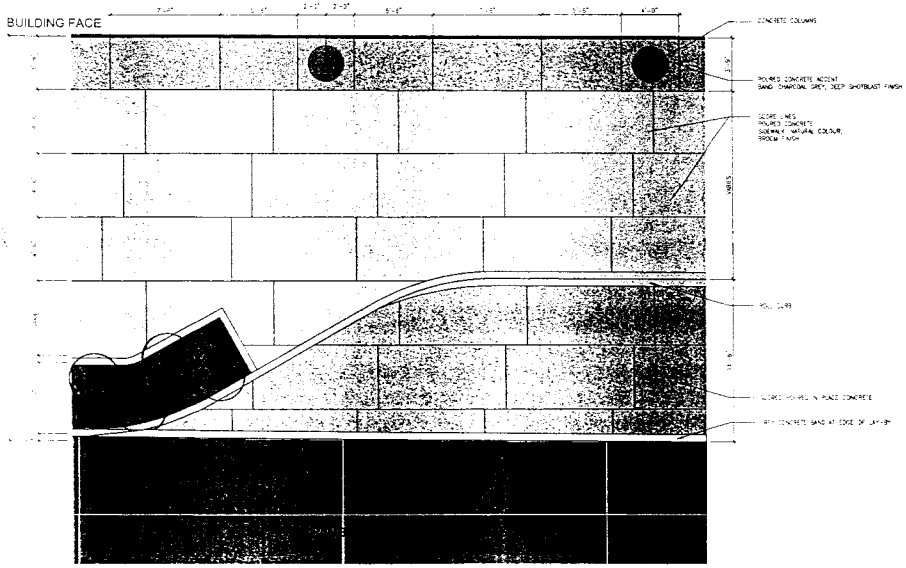
DRAWING NO. A-2.01



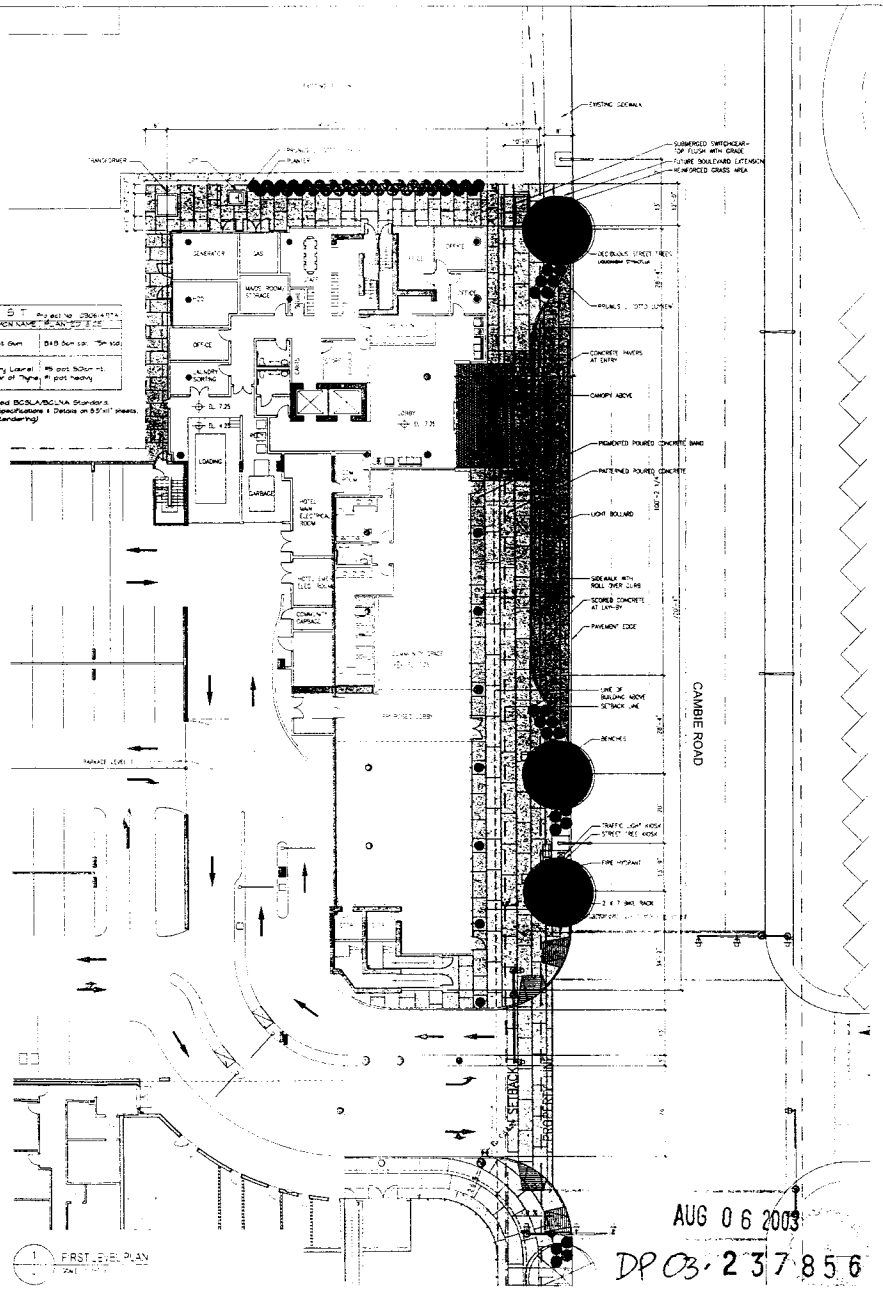
1 TYPICAL SIDEWALK PAVING DETAIL

PLANT LIST			
KEY	QTY	BOTANICAL NAME	COMMON NAME
	3	LIQUIDAMBAR STYRACIFLUA	Sweet Gum
	64	PRUNUS L. OTTO LUYKEN	Cherry Laurel
	40	THYMUS PRAECOX	Mother of Thyme

NOTE
1. All plant materials shall meet or exceed BCSLA/BCLNA Standards.
2. For all other requirements see Landscape Specifications & Details on 8.5"x11" sheets. (Specs. to be provided at the time of tendering)



TYPICAL SIDEWALK PAVING DETAIL AT LANEWAY



1 FIRST LEVEL PLAN

AUG 06 2003

DP 03-237856

NORTH

KEY

Consultant
FRED LIU LANDSCAPE ARCHITECT
BCSLA CSLA ASLA
FAX 327-9150 TEL 604 .327 .7541

NO	DESCRIPTION	DATE	CHK
3	REISSUED D.P.	03/07/29	LZ
2	REISSUED D.P.	03/07/02	LZ
1	ISSUED D.P.	03/06/06	LZ

REVISIONS

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Issued for Drawings

DRAWN BY	CHK	INIT	SCALE
LZ			1/16"=1'-0"
			DRAWING DATE
			JUNE 25, 03

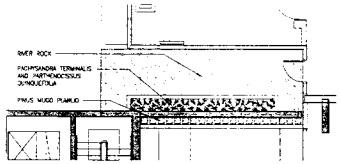
ABERDEEN HOTEL

2

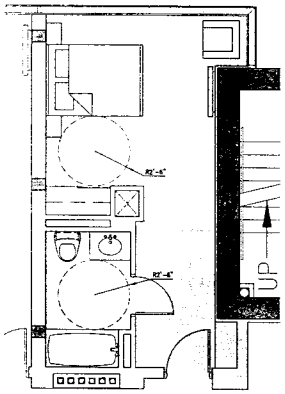
STREET LEVEL PLAN AND LANDSCAPE DETAILS

ISSUE NO 1

L-2.00



1 TERRACE PLAN
SCALE 1/8" = 1'



3 ACCESSIBLE HOTEL UNIT 1
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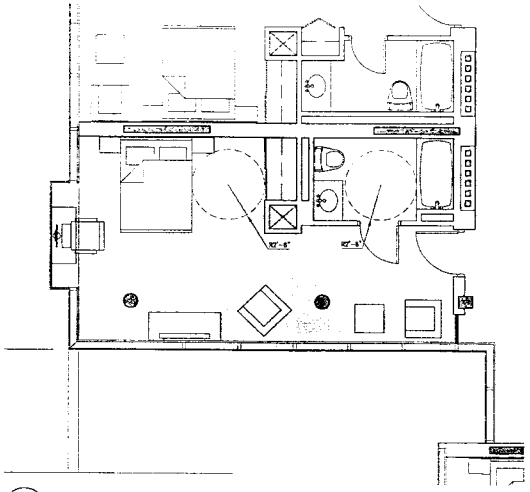


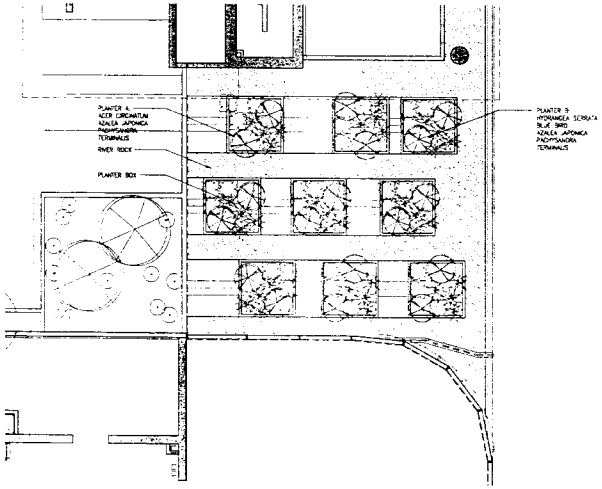
4 ACCESSIBLE HOTEL UNIT 2
SCALE 1/4" = 1'

PLANT LIST

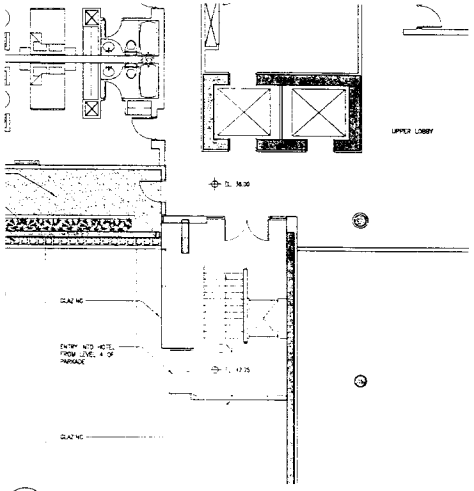
Project No. 2506-43TA

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	10	ACER CIRCINATUM	VINE MAPLE	5-6 Stem Clump
	20	AZALEA JAPONICA	AZALEA	#5 POT -HEAVY
	50	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT -HEAVY
	10	HYDRANGEA SERRATA	BLUE BIRD	#5 POT -HEAVY
	10	PINUS MUGO PUMILIO	DWARF MUGO PINE	#5 POT -HEAVY
	15	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#5 POT SCOTT FL.
	10	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#1 POT -HEAVY

NOTE: 1. All plant materials shall meet or exceed BCSLA/BCLNA Standard
2. For all other requirements, see Landscape Specifications & Details on 8.5"x11" sheets (Specs to be provided at the time of tendering).



2 TERRACE PLAN 2
SCALE 1/8" = 1'



6 P4 ENTRY
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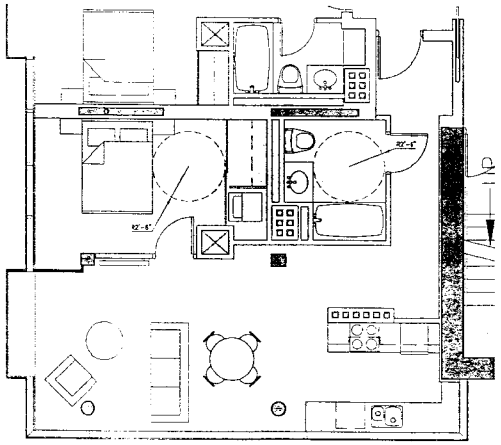

5 ACCESSIBLE HOTEL UNIT 3
SCALE 1/4" = 1'

AUG 06 2003
DP 03-237856

KEY

NO.	DESCRIPTION	DATE	DWN
3	REISSUED DP	03/07/29	LZ
2	REISSUED DP	03/07/08	LZ
1	ISSUED DP	03/06/06	LZ

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Ref. Drawings

DRAWN BY	CHK	APP	SCALE
AM			

DRAWING DATE

ABERDEEN HOTEL #3

PROJECT

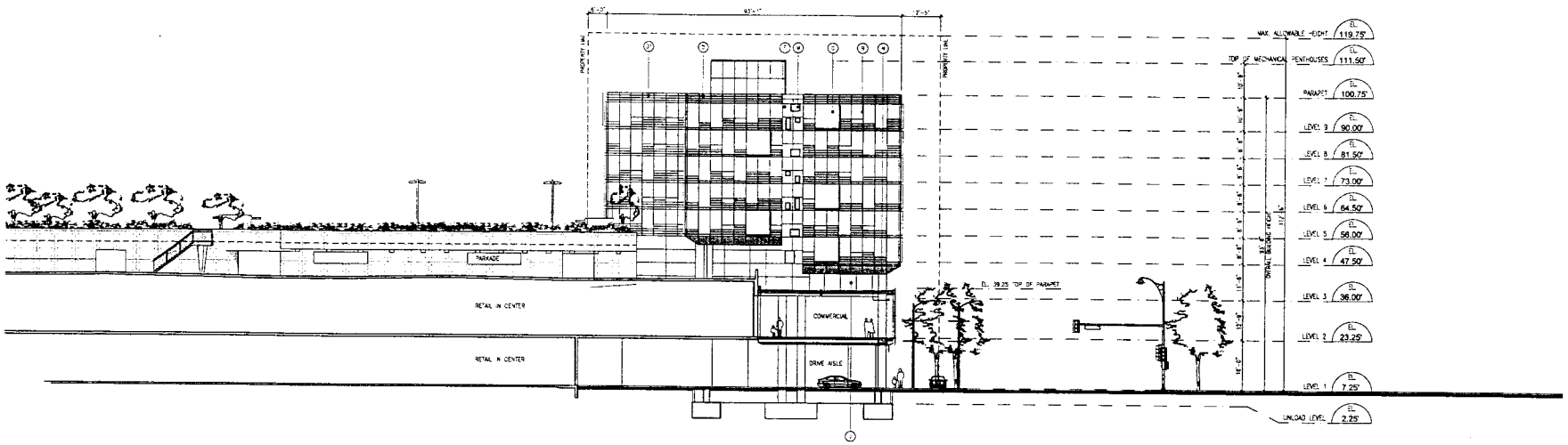
LANDSCAPE DETAILS
ACCESSIBLE UNITS

TITLE

PROJECT NUMBER

CAD FILE 1

DRAWING NUMBER A-2.05



1 EAST ELEVATION
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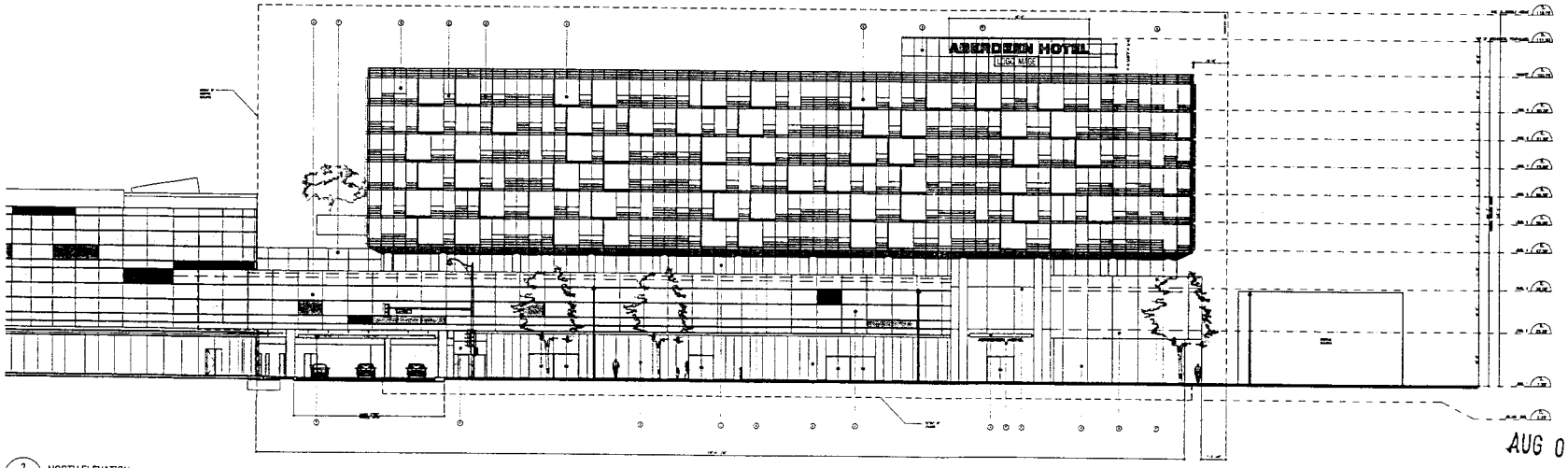

2 NORTH ELEVATION
SCALE 1/16" = 1'

AUG 06 2003

DP03·237856

LEGEND

1. DOUBLE GLAZED TWO SIDES SSG CURTAIN WALL WITH HORIZONTAL CAPS TO MATCH CENTER
2. DOUBLE GLAZED FOUR SIDES SSG CURTAIN WALL c/w TINTED GLASS
3. OPERABLE WINDOW
4. DARK ZINC METAL PANEL IN CURTAIN WALL SYSTEM
5. LIGHT ZINC METAL PANEL IN CURTAIN WALL SYSTEM
6. SINGLE GLAZED STOREFRONT GLAZING WITH CLEAR GLASS
7. ARCHITECTURAL CONCRETE WITH EXPOSED TIE HOLES AND JOINTS
8. DOUBLE GLAZED BAY WINDOW c/w TINTED GLASS
9. STEEL AND GLASS CANOPY
10. METAL SCREEN AROUND ROOF TOP UNIT - PAINTED TO MATCH ZINC PANELS
11. DOUBLE GLAZED CLERESTORY
12. ARCHITECTURAL CONCRETE COLUMNS
13. METAL LOUVERS PAINTED TO MATCH ZINC PANELS
14. DOUBLE GLAZED PUNCHED WINDOWS
15. ZINC METAL SOFFIT
16. ZINC METAL PANEL
17. SIGNAGE

NO.	DESCRIPTION	DATE	CHK
3	REISSUED D.P.	03/07/28	LZ
2	REISSUED D.P.	03/07/02	LZ
1	ISSUED D.P.	03/06/06	LZ

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Xref Drawings :

DRAWN	BY	CHK	INIT.	SCALE 1/16"=1'-0"
				DRAWING DATE January 28,03

ABERDEEN HOTEL #4

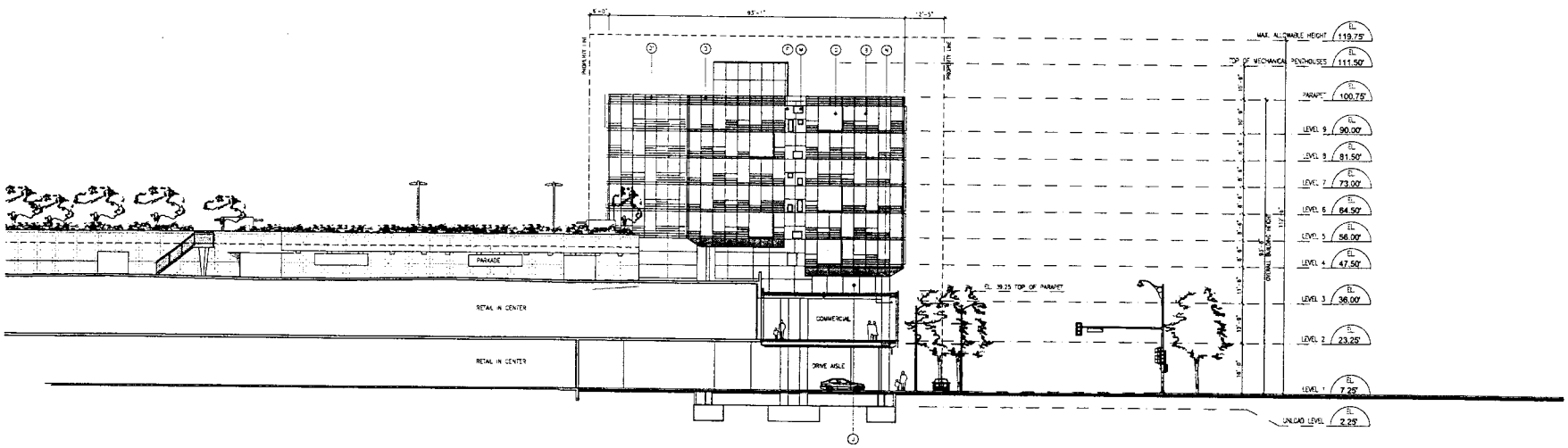
PROJECT

EAST ELEVATION
NORTH ELEVATION

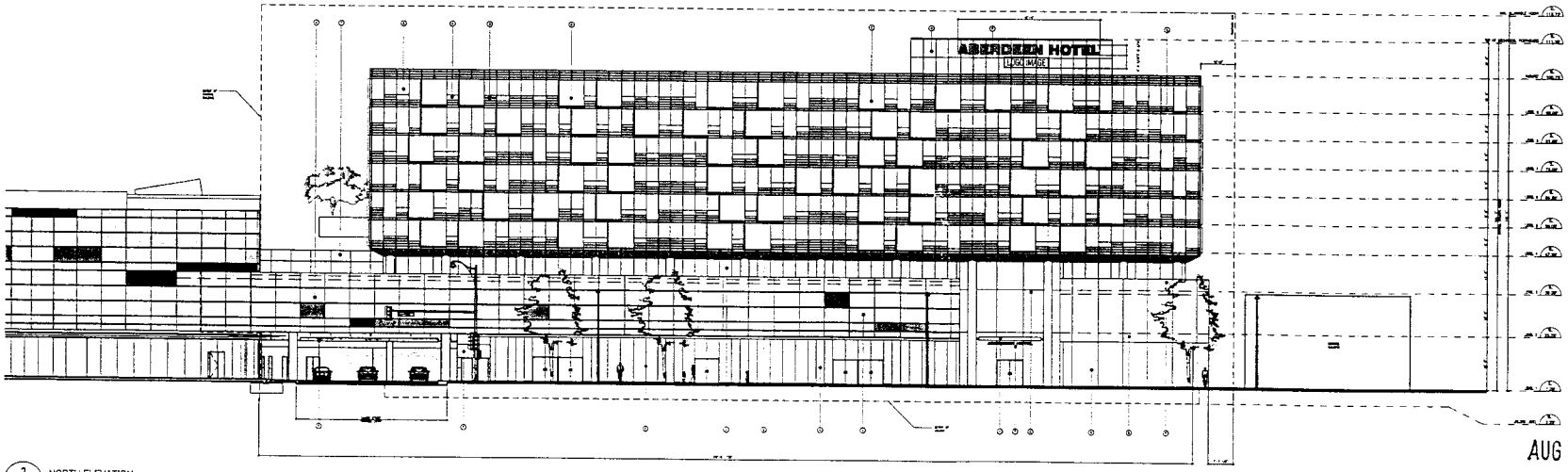
TITLE

PROJECT NUMBER 2211	ISSUE NO. 1
CADD FILE 2211-HH08	
DRAWING NUMBER A4.00	

Jobnumber P:\2211-Aberdeen Hotel\01 Dwgs\Current\Issued to submission\2211-hh30.dwg Aug06 2003 - 12:33am



1 EAST ELEVATION
SCALE 1/16" = 1'



2 NORTH ELEVATION
SCALE 1/16" = 1'

AUG 06 2003

DP 03 - 237856

LEGEND

- (A) DOUBLE GLAZED TWO SIDED SSG CURTAIN WALL WITH HORIZONTAL CAPS TO MATCH CENTER
- (B) DOUBLE GLAZED FOUR SIDED SSG CURTAIN WALL C/W TINTED GLASS
- (C) OPERABLE WINDOW
- (D) DARK ZINC METAL PANEL W CURTAIN WALL SYSTEM
- (D1) LIGHT ZINC METAL PANEL W CURTAIN WALL SYSTEM
- (E) SINGLE GLAZED STOREFRONT GLAZING WITH CLEAR GLASS
- (F) ARCHITECTURAL CONCRETE WITH EXPOSED TIE HOLES AND JOINTS
- (G) DOUBLE GLAZED BAY WINDOW C/W TINTED GLASS
- (H) STEEL AND GLASS CANOPY
- (I) METAL SCREEN AROUND ROOF TOP UNIT - PAINTED TO MATCH ZINC PANELS
- (J) DOUBLE GLAZED CLERESTORY
- (K) ARCHITECTURAL CONCRETE COLUMNS
- (L) METAL LOUVERS PAINTED TO MATCH ZINC PANELS
- (M) DOUBLE GLAZED PUNCHED WINDOWS
- (N) ZINC METAL SOFFIT
- (O) ZINC METAL PANEL
- (P) SIGNAGE

NO.	DESCRIPTION	DATE	CHK
3	REISSUED D.P.	03/07/28	LZ
2	REISSUED D.P.	03/07/02	LZ
1	ISSUED D.P.	03/06/06	LZ

REVISIONS

BING THOM ARCHITECTS
1430 Burrard Street Vancouver, BC V6Z 2A3
T 604-683-1881 F 604-688-Unit E info@bingthom.com

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Xref Drawings :

DRAWN	BY	CHK	INIT	SCALE
				1/16"=1'-0"
				DRAWING DATE
				January 29,03

ABERDEEN HOTEL #5

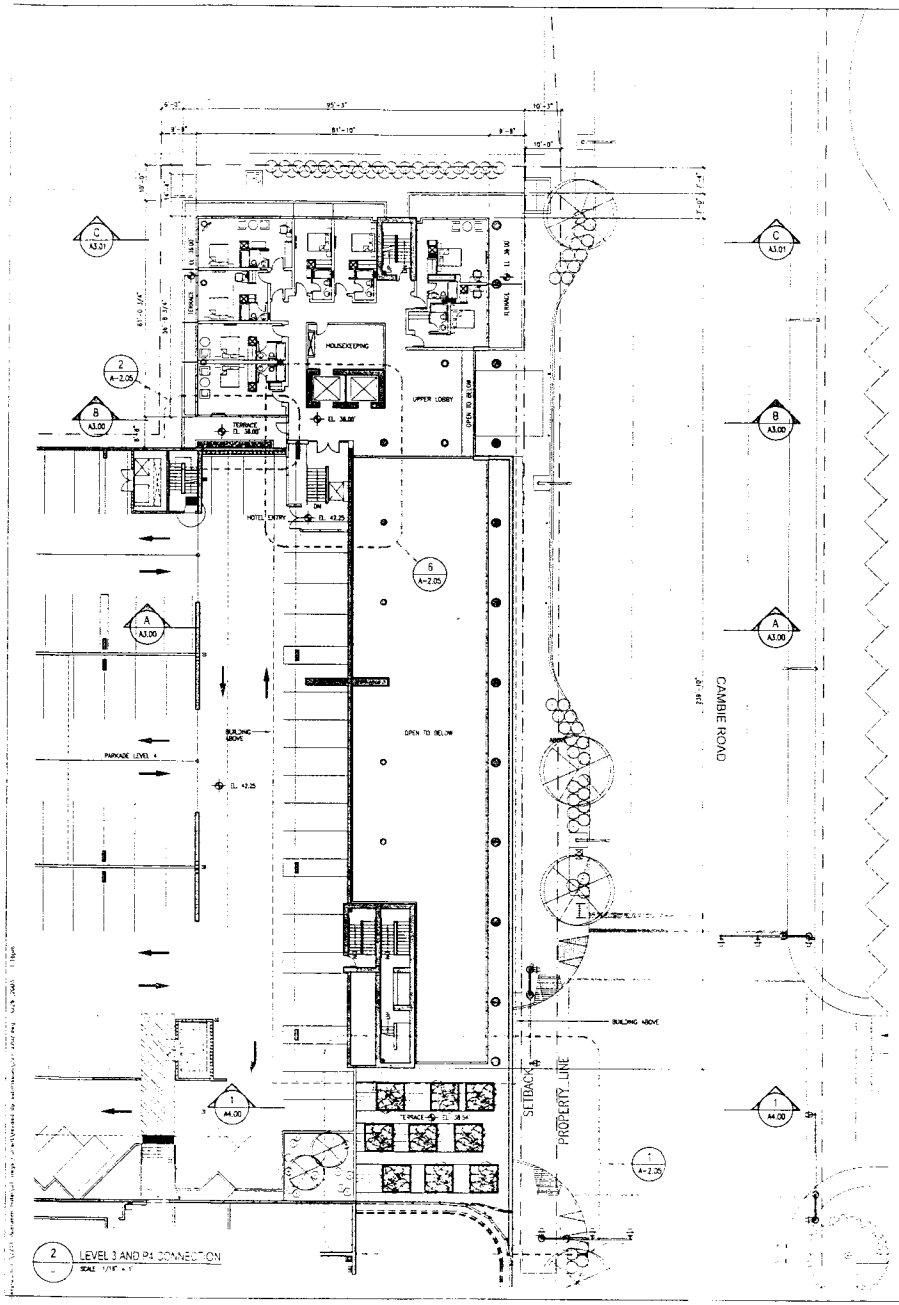
PROJECT

EAST ELEVATION
NORTH ELEVATION

TITLE

PROJECT NUMBER	ISSUE NO.
2211	1
CADD FILE 2211a400	
DRAWING NUMBER	A4.00

Jobnetbach P:\2211-Aberdeen Hotel\01 Dwgs\Current\revised dp submission\2211a400.dwg Aug06 2003 - 10:33am



2 LEVEL 3 AND P4 CONNECTION
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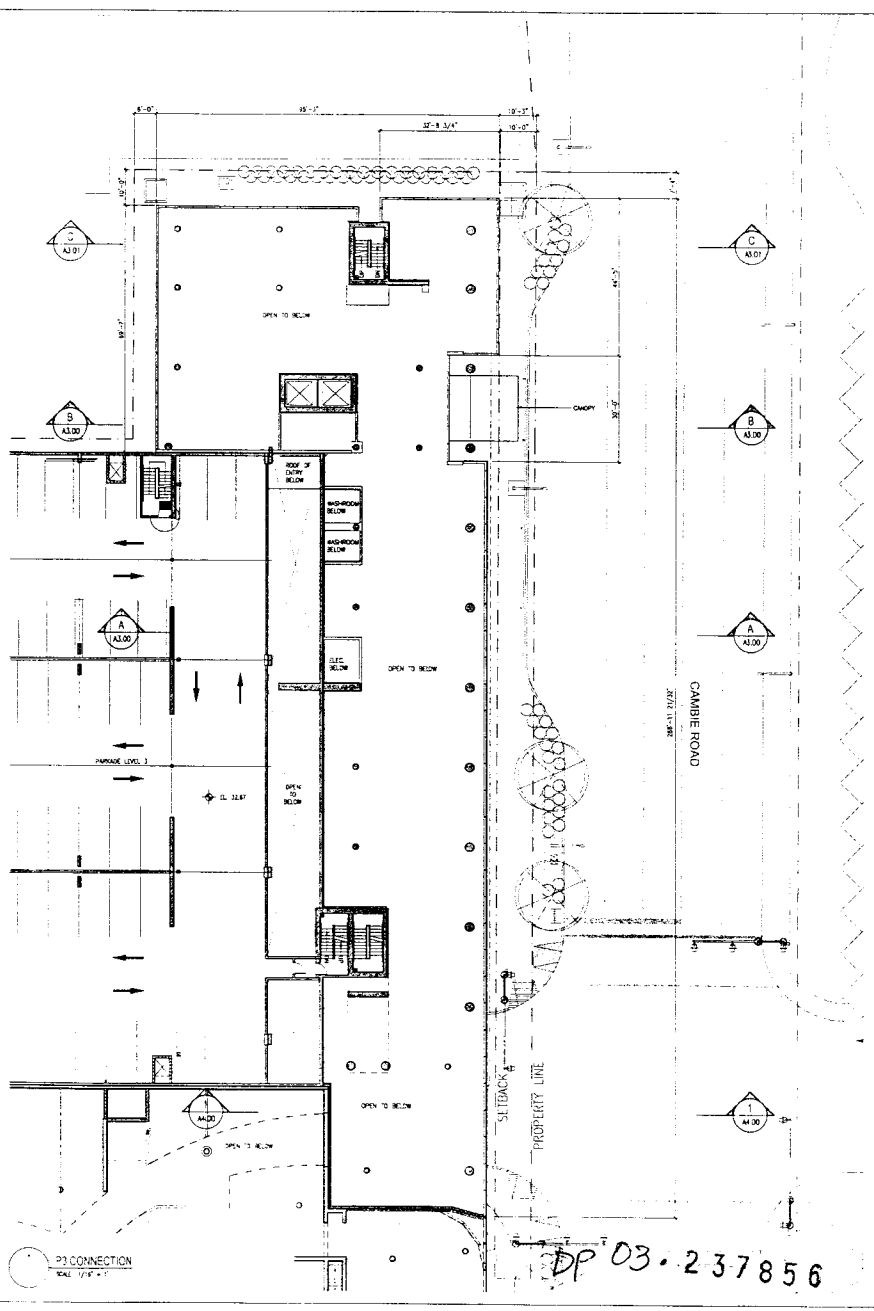

P3 CONNECTION
SCALE 1/16" = 1'

DP 03-237856

KEY

NO	DESCRIPTION	DATE	CHK
3	REISSUED D.P.	12/21/09	J
2	REISSUED D.P.	12/07/07	J
1	ISSUED D.P.	12/04/06	J

REVISIONS

BING THOM ARCHITECTS

1430 Burrard Street Vancouver, BC V6Z 2A3

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Brief Drawings

DRAWN BY	CHK	INIT	SCALE
JH			1/16" = 1'-0"

DRAWING DATE
JANUARY 19 '12

ABERDEEN HOTEL

PROJECT

PARKING 3
LEVEL 3 / PARKING 4

TITLE

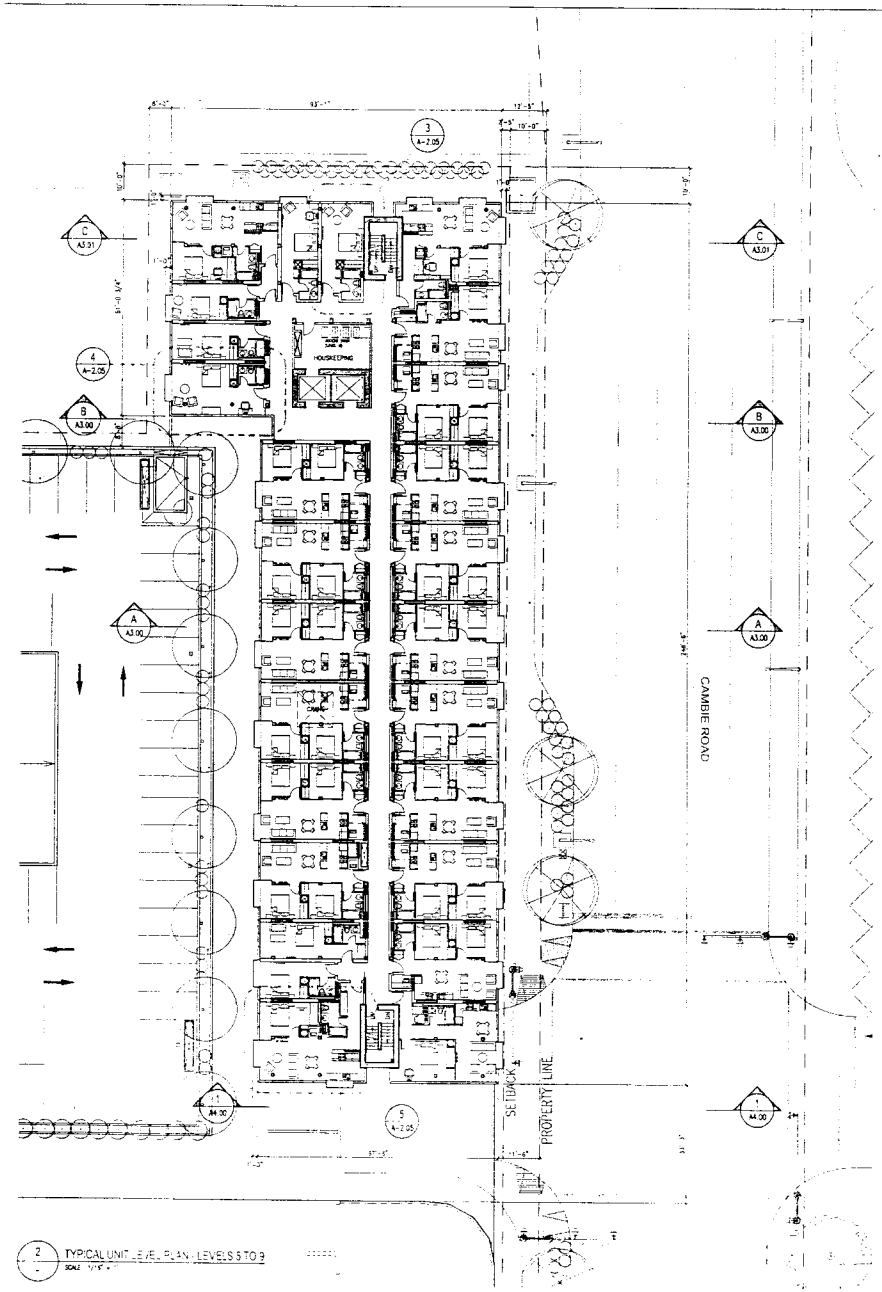
PROJECT NUMBER

DATE FILE

1

DRAWING NUMBER

A-2.02



2 TYPICAL UNIT LEVEL PLAN : LEVELS 5 TO 9
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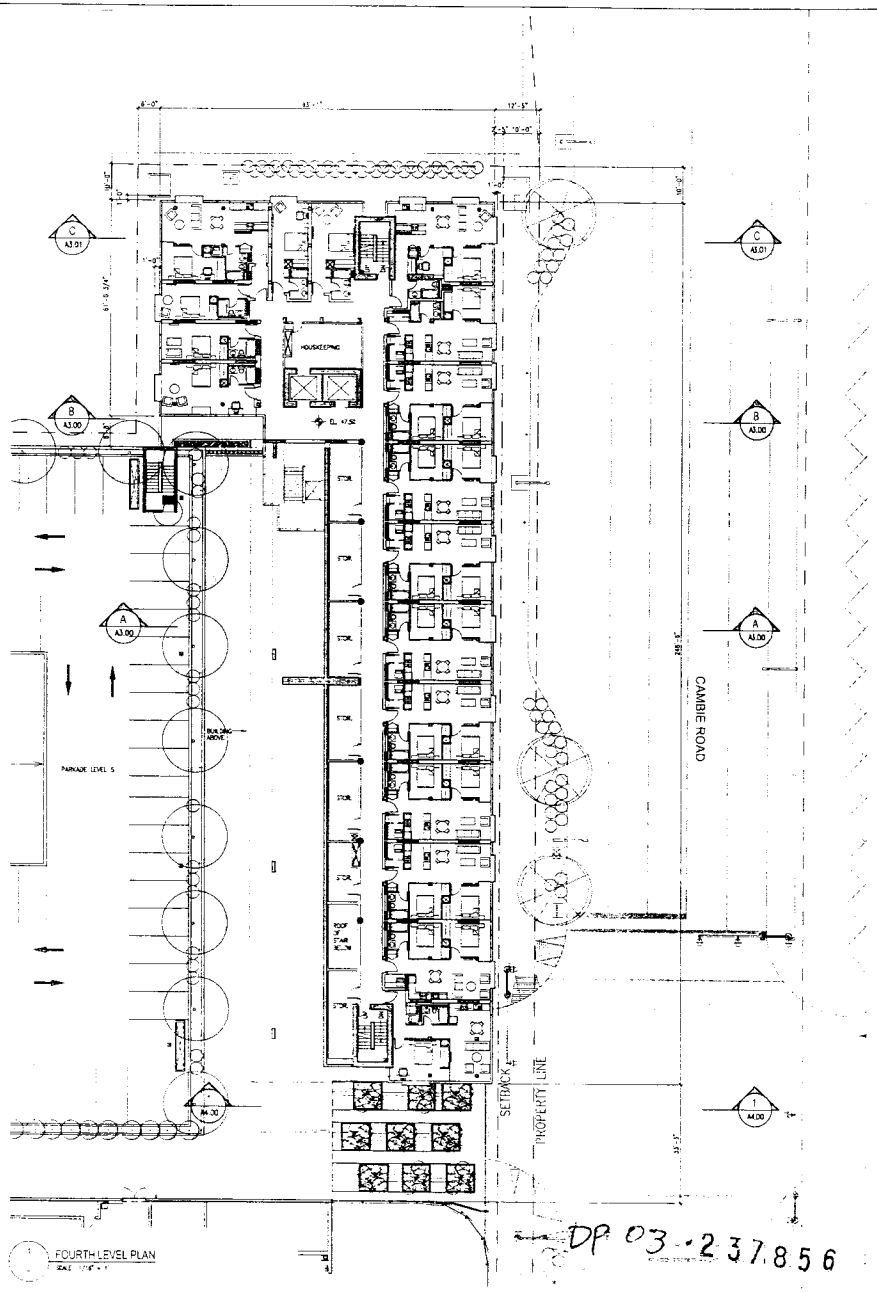

1 FOURTH LEVEL PLAN
SCALE 1/16" = 1'-0"

DP 03-237856

NORTH

KEY

NO.	DESCRIPTION	DATE	CHK
3	REISSUED D.P.	03/01/29	LZ
2	REISSUED D.P.	02/01/02	LZ
1	ISSUED D.P.	00/06/06	LZ

REVISIONS

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Xref Drawings

DRAWN BY	CHK	NT	SCALE
MH			1/16" = 1'-0"
			DRAWING DATE
			JANUARY 15, 03

ABERDEEN HOTEL

PROJECT

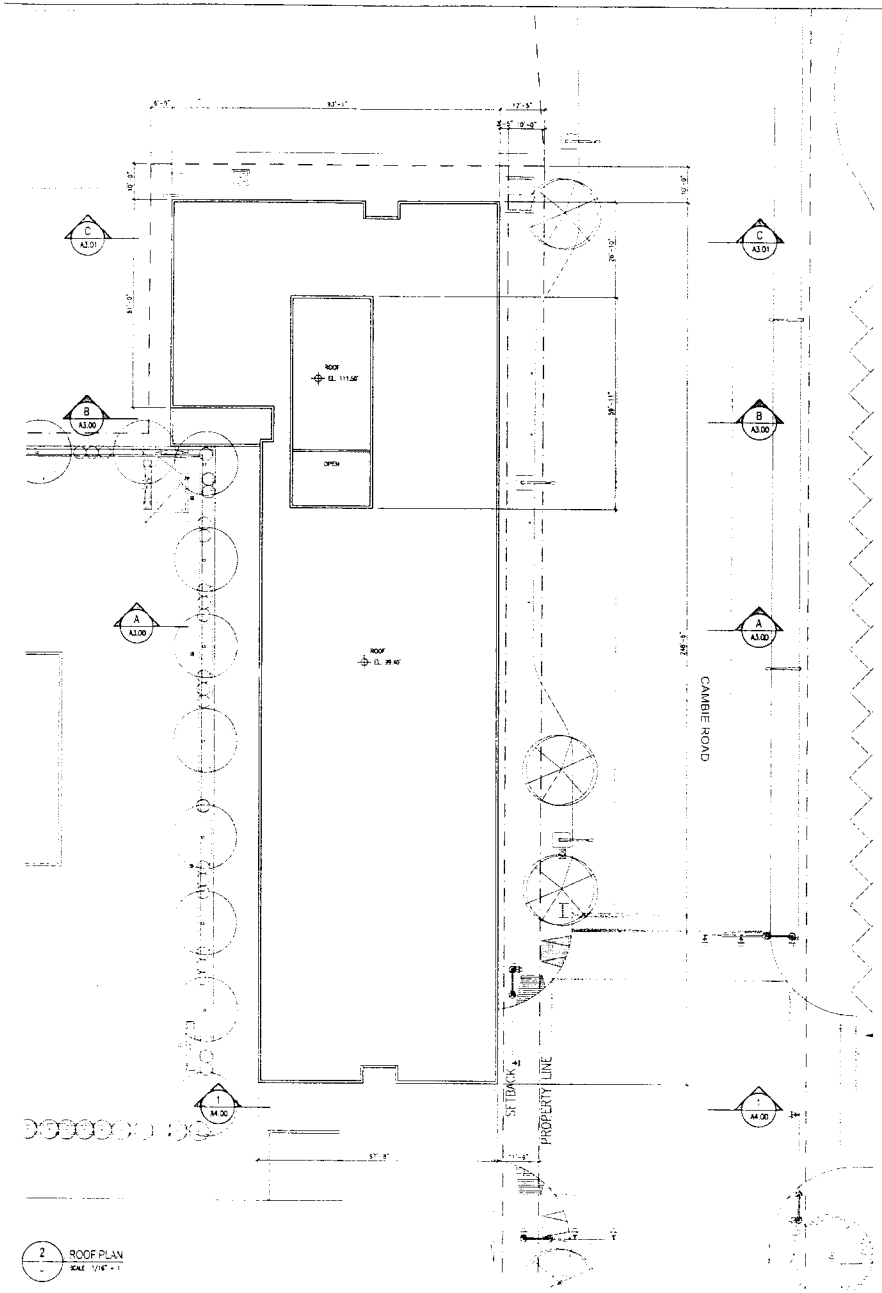
LEVEL 4 / PARKING 5
LEVELS 5-9

PROJECT NUMBER

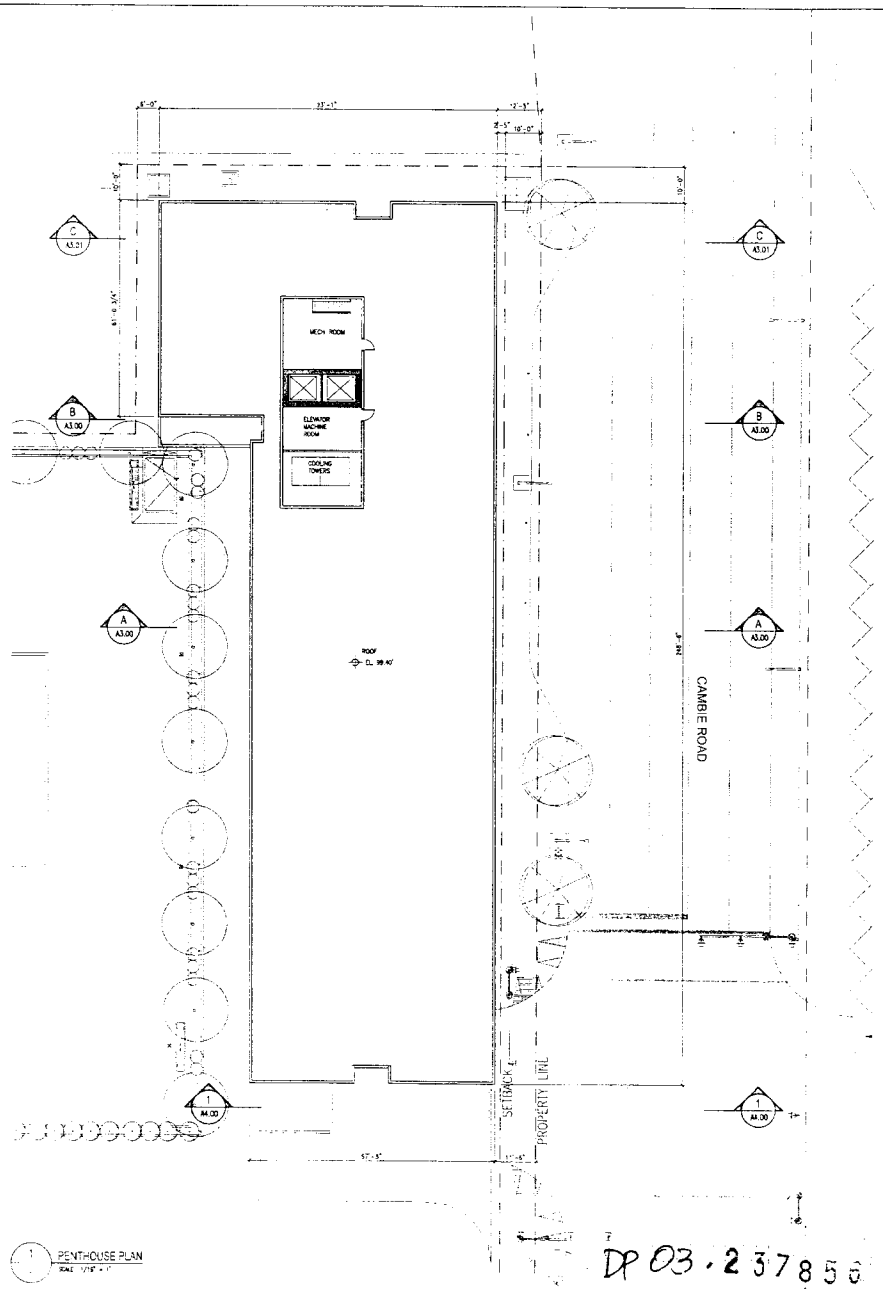
SHEET 1

DRAWING NUMBER

A-2.03



2 ROOF PLAN
SCALE 1/16" = 1'



1 PENTHOUSE PLAN
SCALE 1/16" = 1'

DP 03-237856

KEY

NORTH

NO.	DESCRIPTION	DATE	CHK
3	REISSUED D.P.	03/07/28	LJ
2	REISSUED D.P.	03/02/02	LJ
1	ISSUED D.P.	02/06/06	LJ

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Xref Drawings

DRAWN BY	CHK	INIT	SCALE
AB			1/16"=1'-0"

DRAWING DATE
MAY 15, 03

ABERDEEN HOTEL

PROJECT

PENTHOUSE PLAN
ROOF PLAN

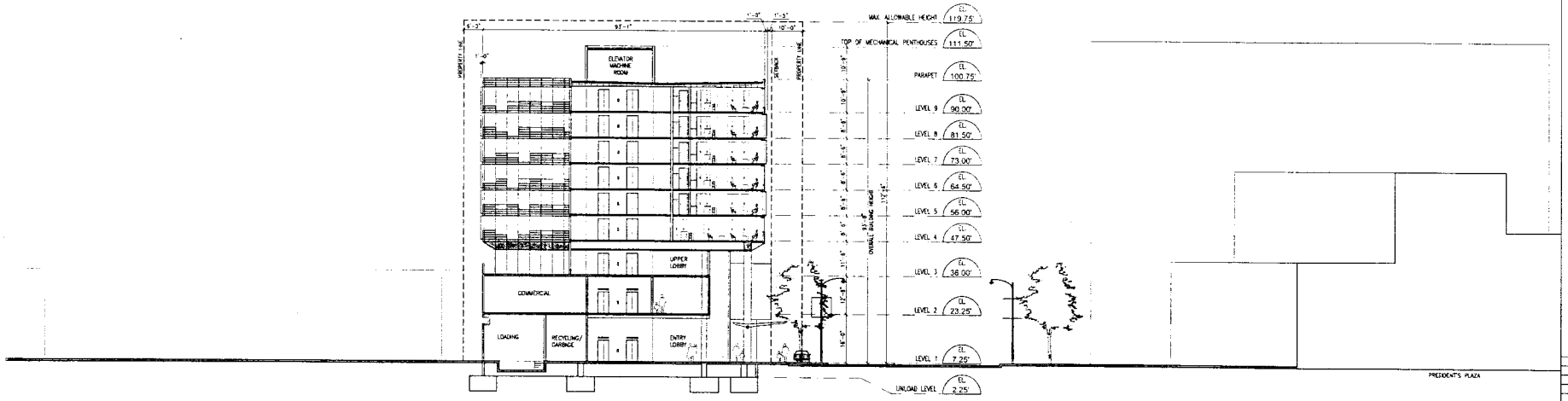
PROJECT NUMBER

SHEET TITLE

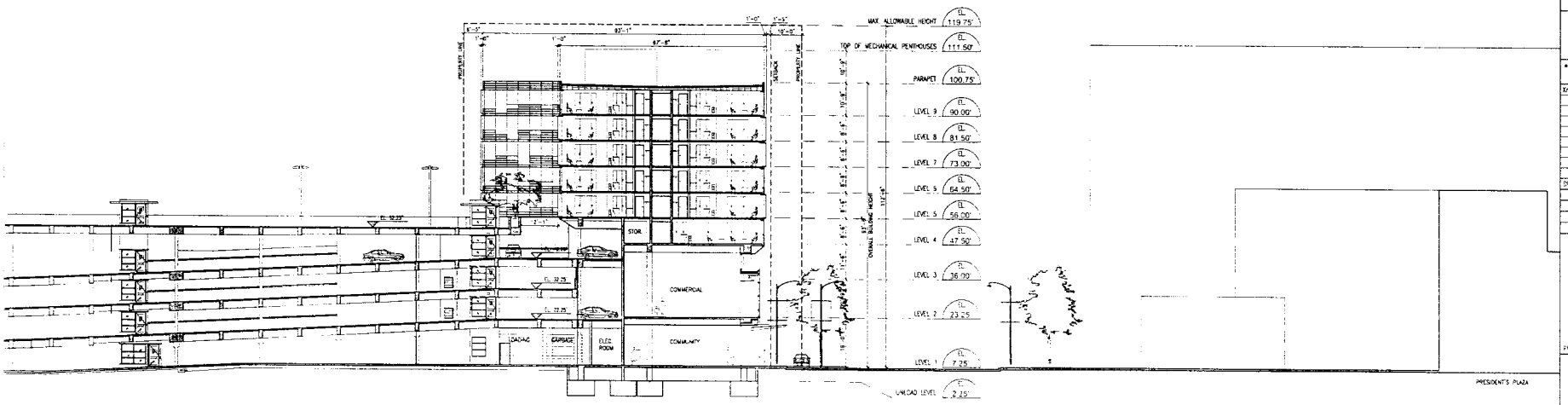
1

DRAWING NUMBER

A-2.04



1 SECTION BB
SCALE 1/16" = 1'



2 SECTION AA
SCALE 1/16" = 1'

DP 03 . 237856

NO	DESCRIPTION	DATE	CHK
3	REISSUED D.P.	03/07/29	LJZ
2	REISSUED D.P.	03/07/02	LJZ
1	ISSUED D.P.	03/06/06	CZ

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Xref Drawings :

DRAWN BY	CHK	SCALE
		1/16"=1'-0"
		DRAWING DATE
		January 29 03

ABERDEEN HOTEL

PROJECT

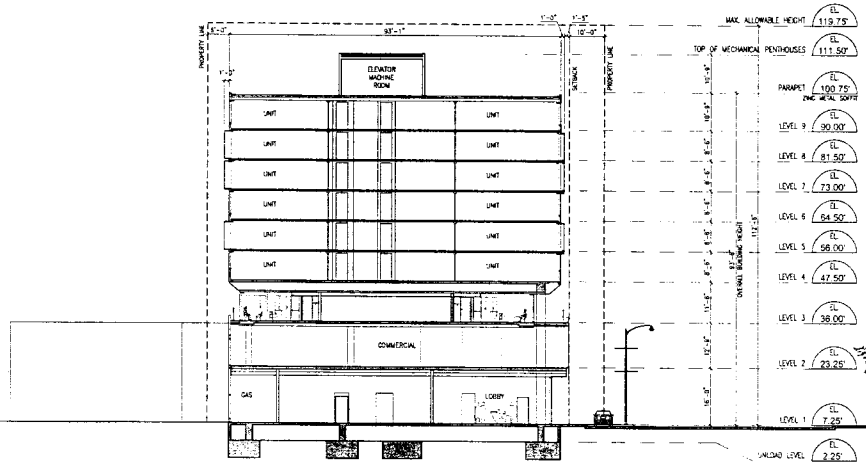
SECTION AA
SECTION BB

TITLE

PROJECT NUMBER

CADD FILE 1

DRAWING NUMBER A3.00



1 SECTION CC
SCALE 1/16" = 1'

DP 03 · 237856

NO.	DESCRIPTION	DATE	INIT.
3	REISSUED DP	03/07/29	YJ
2	REISSUED DP	03/07/02	YJ
1	ISSUED DP	03/06/06	YJ

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Ref. Drawings

DRAWN: JP CHK'D: YJ

SCALE 1/16"=1'-0"

DRAWING DATE JANUARY 28 03

ABERDEEN HOTEL

SHEET

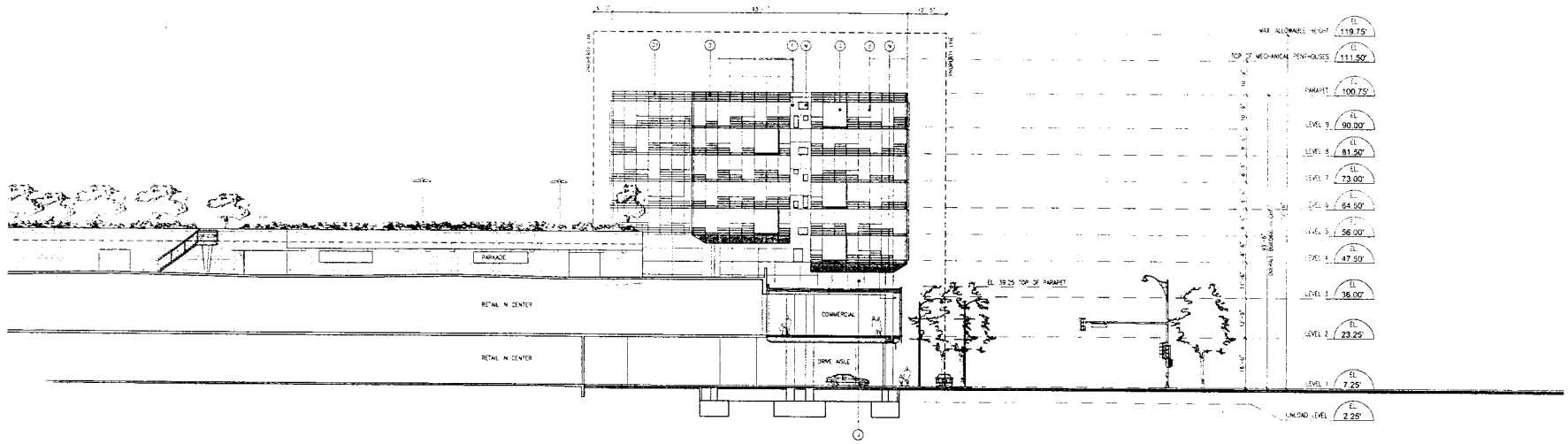
SECTION CC

TITLE

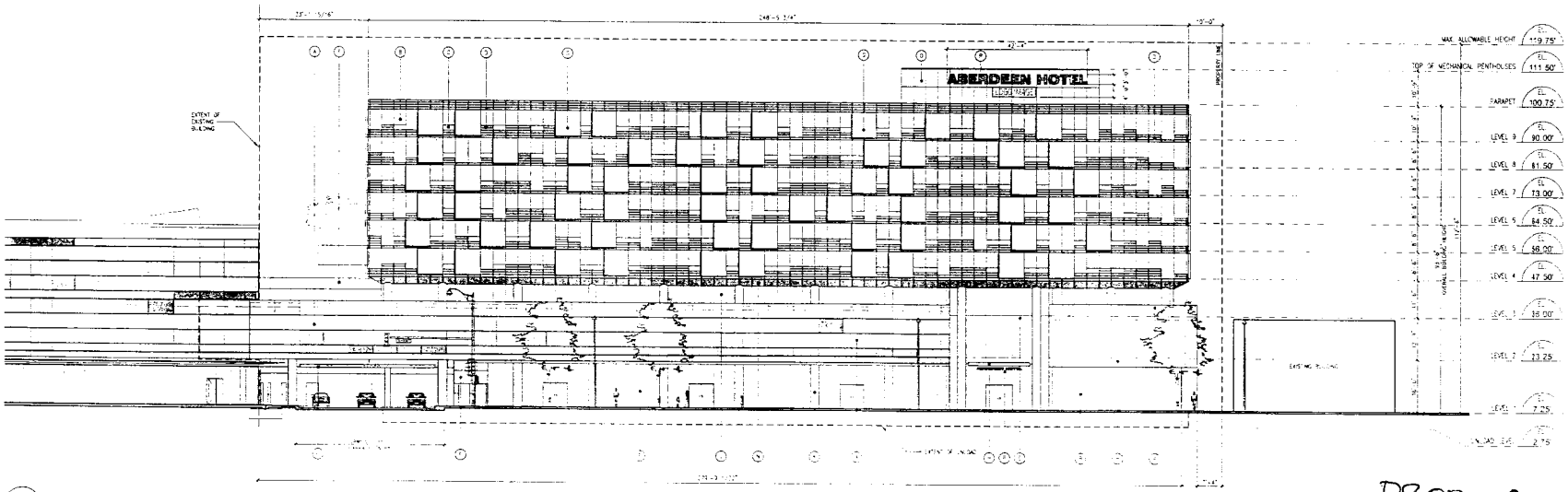
PROJECT NUMBER

REVISION 1

DRAWING NUMBER A3.01



1 EAST ELEVATION
SCALE



2 NORTH ELEVATION
SCALE

DP03 · 237856

LEGEND

1. DOUBLE GLAZED TWO FOLDS GSC CURTAIN WALL WITH VERTICAL GLASS TO MATCH CENTER
2. DOUBLE GLAZED FOUR FOLDS GSC CURTAIN WALL W. 4 TYPES GLASS
3. OPERABLE WINDOW
4. DARK ZINC METAL PANEL W CURTAIN WALL SYSTEM
5. LIGHT ZINC METAL PANEL W CURTAIN WALL SYSTEM
6. SINGLE GLAZED STOREFRONT GLAZING WITH CLEAR GLASS
7. ARCHITECTURAL CONCRETE with EXPOSED TIE HOLES AND JOINTS
8. DOUBLE GLAZED SKY WINDOW W. 4 TYPES GLASS
9. STEEL AND GLASS CANOPY
10. METAL SCREEN AROUND ROOF TOP WITH PAINTED TO MATCH ZINC PANELS
11. DOUBLE GLAZED STOREFRONT
12. ARCHITECTURAL CONCRETE COLUMN
13. METAL LOUVERS PAINTED TO MATCH ZINC PANELS
14. DOUBLE GLAZED PUNCHED WINDOWS
15. ZINC METAL SOFFIT
16. ZINC METAL PANEL
17. SIGNAGE

NO.	DESCRIPTION	DATE	CHK
3	REISSUED D.P.	07.07.29	TJ
2	REISSUED D.P.	07.07.02	TJ
1	ISSUED D.P.	07.06.06	TJ

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Xref Drawings :

DRAWN BY CHK'D SCALE

DRAWING DATE

ABERDEEN HOTEL

PROJECT

EAST ELEVATION
NORTH ELEVATION

TITLE

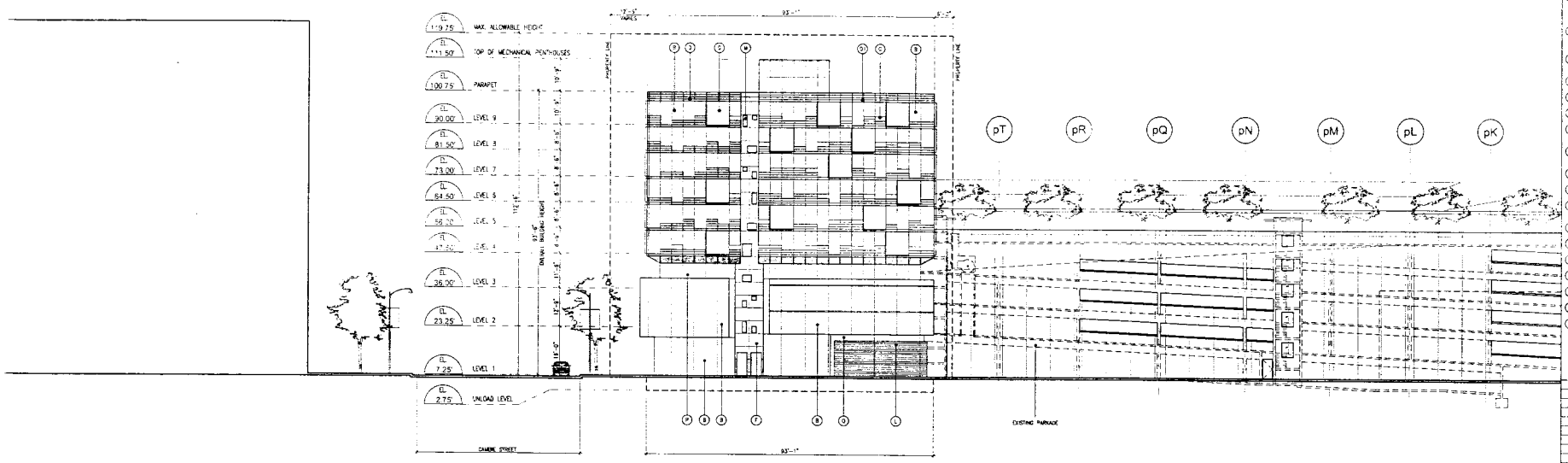
PROJECT NUMBER

DATE FILE

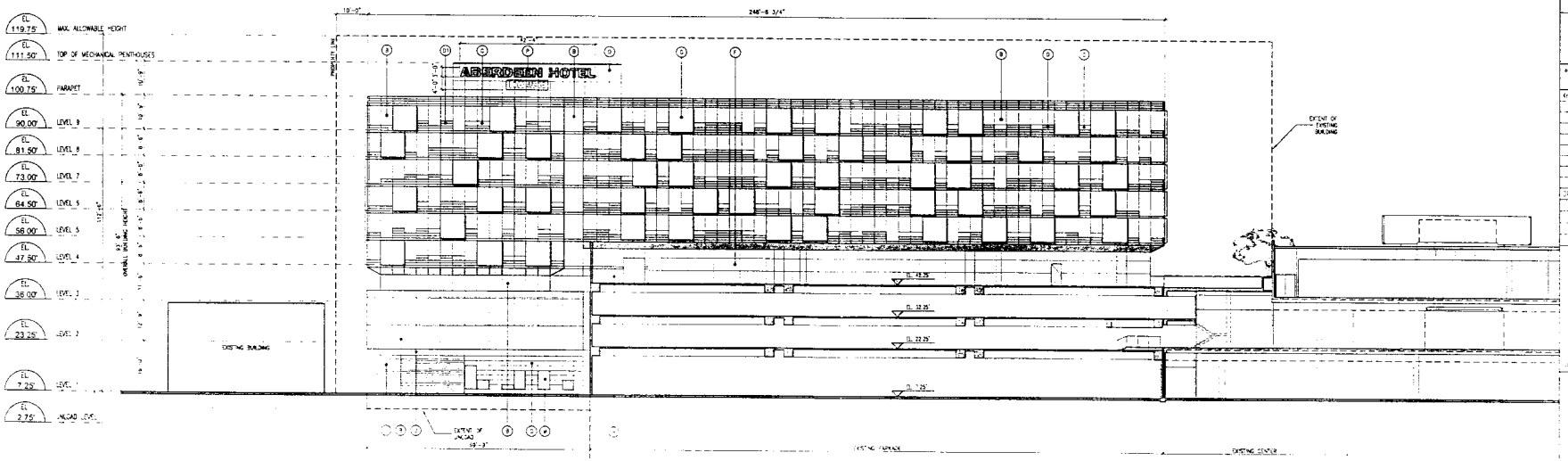
DRAWING NUMBER

1

A4.00



1 WEST ELEVATION
SCALE 1/16" = 1'



2 SOUTH ELEVATION
SCALE 1/16" = 1'

DP 03 · 037250

LEGEND

- (A) DOUBLE GLAZED TWO SIDED SSG CURTAIN WALL WITH HORIZONTAL SAPS TO MATCH CENTER
- (B) DOUBLE GLAZED FOUR SIDED SSG CURTAIN WALL c/w TINTED GLASS
- (C) OPERABLE WINDOW
- (D) DARK ZINC METAL PANEL IN CURTAIN WALL SYSTEM
- (E) LIGHT ZINC METAL PANEL IN CURTAIN WALL SYSTEM
- (F) SINGLE GLAZED STOREFRONT GLAZING WITH CLEAR GLASS
- (G) ARCHITECTURAL CONCRETE WITH EXPOSED TIE HOLES AND JOINTS
- (H) DOUBLE GLAZED BAY WINDOW c/w TINTED GLASS
- (I) STEEL AND GLASS CANOPY
- (J) METAL SCREEN AROUND ROOF TOP JUT - PAINTED TO MATCH ZINC PANELS
- (K) DOUBLE GLAZED CLERESTORY
- (L) ARCHITECTURAL CONCRETE CEILING
- (M) METAL LOUVERS PAINTED TO MATCH ZINC PANELS
- (N) DOUBLE GLAZED PUNCHED WINDOWS
- (P) ZINC METAL SOFFIT
- (Q) ZINC METAL PANEL
- (R) SIGNAGE

NO.	DESCRIPTION	DATE	CHK
3	REISSUED D.P.	03/07/29	LZ
2	REISSUED D.P.	03/07/03	LZ
1	ISSUED D.P.	02/06/04	LZ

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Ref. Drawings

DRAWN BY	CHK	NIT	SCALE
			1/16" = 1'-0"

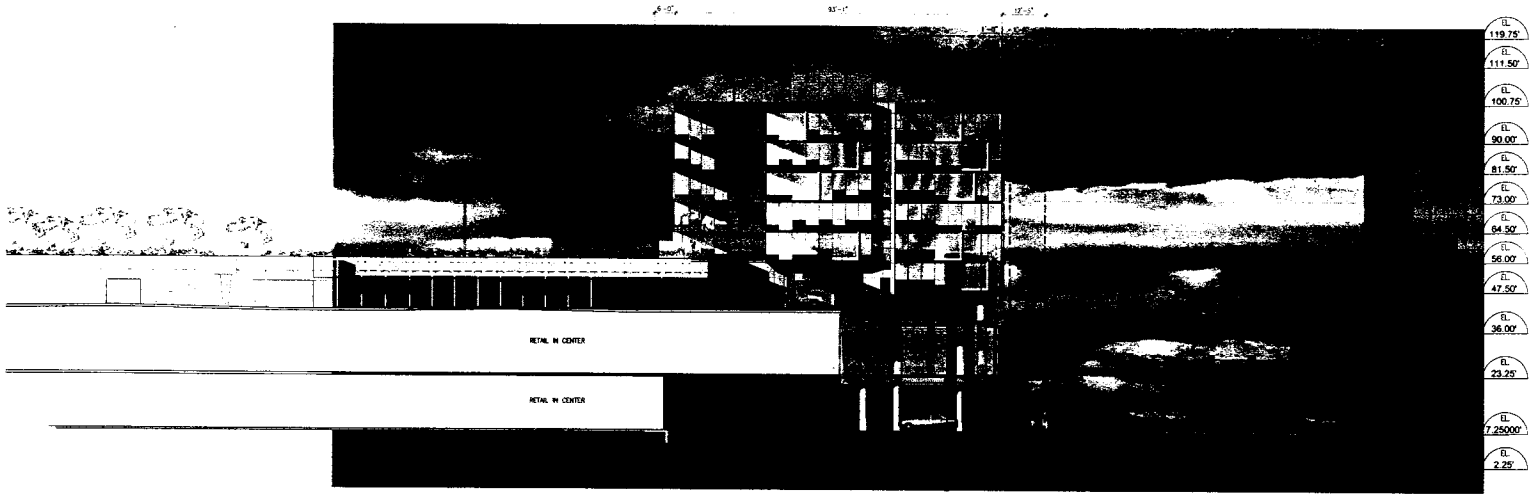
DRAWING DATE
JANUARY 29 03

ABERDEEN HOTEL

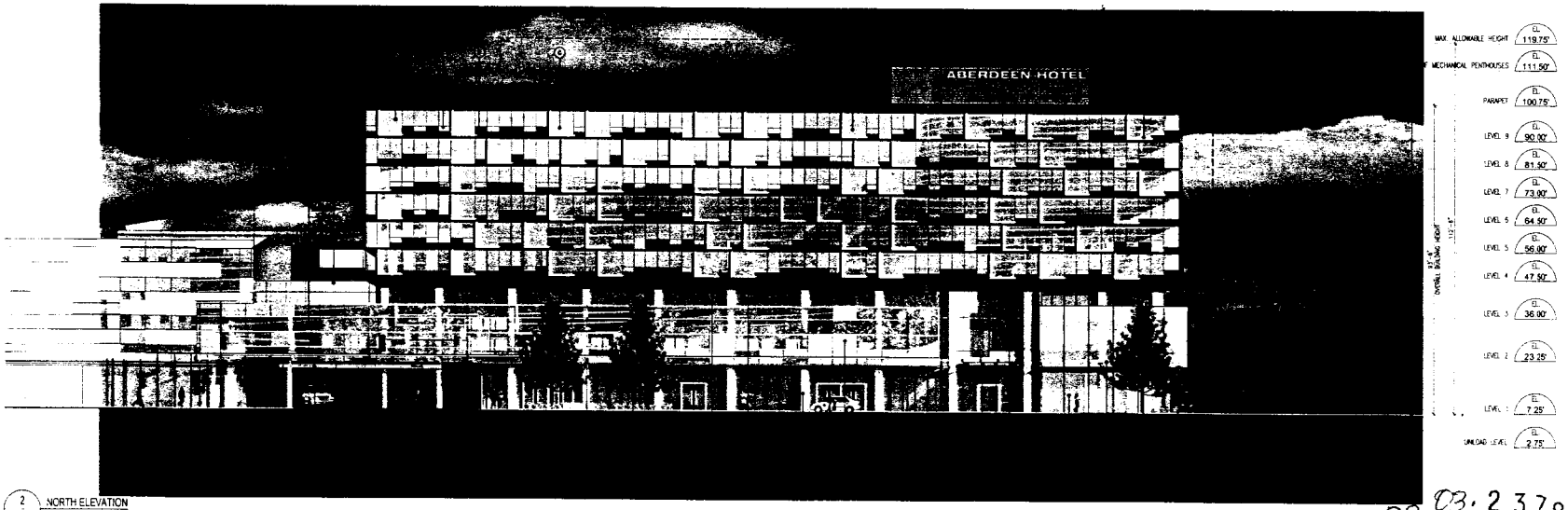
WEST ELEVATION
SOUTH ELEVATION

SHEET NUMBER 1

A4.01



1 EAST ELEVATION
SCALE 1/16" = 1'



2 NORTH ELEVATION
SCALE 1/16" = 1'

DP 03-237856

LEGEND

- (A) DOUBLE GLAZED TWO SIDED SSG CURTAIN WALL WITH HORIZONTAL CAPS TO MATCH CENTER
- (B) DOUBLE GLAZED FOUR SIDED SSG CURTAIN WALL C/W TINTED GLASS
- (C) OPERABLE WINDOW
- (D) DARK ZINC METAL PANEL IN CURTAIN WALL SYSTEM
- (D1) LIGHT ZINC METAL PANEL IN CURTAIN WALL SYSTEM
- (E) SINGLE GLAZED STOREFRONT GLAZING WITH CLEAR GLASS
- (F) ARCHITECTURAL CONCRETE WITH EXPOSED TIE HOLES AND JOINTS
- (G) DOUBLE GLAZED BAY WINDOW C/W TINTED GLASS
- (H) STEEL AND GLASS CANOPY
- (I) METAL SCREEN AROUND ROOF TOP UNIT - PAINTED TO MATCH ZINC PANELS
- (J) DOUBLE GLAZED CLERESTORY
- (K) ARCHITECTURAL CONCRETE TOP WALL
- (L) METAL LOUVERS PAINTED TO MATCH ZINC PANELS
- (M) DOUBLE GLAZED PUNCHED WINDOWS
- (N) ZINC METAL SOFFIT
- (O) ZINC METAL PANEL
- (P) SIGNAGE

NO.	DESCRIPTION	DATE	CHK
3	REISSUED D.P.	03/07/29	LZ
2	REISSUED D.P.	03/01/07	LZ
1	ISSUED D.P.	02/06/06	LZ

REVISIONS

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DRAWN BY	CHK	INIT	SCALE
			1/16" = 1'
			DRAWING DATE
			JANUARY 29 03

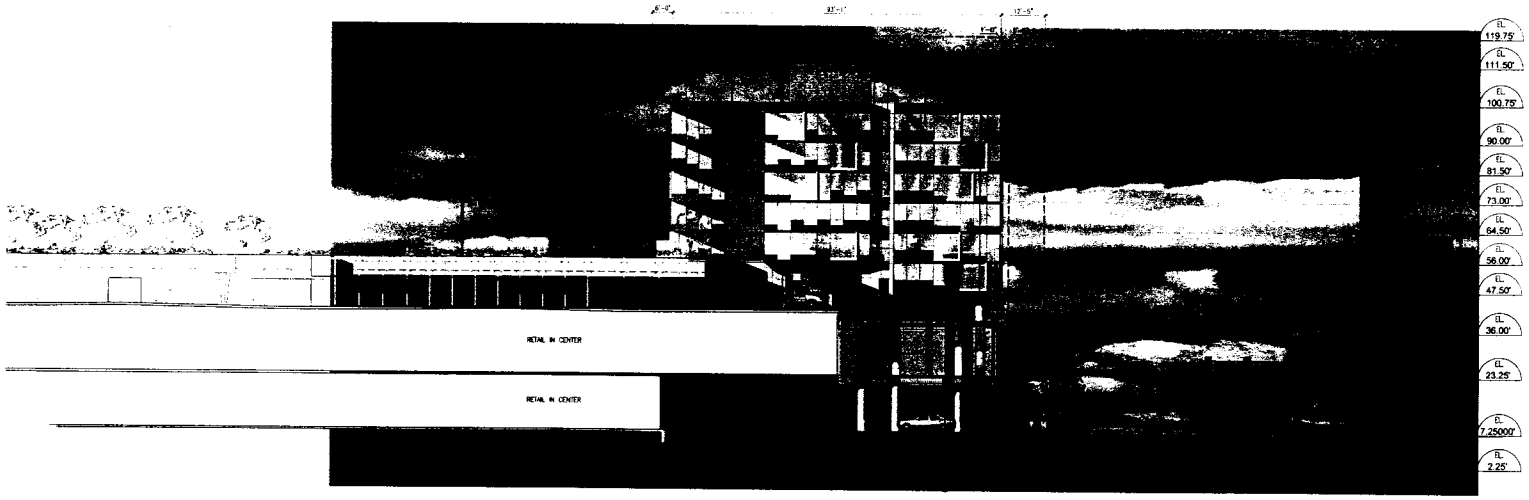
ABERDEEN HOTEL

EAST ELEVATION
NORTH ELEVATION

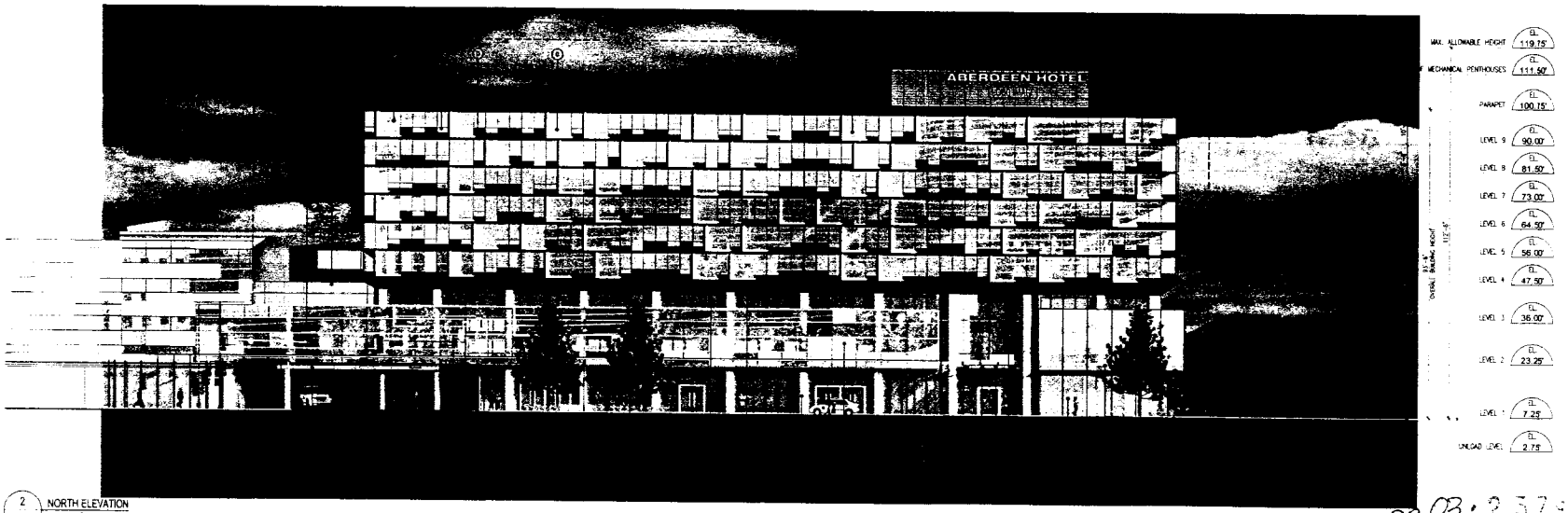
PROJECT NUMBER

SHEET NO. 1

DRAWING NUMBER A4.00



1 EAST ELEVATION
SCALE 1/16" = 1'



2 NORTH ELEVATION
SCALE 1/16" = 1'

DP 03-237

LEGEND

- (A) DOUBLE GLAZED TWO SIDED SSG CURTAIN WALL WITH HORIZONTAL CAPS TO MATCH CENTER
- (B) DOUBLE GLAZED FOUR SIDED SSG CURTAIN WALL c/w TINTED GLASS
- (C) OPERABLE WINDOW
- (D) DARK ZINC METAL PANEL IN CURTAIN WALL SYSTEM
- (D1) LIGHT ZINC METAL PANEL IN CURTAIN WALL SYSTEM
- (E) SINGLE GLAZED STOREFRONT GLAZING WITH CLEAR GLASS
- (F) ARCHITECTURAL CONCRETE WITH EXPOSED TIE HOLES AND JOINTS
- (G) DOUBLE GLAZED BAY WINDOW c/w TINTED GLASS
- (H) STEEL AND GLASS CANOPY
- (I) METAL SCREEN AROUND ROOF TOP UNIT - PAINTED TO MATCH ZINC PANELS
- (J) DOUBLE GLAZED CLERESTORY
- (K) ARCHITECTURAL CONCRETE (COLUMN)
- (L) METAL LOUVERS PAINTED TO MATCH ZINC PANELS
- (M) DOUBLE GLAZED PUNCHED WINDOWS
- (N) ZINC METAL SOFFIT
- (O) ZINC METAL PANEL
- (P) SIGNAGE

NO.	DESCRIPTION	DATE	CHK
1	REISSUED D.P.	03/07/29	LZ
2	REISSUED D.P.	03/07/02	LZ
3	ISSUED D.P.	03/06/26	LZ

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1/16" = 1'-0" Drawings

DRAWN BY CHK. INIT. SCALE
DRAWING #
JANUARY 2003

ABERDEEN HOTEL

EAST ELEVATION
NORTH ELEVATION

PROJECT NUMBER SHEET NUMBER 1
DATE
DRAWING NUMBER A4.00