



City of Richmond
Planning and Development Department

Memorandum

To: David Weber
Director, City Clerk's Office

Date: November 9, 2011

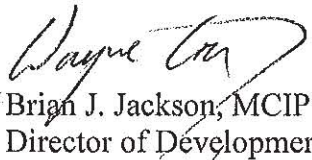
From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-561612

Re: **Application by – Abbarch Architecture Inc. for Development Permit at 10600, 10700 Cambie Road and Parcel C (PID 026-669-404)**

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meeting held on October 26, 2011.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.


Brian J. Jackson, MCIP
Director of Development

DB:blg
Att.



Development Permit Panel

Wednesday, October 26, 2011

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Terry Crowe, Manager, Policy Planning
Mike Redpath, Senior Manager, Parks

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, October 12, 2011, be adopted.

CARRIED

2. Development Permit DP 11-561612

(File Ref. No.: DP 11-561612) (REDMS No. 3358101)

APPLICANT: Abbarch Architecture Inc.

PROPERTY LOCATION: 10600, 10700 Cambie Road and Parcel C (PID 026-669-404)

INTENT OF PERMIT:

1. Permit the construction of a new Mini Cooper Automobile Dealership at 10600, 10700 Cambie Road and Parcel C (PID 026-669-404) on a site zoned "Auto-Oriented Commercial (CA)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum aisle width from 7.5m to 7.0m;
 - b) Reduce the 3.0m wide landscaped area requirements adjacent to public roads (varies to zero); and
 - c) Reduce the parking setbacks from a lot line, which abuts a road from 3m to 0m.

Development Permit Panel
Wednesday, October 26, 2011

Applicant's Comments

David O'Sheehan, Principal, Abbarch Architecture Inc., accompanied by Elsa Yip, Architect Technician, Abbarch Architecture Inc., provided the following details regarding the proposed Mini Cooper Automobile Dealership on Cambie Road, near Shell Road:

- the site is near a Holiday Inn hotel, and until recently the site had four separate buildings, two of them now demolished;
- the triangular shaped site is between Cambie Road on the north, and Hwy. 99 to the south/east, with Shell Road to the west;
- a former BMW dealership vacated the site, but a McDonald's Restaurant remains on the site, as does an existing building that will be modified for use in vehicle detailing;
- the design scheme of the proposed dealership includes design considerations provided by the Mini Cooper corporation, and the completed building will be 'funky' to reflect the Mini Cooper product;
- when the design was presented to the City's Advisory Design Panel, the applicant was advised to strengthen the proposed landscape scheme to increase the number of landscaping elements on the site;
- when the landscape design was submitted to the Ministry of Highways and Infrastructure (MOTI) the applicant received advice that existing trees on lands owned by MOTI in front of the proposed building should not be removed;
- off-street/on-site parking spaces total 97, including three handicapped stalls; customer parking stalls are situated near the dealership main entry for convenience and are compatible with McDonald's Restaurant's customer parking scheme;
- the request to vary the minimum aisle width from 7.5 metres to 7.0 metres applies to one location in the drive aisle, a location that is not the busiest part of the site, and if the variance is permitted, the reduction will not impede movement by vehicles around the building; and
- the request to vary the 3.0 metre wide landscaped area requirements adjacent to Hwy. 99 provides an opportunity to supplement the greening of the property edge, and enhance the subject site's appearance.

Panel Discussion

In response to queries, Mr. O'Sheehan advised that:

- there is overgrowth along Hwy. 99 that is not attended to on a frequent basis;
- the requested variances are a result of the unique shape of the subject site, that presents difficulties in designing a prototype building on the site;
- the request for 0 metres for the parking setbacks are driven by the geometry and configuration of the site; and a reduction in the parking setbacks from 3 metres to 0 metres will facilitate parking storage, but will not impede customer parking;

Development Permit Panel
Wednesday, October 26, 2011

- a green wall, featuring vertical panels covered with vegetation in an artistic arrangement, is situated on a portion of the east property line; signage, but no green wall, is proposed for the north façade.

Mr. O'Sheehan described the architectural form and character of the proposed dealership building and drew the Panel's attention to the following details:

- a variety of shapes and elevations give the facades some sculpturing;
- the primarily dark colour scheme featuring an exterior with a pre-finished aluminum composite panel system, accented with grey and green, provides a contemporary look, reflecting the Mini Cooper product;
- signage located on the south/east side of the building, facing Hwy. 99, features a replicated, life size Mini Cooper that appears to be coming out of the building; this is surrounded by LED lighting;
- glazed doors and windows define the showroom component of the proposed dealership; and
- regular signage is featured at the building's main entry, with LED lighting used at different locations in the building to provide a sense of 'playfulness'.

Ms. Yip added that a solar rooftop on the main building, featuring over 100 panels, greens the building.

In response to the Chair's inquiry, Ms. Yip added that the solar panel rooftop element will not be unsightly as the panel arrays will be boxed in, to make them appear to be an extension of the building.

Mary Chan, Landscape Architect with DMG Landscape Architects, described the landscape design and highlighting the following details:

- the existing landscaping at the McDonald's Restaurant site will not be changed;
- a landscaped island near the dealership main entry will be enhanced, and supplemented with additional trees;
- Katsura trees, as well as yellow foliage trees, will add variety to the site;
- additional evergreen and coniferous trees are part of the landscaping plan, as are ornamental grasses and shrubs, including drought tolerant planting material; and
- new canopy trees will be featured along the Hwy. 99 frontage.

In response to a query regarding the request to reduce the 3.0 metre wide landscaped area requirements adjacent to public roads to 0 metres, Ms. Chan advised that the 0 metre location was a 'pinch point' and did not extend along the length of the Hwy. 99 frontage.

Development Permit Panel
Wednesday, October 26, 2011

Brian J. Jackson, Director of Development, further advised that: (i) there is an existing 0 metre setback condition also the west of the smaller, existing building; and (ii) the requested 0 metre setback fronting Hwy. 99 would be mitigated with extra vertical green elements to provide a more appealing view for drivers on the highway who would not see shrubs, if shrubs were planted there.

Ms. Chan then added the following information as part of her presentation:

- decorative, permeable pavers are featured on the pedestrian walkways, to delineate them from driving surfaces and to provide a traffic calming measure; permeable pavers used on parking stall surfaces reduce site runoff; and
- trees along Cambie Road, including Austrian Pines, are: (i) well established; (ii) will be maintained; and (iii) will provide a generous canopy.

In response to the Chair's inquiry, the design team advised that the applicant uses a green wall designer who specializes in this type of vertical landscaping. The green wall will feature a variety of plant material changed throughout the year, to add seasonal appeal.

Staff Comments

Mr. Jackson advised that staff supports the application. He noted that, in terms of what existed on the subject site before two of the former buildings on the site were torn down, the previous owners had been parking on MOTI property, substantially encroaching along Hwy. 99 frontage.

To mitigate this situation, staff wanted a significant improvement, and recognizing that (i) a number of cars had to be parked there, and (ii) trucks had to access the site, the plan represents the best achievement for improving upon the past parking situation, with the addition of a significant amount of landscaping along Hwy. 99.

As noted during the discussion, in a couple of locations, the parking setbacks from the lot line that abuts the highway reduces to 0 metres, but in other locations the setback is more generous. Staff is satisfied with the response the applicant had to that set of variances.

Mr. Jackson stated that the minimum drive aisle width variance is very minor, and very localized.

He drew the Panel's attention to the energy efficient features of the design, including the solar panels and water infiltration pavers, and added that although the applicant is not required to do so, the applicant proposes an electric vehicle charge station on site.

Mr. Jackson concluded his remarks by stating that the applicant's building design, construction materials, and the colour scheme respond well to a challenging site. He added that the 'funky' design of the dealership would enhance the Cambie Road/Shell Road/Hwy. 99 location.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair stated that the applicant had done a good job on a site that presented physical constraints. He commended the applicant on the sustainability elements and the number of landscaping elements.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a new Mini Cooper Automobile Dealership at 10600, 10700 Cambie Road and Parcel C (PID 026-669-404) on a site zoned "Auto-Oriented Commercial (CA)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum aisle width from 7.5m to 7.0m;*
 - b) *reduce the 3.0m wide landscaped area requirements adjacent to public roads (varies to zero); and*
 - c) *reduce the parking setbacks from a lot line which abuts a road from 3m to 0m.*

CARRIED

3. Development Variance Permit 11-586308
(File Ref. No.: DV 11-586308) (REDMS No. 3311399)

APPLICANT: Rashpal Walia
PROPERTY LOCATION: 8200 Claybrook Road
INTENT OF PERMIT:

To vary the provisions of Richmond Zoning Bylaw 8500 to vary the exterior side yard setback from 3.0 m to 1.2 m in order to permit the construction of a new single-family dwelling at 8200 Claybrook Road on a site zoned Single Detached (RS1/E).

Applicant's Comments

Applicant Rashpal Walia, 4831 Tilton Road, advised that the single-family dwelling he proposes for 8200 Claybrook Road was originally designed to front Cobden Road, but when he learned that the City's Parks Department desires to incorporate this road end into Grauer Park, the design plans for the proposed residence were changed. The new plan calls for the proposed dwelling to front onto Claybrook Road.



To: Development Permit Panel

From: Brian J. Jackson, MCIP
Director of Development

Re: **Application by Abbarch Architecture Inc. for a Development Permit at 10600,
10700 Cambie Road and Parcel C (PID 026-669-404)**

To: D.P.P. Meeting. Oct. 26, 2011

Date: October 6, 2011

File: DP 11-561612

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a new Mini Cooper Automobile Dealership at 10600, 10700 Cambie Road and Parcel C (PID 026-669-404) on a site zoned "Auto-Oriented Commercial (CA)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum aisle width from 7.5m to 7.0m;
 - b) Reduce the 3.0m wide landscaped area requirements adjacent to public roads (varies to zero); and
 - c) Reduce the parking setbacks from a lot line which abuts a road from 3m to 0m.

Brian J. Jackson, MCIP
Director of Development

BJJ:dcb
Att. 3

Staff Report

Origin

Abbarch Architecture Inc. has applied to the City of Richmond for permission to develop a new Mini Cooper Automobile Dealership at 10600, 10700 Cambie Road and Parcel C (PID 026-669-404).

The site is being rezoned from "Auto-Oriented Commercial (CA)", "Gas & Service Stations (CG1)" & "Industrial Retail (IR1)" to "Auto-Oriented Commercial (CA)" for this project under Bylaw 8808 (RZ 11-561611 pending).

Requirements for frontage and signalization improvements are a requirement of the Rezoning conditions but will not require a Servicing Agreement. The improvements will include sidewalk and landscape strip improvements between the Cambie Road overpass and the St. Edwards Drive intersection. The existing signals at the Cambie Road and St. Edwards Drive intersection will also be upgraded with accessible audible pedestrian signals. Illuminated street name signs will be added on all approaches. No other utility service upgrades are required for this development.

Development Information

The development proposal is to replace two of the four buildings on the site with a single new 1,806.87 m² (19,448.85 ft²) building for the new Mini Cooper Dealership. The two buildings to be replaced have recently been demolished as part of the site preparation. A third existing 527.45 m² (5,677.29 ft²) building will be modified for use in vehicle preparation and detailing (PDI Centre).

The fourth building currently is used as a McDonald's restaurant. This use is expected to continue for the time being.

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

Background

Aside from the McDonald's restaurant component, the subject property had been used by the proponent for vehicle sales and storage for a number of years up to the point when site preparation activities commenced. Various easements exist on title ensuring the access and parking rights associated with the restaurant use. These have been factored into the redevelopment planning for the site.

Amendments to both the Official Community Plan and the site's Zoning to accommodate the proposed dealership upgrade and expansion are being addressed through a separate Rezoning application (RZ 11-561611).

Development surrounding the subject site is as follows:

To the North: On the north side of Cambie Road are offices on a site zoned Industrial Business Park (IB1) and a motel business on a site zoned "Auto-Oriented Commercial (CA)".

To the East: A Holiday Inn hotel (Jordan Hotel Corp.) on a parcel zoned “Auto-Oriented Commercial (CA)” and “Gas & Service Stations (CG1)” and the BMW dealership on a site zoned “Auto-Oriented Commercial (CA)”.

To the South & West: An on-ramp to Highway 99 from Shell Road and Highway 99 itself.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

Development Signage

The proponent’s submission incorporates three identification signs, one of which will include three-dimensional fibreglass Mini vehicle model and LED lighting. Because of the unique nature of the signs they have been incorporated into the design review. The Advisory Design Panel was asked to review and provide comment on the proposed identification signs. The Panel’s comments appear later in this report. Inclusion within the Development Permit review process will expedite Sign Bylaw reviews and approvals. It is noted, however, that Provincial regulations can over-ride local government approvals for signage impacting Highway 99 should there be any potential for driver distractions. Preliminary comments by Ministry of Highways and Infrastructure (MOTI) staff suggest that the proposed signage will be acceptable to Highways.

Green Walls Features

The application incorporates a green wall feature into the Mini building design. The proposed green wall features are vertical panels mounted on the outside south facing façade of the Mini building. These vertical panels will be covered with vegetation in an artistic arrangement.

The original plan put forward by the proponent included a second green wall along the north face of the existing PDI building. The positioning of this second green wall would have meant that a row of existing trees on lands owned by MOTI in front of the building would have had to be removed. The Advisory Design Panel provided comment on the green walls but did note that unless the existing trees on the MOTI lands are removed then the green wall feature may not be viable. The Panel did not have concerns with removal of the adjacent trees with appropriate compensation. After considering their options, the proponent has removed the green wall from the front of the PDI building and the trees on the MOTI lands are to remain.

Site Landscaping

The Rezoning submission included only a preliminary landscape plan. The Advisory Design Panel and staff worked with the applicant to both reduce the extent of the variances and enhance and strengthen the proposed landscape scheme. The Panel also provided suggestions for strengthening the development’s sustainability package.

The Public Hearing for the rezoning of this site is scheduled for October 17th, 2011. Staff will advise on any concerns raised and any adjustments to the plans should they be required.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject

Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Auto-Oriented Commercial (CA) Zoning schedule except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

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

- 1) Reduce the minimum aisle width from 7.5m to 7.0m.
 - This will apply to only a single pinch point on the site. All the remaining drive aisle will meet City standards. Transportation staff have reviewed this specific pinch point and support the variance.
- 2) Reduce the 3.0m wide landscaped area requirements adjacent to public roads (varies to zero).
- 3) Reduce the parking setbacks from a lot line which abuts a road from 3m to 0m.

Staff supports the proposed variances as the applicant has worked to minimize the extent of the three variances being requested, some of which arise from the site's physical constraints and existing conditions on the site. The original landscaping plan has been refined and strengthened with increased quantities of trees and shrubs, permeable pavers have been added to reduce storm run off. Views from Cambie Road are very limited given a row of existing trees between the Cambie Road overpass and the subject site plus the location of both the existing PDI building and the McDonalds restaurant. Staff note that the owners have also made a significant effort to incorporate a sustainability package into the development proposal which will include an electric vehicle charge station (see **Attachment 3** for an example image), permeable pavers to enhance storm water infiltration and reduce site runoff and a 160 solar panel rooftop array to reduce the electrical needs of the site. These efforts were also adjusted to respond to suggestions made by the Advisory Design Panel.

Advisory Design Panel Comments

The Advisory Design Panel reviewed the application on September 8, 2011. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Ministry of Transportation and Infrastructure Rezoning Comments:

The Ministry of Transportation and Infrastructure provided the following comments in response to the Richmond Mini Rezoning application:

"As the subject properties are within immediate proximity to a Provincial Highway, the Rezoning application was referred to the Ministry for review. No objections were raised by MOTI however the following conditions were identified:

1. Pursuant to Section 16 of the Transportation Act any installation which may distract a vehicle operator including development signage or lighting shall not be directed toward Highway 99.

2. All storm water to be directed to a municipally maintained storm drainage system. Development discharge will not be permitted to enter the Provincial highway right-of-way via pipe or overland drainage channel.
3. The supply and installation of a 1.8 meter high chain link fence located at the property line along the entire frontage with Highway 99.
4. No parking on the highway right-of-way.
5. No direct access to Highway 99.
6. No landscaping or associated works on the highway right-of-way.”

The application under review addresses each of the conditions identified by MOTI.

Urban Design and Site Planning:

- This is a tight and triangular shaped site constrained with pre-existing buildings, pre-existing uses (i.e. McDonalds) and various legal easements (i.e. access and parking for the restaurant) all of which influence the site layout and design.
- The new Mini Building main floor will meet the City’s flood construction elevation requirement of 2.1m GSC. Existing building slab elevations will be retained at 1.96m GSC.
- Existing onsite grade differences will be levelled out across the development site making vehicle and pedestrian movement easier.
- The layout will provide reasonable vehicle and pedestrian flow through and around the site.
- Accommodation has been made for delivery vehicle parking at the rear of the Mini building.
- The new development is not expected to negatively impact the existing McDonalds operations and will provide them with a new garbage and recycling facility.

Adjacency:

- The development site presents itself toward Highway 99, Cambie Rd. and to the adjacent Holiday Inn and McDonalds. The proponent’s proposal is to have Mini identification signage and several green wall panels facing Highway 99.
- From the Holiday Inn the view will be primarily of the Mini dealership’s front building face.
- Roof top solar panel arrays will be partially boxed in to make them appear like an extension of the building. From street level only a small portion of the solar array will be visible due to a 1 foot high parapet.

Architectural Form and Character:

- The new Mini building will be two storeys in height and will contain a vehicle show room and offices at its eastern end. The western end of the Mini building will contain a vehicle service area and car wash.
- The showroom area will have large windows allowing good light penetration. Service bay doors will be primarily glazed overhead doors with one insulated metal overhead door. A row of windows overtop the service area on both the northern and southern sides of the building will provide natural lighting to the service area interior.

- The exterior finish of the new Mini building will be covered with a black pre-finished aluminium composite panel system accented by green coloured metal composite panel bands.
- The existing PDI building will be given a new metal charcoal roof and undergo several modifications to the overhead door arrangement. The overhead doors will be insulated metal with a row of windows on each door. The exterior of the building will consist of black pre-finished aluminium composite panels to match the new building. In response to a request by the Advisory Design Panel the two ends of the building will be squared off with gables to give a stronger visual link to the flat roofed shape of the new Mini building.
- Three identification/logo signs have been incorporated into the building design. The Mini sign on the south facing (Highway 99) side of the Mini building will be a 3 D relief sign containing a near full size fibreglass representation of a Mini automobile. The signage facing Highway 99 has been reviewed by MOTI and no objections have been raised. The other two signs will be more conventional signs on the sides of two of the buildings.
- The project includes a public art/ vertical landscaping feature on the south facing on new Mini building where four green wall panels will be created. These panels will have good exposure to the sun and to Highway 99.

Landscaping and Open Space Design:

- The plan includes a clearly demarcated pedestrian linkage from the site entrance to the Mini Dealership front entrance.
- A screened trash recycling facility dedicated for the restaurant use is located off the east end of the PDI Centre building.
- Trash / recycling for the Mini building is enclosed within the western end of the building.
- Handicapped stalls are well placed near front entrance of the Mini building.
- Tree retention is currently proposed along the Cambie Rd. overpass frontage. Some trimming may be required to accommodate the project.
- The proposal addresses MOTI's requirements for keeping all landscaping on site.
- Measures have been proposed to ensure that site lighting meets MOTI requirements regarding control of stray light, and excluding animated lighting facing the highway.
- Permeable pavers have been incorporated along the pedestrian walkway and vehicle parking areas in front of the Mini building to improve storm water infiltration and enhance the upscale appearance of the facility.

Crime Prevention Through Environmental Design:

- The front of the Mini building and the PDI building will be relatively open providing reasonable line of site/surveillance from the Holiday Inn and the McDonalds locations.

Conclusions

The Advisory Design Panel and staff have reviewed the Development Permit application proposing a new Mini-Cooper automobile dealership at 10600, 10700 Cambie Road and Parcel C (PID 026-669-404). Based on the design review both the Advisory Design Panel and staff are recommending that the application be supported.



David Brownlee
Planner 2

DCB:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$55,991.25.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Division

DP 11-561612 **Attachment 1**

Address: 10600, 10700 Cambie Road and Parcel C (PID 026-669-404)

Applicant: Abbarch Architecture Inc. Owner: Pacific Grove Plaza Inc.

Planning Area(s): East Cambie

Floor Area Gross: Gross: 8857.3 m² Floor Area Net: approximately 8854.3 m² after corner cut dedications

	Existing	Proposed
Site Area:	8857.3 m ²	8857.3 m ² less a minor corner cut (1.5m x 1.5m deep) at Cambie & St. Edwards Intersection. Exact area TBD with consolidation plan.
Land Uses:	Automobile Dealership and Restaurant	Same
OCP Designation:	Commercial Two lots (10600 Cambie and Parcel C PID 026-669-404) without OCP designation (former MOTI road parcels)	Commercial
Zoning:	Commercial Two lots (10600 Cambie and Parcel C PID 026-669-404) without OCP designation (former MOTI road parcels)	Commercial
Number of Units:	Auto Oriented Commercial (CA), Gas & Service Stations (CG1) & Industrial Retail (IR1)	Auto-oriented Commercial (CA)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.30	none permitted
Lot Coverage – Building:	Max. 50%	27%	none
Lot Size (min. dimensions):	NA	NA	none
Setback – Front and Exterior Side Yard (m):	Min. 3.0 m	Frontage: 7.5 m Exterior Side: 0 m pre-existing	none
Setback – Interior Side & Rear Yards (m):	Min. 3.0 m	Interior Side: 7.535 m Min. Rear Min. 7.75 m	none

Height (m):	12.0 m	11.6 m max	none
Off-street Parking Spaces	94	Total 98 including: 50 Std. Stalls 45 Sm Stalls 3 Handicapped Stalls	none
Tandem Parking Spaces	allowed	6 stalls	none
Loading Spaces	1 medium	1 medium	none
Minimum Aisle Width	7.5m	7 to 8 m reduction applies to one location only	variance
Width of Landscaping Adjacent to Public Roads	3.0m	Will vary to zero	variance
Parking Setbacks From Lot Line Adjacent to Public Roads	3.0m	3.0m to zero	variance

**Excerpt from the Minutes from
The Design Panel Meeting**

**Thursday, September 8, 2011 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

3. DP 11-561612 – DEVELOPMENT OF A NEW RICHMOND MINI AUTOMOBILE DEALERSHIP

ARCHITECT: Abbarch Architecture Inc.

PROPERTY LOCATION: 10700, 10600 Cambie Road and Parcel C (PID026-669-404)

Panel Discussion

Comments from the Panel were as follows:

- ensure that amenities for staff and customers with disabilities are fully accessible;
- corporate landscape has certain practicality; landscaping can be used for niche marketing and to establish the identity of the MINI dealership; consider ways of differentiating the parking area and the drive aisle and incorporating sustainability features as they will appeal to the potential customers of MINI; will help in the marketing of the product;
- consider introducing green roof to slow down water elements;
- consider introducing trellises or gazebos to serve as outdoor meeting places for MINI staff and customers particularly at the Cambie Road/Highway 99 corner;
- convey the sense of the building and carry the Mini cache into the landscape through detailing, lighting, use of drought tolerant vegetation and articulating the edges; will help create an image for the dealership and pursue its sustainability goals;
- consider ways of creating an interesting edge, e.g., partial screening of vehicles on display rather than a whole row of cars; may appeal to intended customers of MINI;
- recognize that MINI dealership guidelines are stringent; signage on PDI Building reads as an extension of the fascia; consider removal of trees to make signage visible; alternatively, consider putting a box around the signage to increase its presence; corner needs to be further emphasized;
- southeast corner of the new building requires strengthening; considering using the signage to strengthen the corner; a more visible sign is needed near an active part of the highway where vehicles move in high speeds;
- typical design for auto dealership; building has corporate character; consider ways of introducing more human elements and integration of landscaping with the building design;

- consider introducing public art and follow the City's public art process; integrate public art into the development of the green wall;
- consider how to integrate the hipped roof of the existing building and the flat roof of the proposed new building;
- building materiality is appropriate for its context;
- consider removing the fence along Highway 99 and replace with barrier planting to display the edge in a friendlier and manicured manner;
- removal of trees on the north side is not a concern; understand its rationale;
- concern green walls can be unsustainable in terms of their irrigation needs and maintenance requirements;
- agree with comments with regard to hipped roof of the PDI Building; consider means of extending the signage on the PDI Building to integrate with the facade;
- consider planting more of existing trees in the site to provide a better sense of unity in the development and more shade in the parking areas; and
- permeable paving has big impact on storm water management; suggest richer and more sophisticated paving materials in front of the customer service area to provide emphasis; consider differentiating the parking area from the drive aisle.

Panel Decision

It was moved and seconded

That DP 11-561612 move forward to the Development Permit Panel subject to the applicant addressing the items discussed by the Panel, including the items highlighted below:

1. design development to the PDI Building: a) enhancing its signage and b) integrating its hipped roof expression with the proposed development;

[ABBARCH] Enhancing the signage is addressed below. Gable ends have been added to each end of the PDI building to give it a more squared off appearance closer to the shape and design of the Mini building. The charcoal colored metal roofing has been carried across the new gable ends so that they blend seamlessly into the overall roof appearance.

2. design development to the south[west] corner of the new building being proposed;

[ABBARCH] Comments by the Panel in regards to the design development of the sign at southwest corner of the new building being proposed have been reviewed and considered by the client and our design team. The size of the carbon fibre model on the proposed sign is predetermined to replicate a life sized mini vehicle and being shipped from Europe by the parent company. The local dealership is not able to adjust the size of the model.

3. consider enhancing the sustainability features of the buildings and landscape elements;

[ABBARCH] Comments by the Panel in regards to enhancing the sustainability features of the buildings and landscape elements have been reviewed and considered by the client and our design team. More plants selections, permeable paving and approximately 160 solar panels have been added to the MINI building and to the site. Please refer to attached Site Plan #1, Landscape Plan #3 and Exterior Elevations Plan #4.

4. ensure full accessibility of amenities for staff and customers with disabilities; and

[ABBARCH] Abbarch has ensured full accessibility of amenities for staff and customers with disabilities.

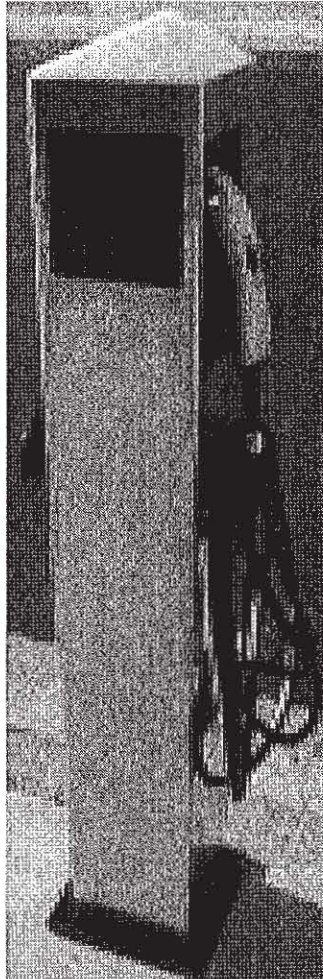
5. consider removing the fence along Highway 99 and replacing it with barrier planting.

[ABBARCH] A 1.8 meter high chain link fence [has been provided] along the southern property line separating the MINI site from Hwy 99 as requested by the Ministry of Transportation and Infrastructure (MOTI). Trees will remain as is from the MOTI lands along Cambie Road.

CARRIED



EVCA Electric Vehicle Charging Stations



**EV-Charge America Ground Mount (Bollard)
Level II Charging Station
Part Number EV2101
with SAE J1772 Connector**

EV-Charge America Charge Net™

*With GridPoint™
Advanced Vehicle-to-Grid
Communication Software*

Physical Characteristics:

- Level II - 240VAC - 40A
- Height: 1270 mm / 50 inches
- Width: 203 mm / 8 inches
- Depth: 203 mm / 8 inches
- Weight: 20.4 kg / 85 lbs.
- Built in Smart Meter
- Part Number: EV2101

*Also available in Pole Mount
and Wall Mount Versions*

EV-ChargeAmerica®

9030 W. Sahara Ave., Suite 125

Las Vegas, NV 89117

Email: info@EV-ChargeAmerica.com

Phone: (702) 696-1600

FAX: (866) 941-6819

Web site: www.EV-ChargeAmerica.com



No. DP 11-561612

To the Holder: ABBARCH ARCHITECTURE INC.

Property Address: 10600, 10700 CAMBIE ROAD AND
PARCEL C (PID 026-669-404)

Address: C/O BRIAN SHELOFF
1830 BENTALL ONE, 505 BURRARD STREET, BOX 79
VANCOUVER, B.C. V7X 1M6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum aisle width from 7.5m to 7.0m;
 - b) Reduce the 3.0m wide landscaped area requirements adjacent to public roads (varies to zero); and
 - c) Reduce the parking setbacks from a lot line which abuts a road from 3m to 0m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4a attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$55,991.25. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 11-561612

To the Holder: ABBARCH ARCHITECTURE INC.
Property Address: 10600, 10700 CAMBIE ROAD AND
 PARCEL C (PID 026-669-404)
Address: C/O BRIAN SHELOFF
 1830 BENTALL ONE, 505 BURRARD STREET, BOX 79
 VANCOUVER, B.C. V7X 1M6

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

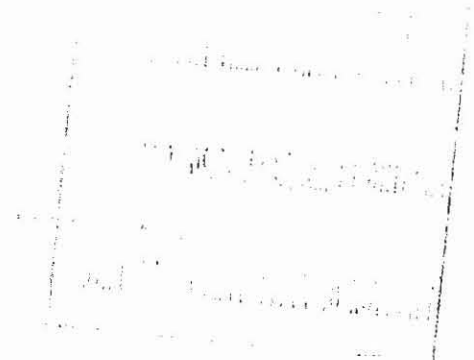
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

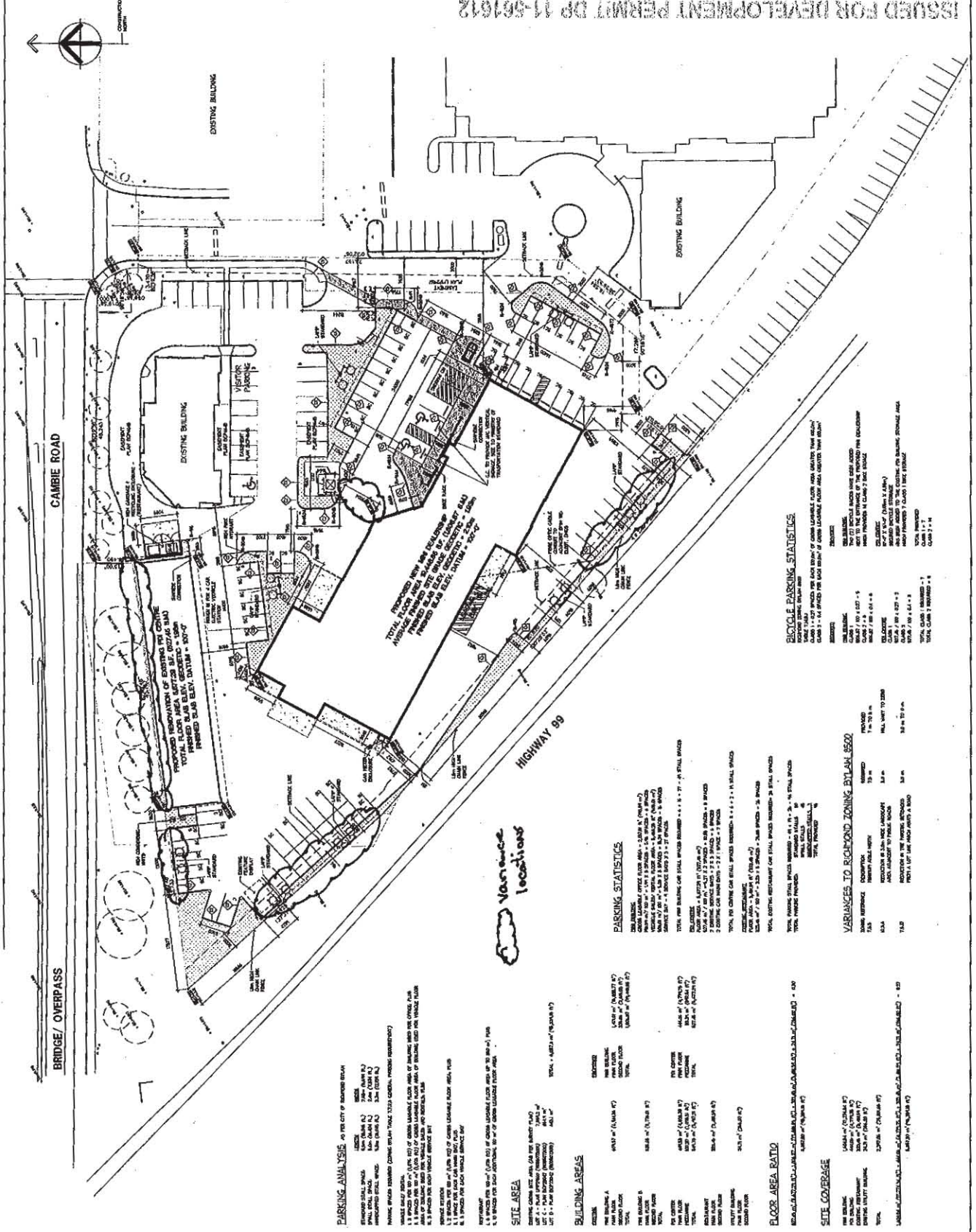
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



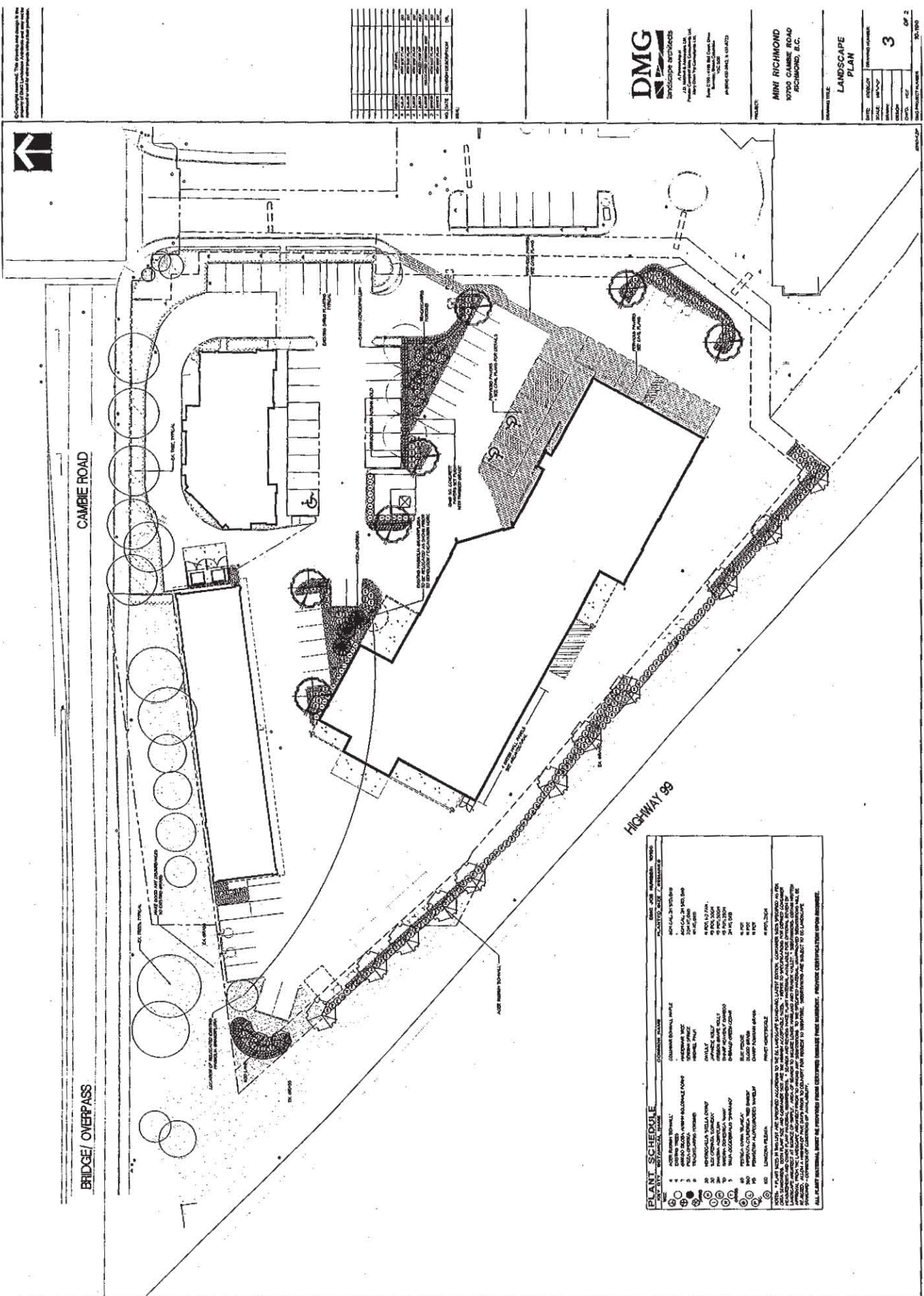
<p>ISSUED FOR DEVELOPMENT PERMIT DP 11-561612</p> <p>CONTRACT NO. 11-561612</p>	
<p>DATE: 10/28/11</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: 11-561612</p> <p>CLIENT: ARABARCH ARCHITECTURE, INC.</p> <p>11561612</p>	<p>PROPOSED SITE PLAN</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DATE: 10/28/11</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>



<p>PARKING ANALYSIS - IN THE CITY OF VANCOUVER</p> <p>EXISTING TOTAL SPACES: 100</p> <p>PROPOSED TOTAL SPACES: 150</p> <p>NET GAIN: 50 SPACES</p>	<p>PARKING STATISTICS</p> <p>TYPE: 100% OFF-STREET</p> <p>PERCENTAGE: 100%</p>	<p>VARIANCES TO ZONING BY-LAW 8552</p> <p>1. MAXIMUM FLOOR AREA: 10,000 SQ. METERS</p> <p>2. MAXIMUM HEIGHT: 10 METERS</p> <p>3. MAXIMUM LOT AREA: 1,000 SQ. METERS</p>
<p>PROPOSED BUILDING STATISTICS</p> <p>FLOOR AREA: 10,000 SQ. METERS</p> <p>FLOOR AREA RATIO: 0.5</p>	<p>BUILDING AREAS</p> <p>TYPE: 100% OFF-STREET</p> <p>PERCENTAGE: 100%</p>	<p>SITE COVERAGE</p> <p>TYPE: 100% OFF-STREET</p> <p>PERCENTAGE: 100%</p>

ARABARCH ARCHITECTURE, INC. 11561612

11561612



PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	COMMON NAME	DATE	SIZE	REMARKS
1	(Symbol)	ACER FRAXINUS	RED BARKED DOGWOOD	10/12/11	12"	
2	(Symbol)	AMELANORHIZON	WINTER GREEN	10/12/11	12"	
3	(Symbol)	ARTEMISA	ARTEMISA	10/12/11	12"	
4	(Symbol)	BEYONIA	BEYONIA	10/12/11	12"	
5	(Symbol)	BRUNELLA	BRUNELLA	10/12/11	12"	
6	(Symbol)	CHAMAELIRIUM	CHAMAELIRIUM	10/12/11	12"	
7	(Symbol)	DIANTHUS	DIANTHUS	10/12/11	12"	
8	(Symbol)	ERIGONUM	ERIGONUM	10/12/11	12"	
9	(Symbol)	GERANIUM	GERANIUM	10/12/11	12"	
10	(Symbol)	HELIOPSIS	HELIOPSIS	10/12/11	12"	
11	(Symbol)	IMPATIENS	IMPATIENS	10/12/11	12"	
12	(Symbol)	LEUCOPHYLLON	LEUCOPHYLLON	10/12/11	12"	
13	(Symbol)	LILOPSIS	LILOPSIS	10/12/11	12"	
14	(Symbol)	MONARDELLA	MONARDELLA	10/12/11	12"	
15	(Symbol)	ORIBYSSIPETALUM	ORIBYSSIPETALUM	10/12/11	12"	
16	(Symbol)	PERITHECIUM	PERITHECIUM	10/12/11	12"	
17	(Symbol)	PHLOX	PHLOX	10/12/11	12"	
18	(Symbol)	RUPESTRIS	RUPESTRIS	10/12/11	12"	
19	(Symbol)	TRICHOLOMUM	TRICHOLOMUM	10/12/11	12"	
20	(Symbol)	VERONICA	VERONICA	10/12/11	12"	
21	(Symbol)	YUCCA	YUCCA	10/12/11	12"	

(Note: The above table is a simplified representation of the content in the image. The actual image contains a much more detailed and dense plant schedule with many more entries.)

DMG
 LANDSCAPE SERVICES
 11561612

MINI RICHMOND
 1700 CAMBIE ROAD
 RICHMOND, L.C.

LANDSCAPE PLAN

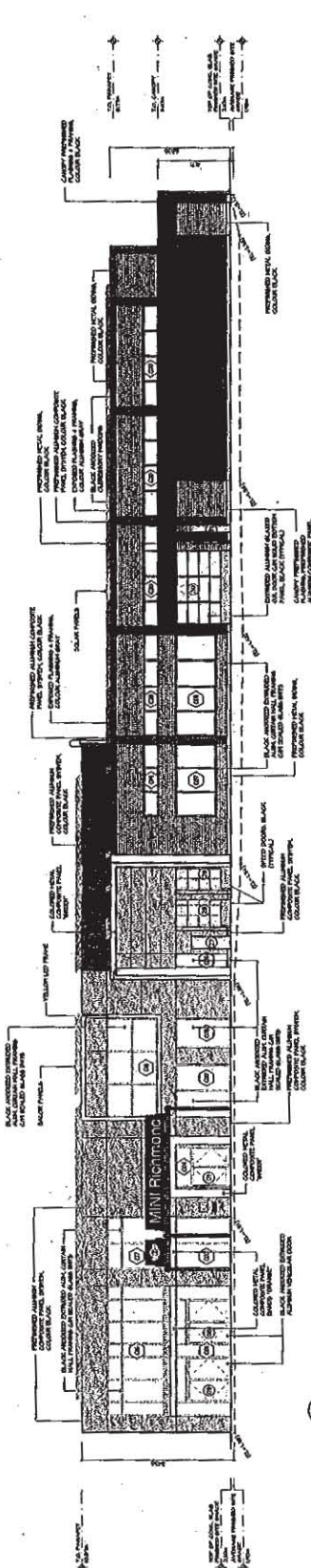
DATE: 10/26/11
 SCALE: 1/8" = 1'-0"
 SHEET: 3 OF 2

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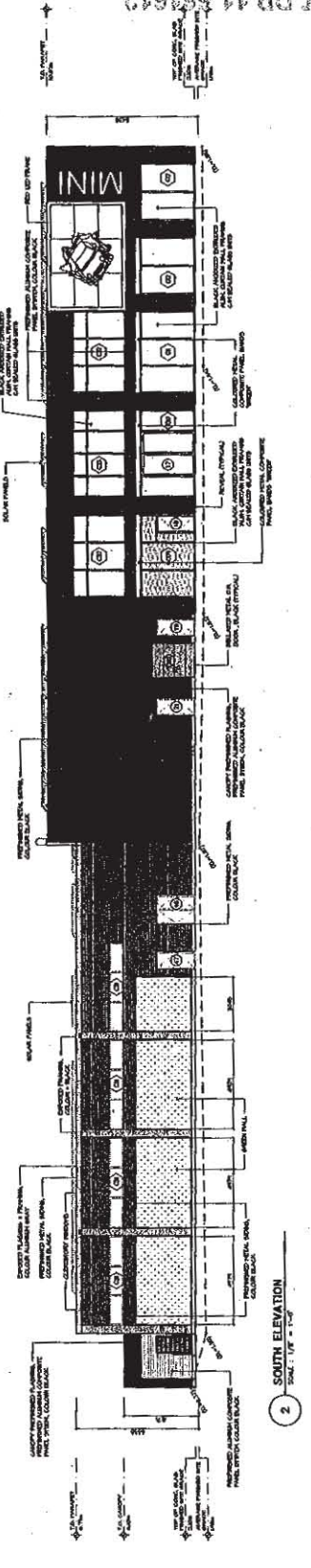
THE OWNER OF ALL SERVICES...
 ARCHITECTURE INC...
 11561612...
 11561612...
 11561612...

ISSUED FOR DEVELOPMENT PERMIT DP 11-561612

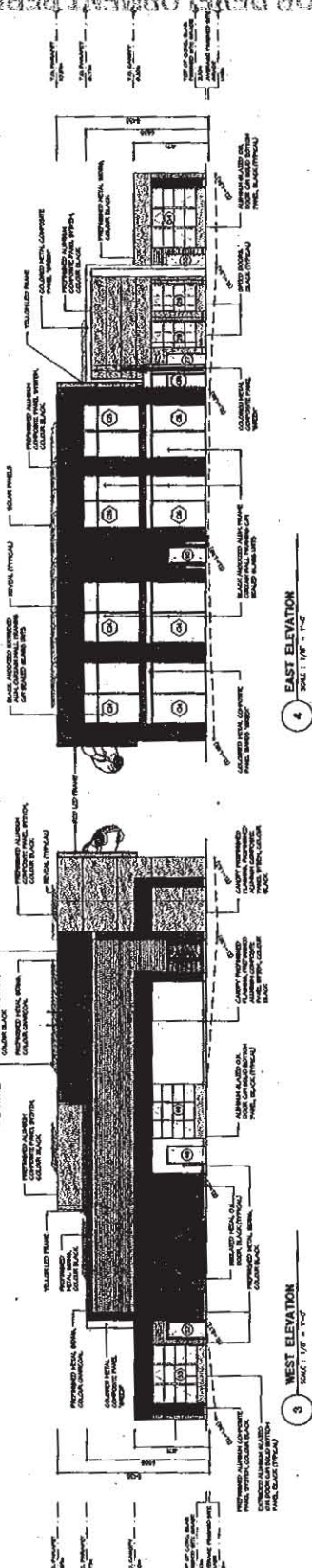
MINI - Richmond
 11561612...
 11561612...
 11561612...



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



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

4 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
2. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL AUTHORITY.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S REQUIREMENTS.
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9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S REQUIREMENTS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S REQUIREMENTS.

SYMBOL	DESCRIPTION
(Symbol)	WORK TO BE DONE
(Symbol)	NOT TO BE DONE
(Symbol)	EXISTING MATERIAL

LEGEND:

1. WORK TO BE DONE

2. NOT TO BE DONE

3. EXISTING MATERIAL

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).

2. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL AUTHORITY.

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10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S REQUIREMENTS.

PROJECT INFORMATION:

PROJECT NAME: MINI-RICHMOND

CLIENT: [Name]

DATE: [Date]

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

ARCHITECT:

ARCHITECT: [Name]

ADDRESS: [Address]

PHONE: [Phone]

FAX: [Fax]

EMAIL: [Email]

PROPOSED FOR PERMIT:

PROPOSED FOR PERMIT: EXTERIOR ELEVATIONS

SCALE:

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

DATE:

DATE: [Date]

PROJECT NUMBER:

PROJECT NUMBER: [Number]

REVISIONS:

REVISIONS: [List]

APPROVED:

APPROVED: [Signature]

DATE:

DATE: [Date]

SCALE:

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

PROJECT NAME:

PROJECT NAME: MINI-RICHMOND

CLIENT:

CLIENT: [Name]

DATE:

DATE: [Date]

SCALE:

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

PROJECT NUMBER:

PROJECT NUMBER: [Number]

REVISIONS:

REVISIONS: [List]

APPROVED:

APPROVED: [Signature]

DATE:

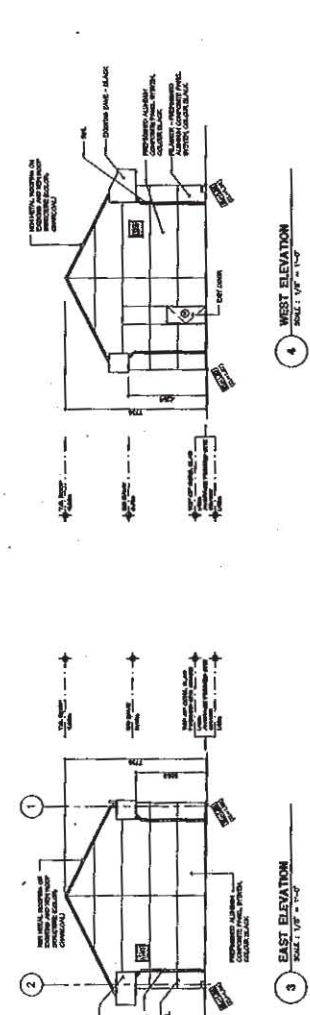
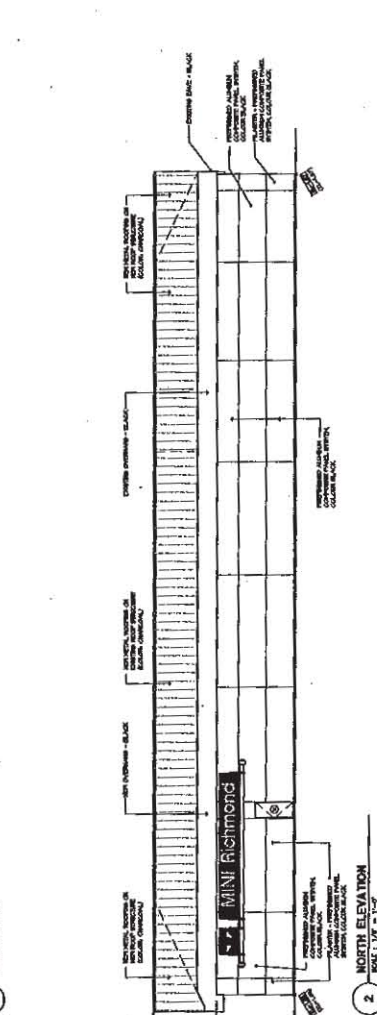
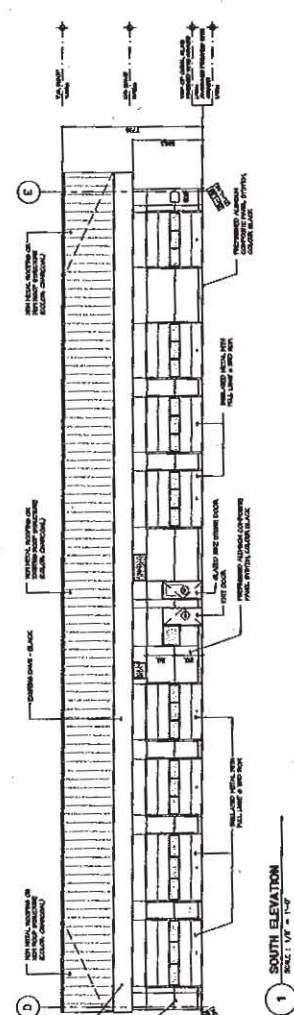
DATE: [Date]

SCALE:

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

PROJECT NAME:

PROJECT NAME: MINI-RICHMOND

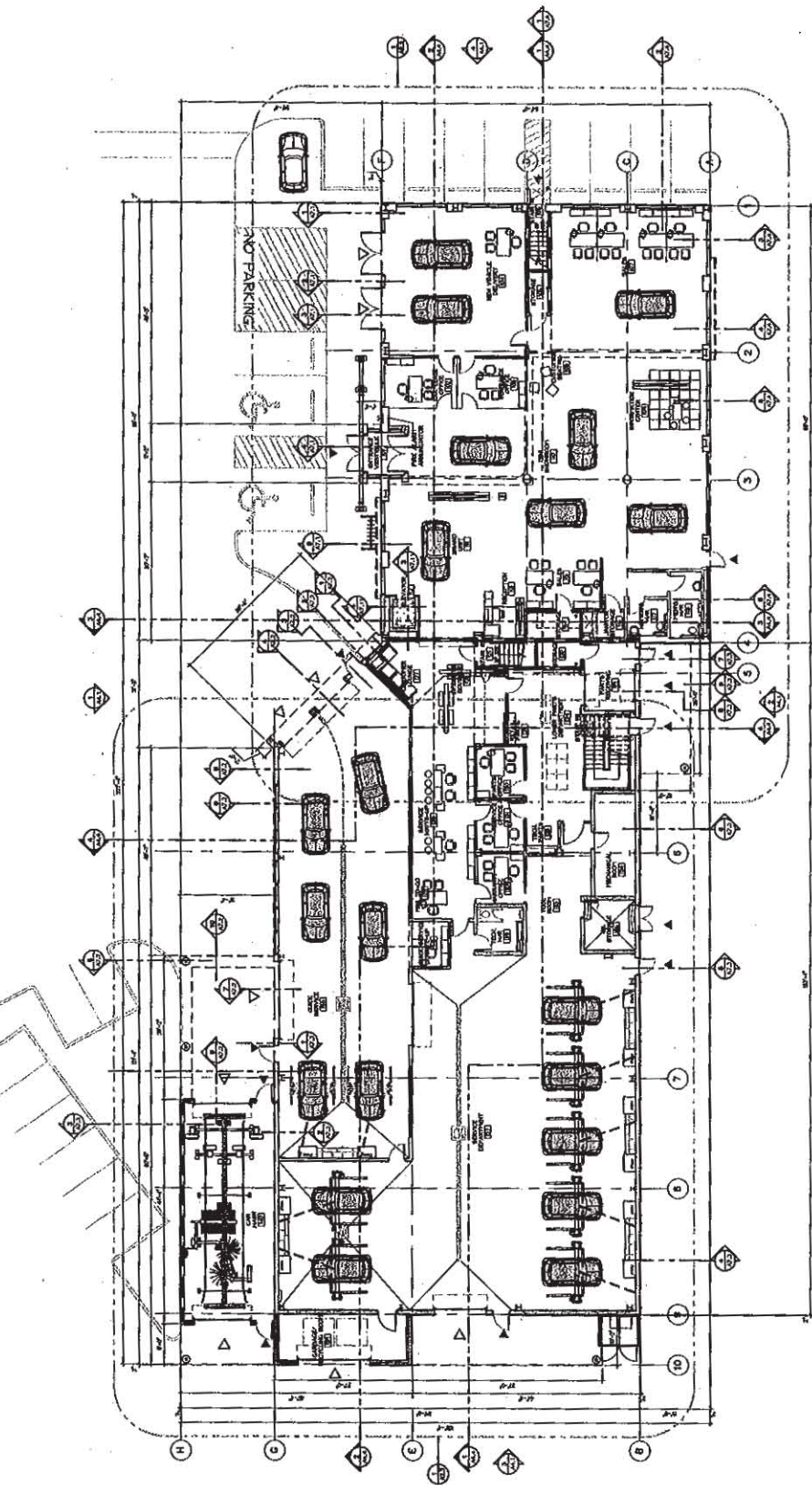


<p>PROPOSED WORK SHALL BE CONFORMED TO THE CITY OF CHICAGO ORDINANCES AND CODES, THE ILLINOIS STATE BUILDING CODE, AND THE ILLINOIS STATE FIRE MARSHAL'S CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE ILLINOIS STATE DEPARTMENT OF COMMUNITY DEVELOPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE ILLINOIS STATE DEPARTMENT OF COMMUNITY DEVELOPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE ILLINOIS STATE DEPARTMENT OF COMMUNITY DEVELOPMENT.</p>	<p>DATE: 10/26/11 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: [Number]</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------

ASSEARCH ARCHITECTURAL INC.
 ARCHITECTS
 1115 N. LAUREL ST.
 CHICAGO, IL 60610
 TEL: 312.467.1111
 FAX: 312.467.1112
 WWW.ASSEARCH.COM

PROPOSED NEW CONCRETE FLOOR PLAN

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



1 PROPOSED GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

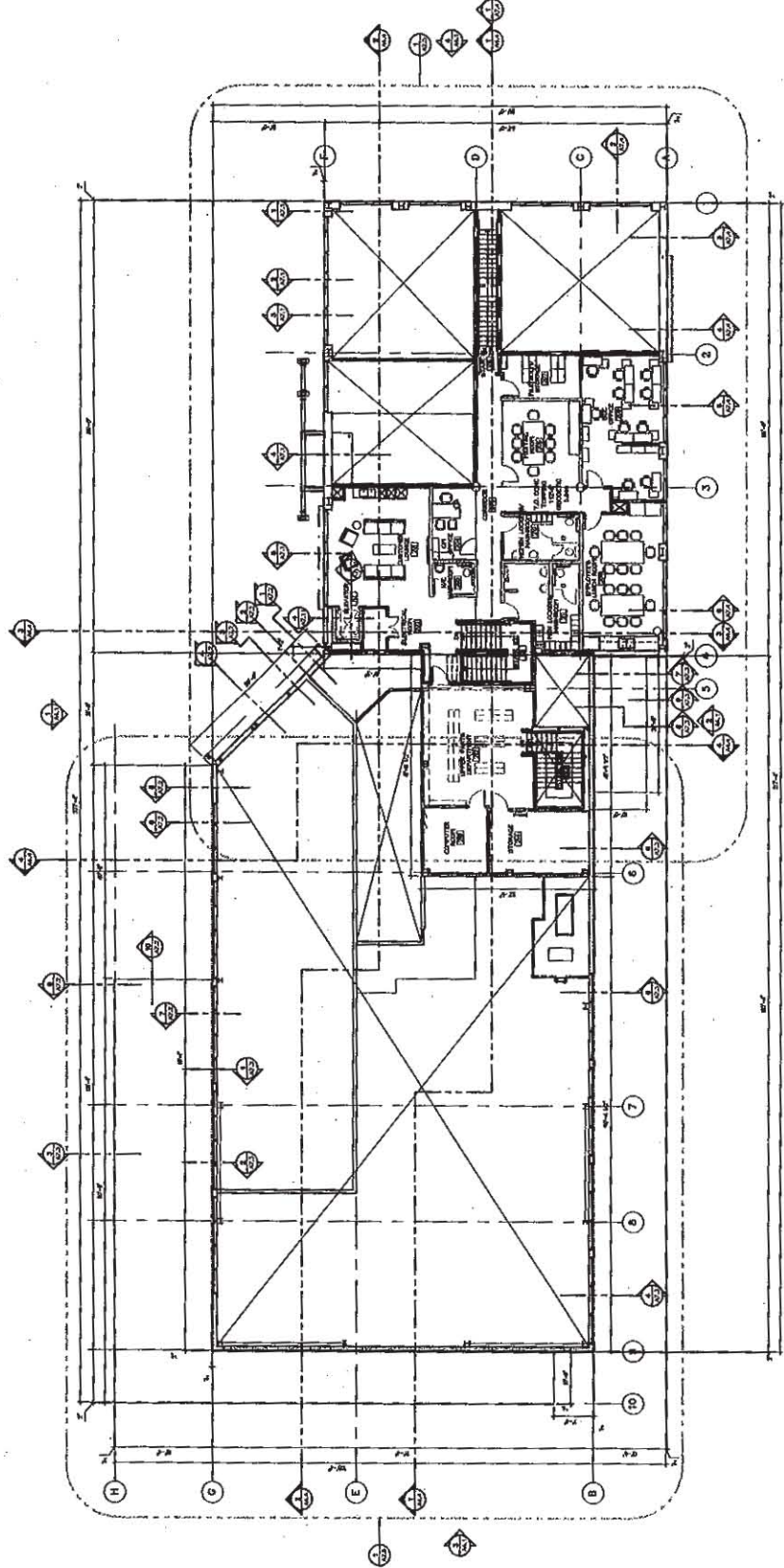
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DATE: 10/26/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET NO.: [Number]
 OF [Total]
 SCALE: [Scale]

ARIBACH ARCHITECTURE INC.
 ARCHITECTS
 10000 W. 10th Street, Suite 100
 Denver, CO 80202
 PHONE: (303) 751-1111
 FAX: (303) 751-1112
 WWW.ARIBACHARCHITECTS.COM

PROPOSED MHI SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 10/26/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

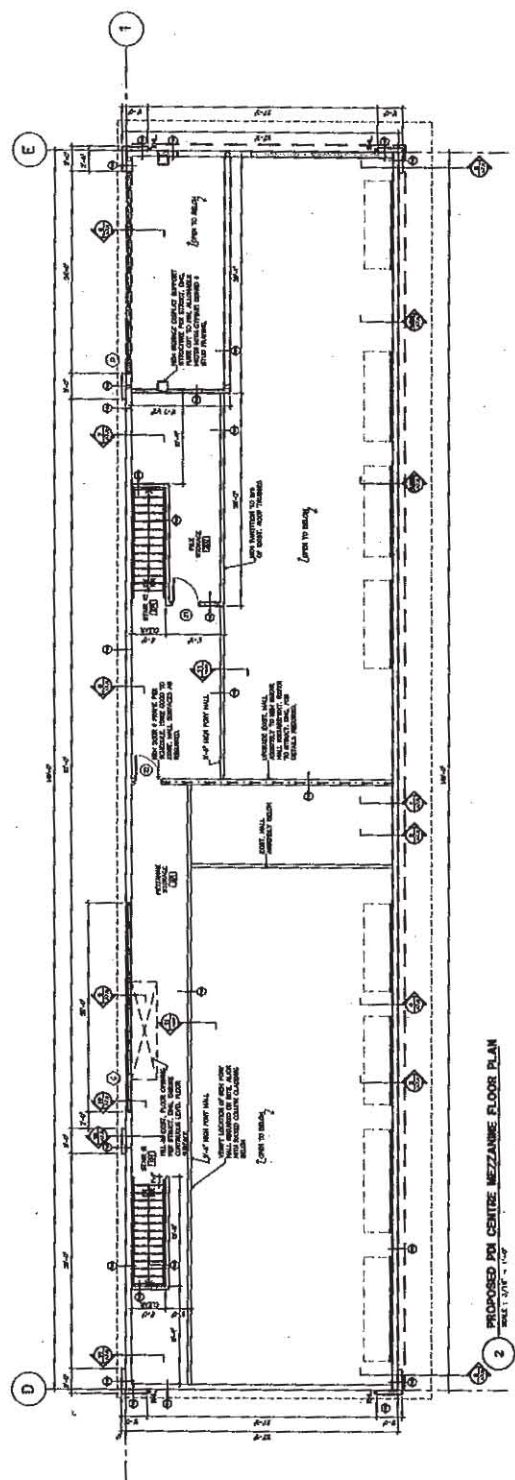
11 561612
 OCT 26 2011
 REFERENCE PLAN



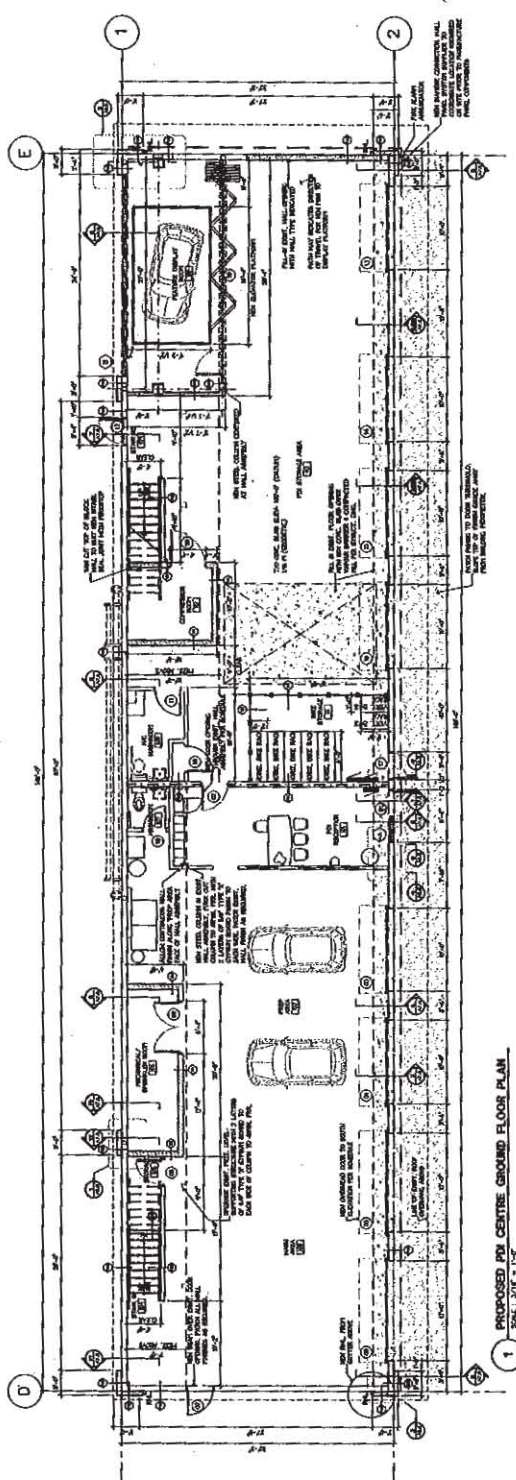
1 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

<p>THE OWNER OF ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE PERFORMANCE OF ANY WORK OR THE CONSTRUCTION OF ANY STRUCTURE OR THE SAFETY OF ANY PERSON OR PROPERTY. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.</p>	<p>DATE: 10/26/11 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: [Number]</p>
<p>LEGEND</p> <p>① 1/2" DIA. PORT HALL ② 1/2" DIA. PORT HALL ③ 1/2" DIA. PORT HALL ④ 1/2" DIA. PORT HALL ⑤ 1/2" DIA. PORT HALL ⑥ 1/2" DIA. PORT HALL ⑦ 1/2" DIA. PORT HALL ⑧ 1/2" DIA. PORT HALL ⑨ 1/2" DIA. PORT HALL ⑩ 1/2" DIA. PORT HALL ⑪ 1/2" DIA. PORT HALL ⑫ 1/2" DIA. PORT HALL ⑬ 1/2" DIA. PORT HALL ⑭ 1/2" DIA. PORT HALL ⑮ 1/2" DIA. PORT HALL ⑯ 1/2" DIA. PORT HALL ⑰ 1/2" DIA. PORT HALL ⑱ 1/2" DIA. PORT HALL ⑲ 1/2" DIA. PORT HALL ⑳ 1/2" DIA. PORT HALL ㉑ 1/2" DIA. PORT HALL ㉒ 1/2" DIA. PORT HALL ㉓ 1/2" DIA. PORT HALL ㉔ 1/2" DIA. PORT HALL ㉕ 1/2" DIA. PORT HALL ㉖ 1/2" DIA. PORT HALL ㉗ 1/2" DIA. PORT HALL ㉘ 1/2" DIA. PORT HALL ㉙ 1/2" DIA. PORT HALL ㉚ 1/2" DIA. PORT HALL ㉛ 1/2" DIA. PORT HALL ㉜ 1/2" DIA. PORT HALL ㉝ 1/2" DIA. PORT HALL ㉞ 1/2" DIA. PORT HALL ㉟ 1/2" DIA. PORT HALL ㊱ 1/2" DIA. PORT HALL ㊲ 1/2" DIA. PORT HALL ㊳ 1/2" DIA. PORT HALL ㊴ 1/2" DIA. PORT HALL ㊵ 1/2" DIA. PORT HALL ㊶ 1/2" DIA. PORT HALL ㊷ 1/2" DIA. PORT HALL ㊸ 1/2" DIA. PORT HALL ㊹ 1/2" DIA. PORT HALL ㊺ 1/2" DIA. PORT HALL ㊻ 1/2" DIA. PORT HALL ㊼ 1/2" DIA. PORT HALL ㊽ 1/2" DIA. PORT HALL ㊾ 1/2" DIA. PORT HALL ㊿ 1/2" DIA. PORT HALL</p>	<p>NOTES</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2011 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.</p> <p>3. ALL DIMENSIONS SHALL BE UNLESS OTHERWISE NOTED.</p> <p>4. ALL FINISHES SHALL BE AS NOTED OR AS SHOWN ON THE FINISH SCHEDULE.</p> <p>5. ALL ELECTRICAL AND MECHANICAL WORK SHALL BE SHOWN ON THE RESPECTIVE SCHEDULES AND SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE CODES.</p> <p>6. ALL STRUCTURAL WORK SHALL BE SHOWN ON THE STRUCTURAL DRAWINGS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL CODES.</p> <p>7. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE CONCRETE CODES.</p> <p>8. ALL STEEL SHALL BE WELDED AND PAINTED IN ACCORDANCE WITH THE STEEL CODES.</p> <p>9. ALL GLASS SHALL BE INSTALLED IN ACCORDANCE WITH THE GLASS CODES.</p> <p>10. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE ROOFING CODES.</p> <p>11. ALL EXTERIOR FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE EXTERIOR FINISHES CODES.</p> <p>12. ALL INTERIOR FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERIOR FINISHES CODES.</p> <p>13. ALL PAINTS SHALL BE APPLIED IN ACCORDANCE WITH THE PAINTS CODES.</p> <p>14. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LIGHTING CODES.</p> <p>15. ALL SOUNDING SHALL BE INSTALLED IN ACCORDANCE WITH THE SOUNDING CODES.</p> <p>16. ALL SECURITY SHALL BE INSTALLED IN ACCORDANCE WITH THE SECURITY CODES.</p> <p>17. ALL ACCESSIBILITY SHALL BE INSTALLED IN ACCORDANCE WITH THE ACCESSIBILITY CODES.</p> <p>18. ALL ENERGY EFFICIENCY SHALL BE INSTALLED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODES.</p> <p>19. ALL SUSTAINABILITY SHALL BE INSTALLED IN ACCORDANCE WITH THE SUSTAINABILITY CODES.</p> <p>20. ALL OTHER WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE CODES.</p>

<p>ARCHITECT</p> <p>AMERICAN ARCHITECTURE INC. 1000 GARDEN ROAD, SUITE 100 WASHINGTON, DC 20001 TEL: (202) 462-1111 FAX: (202) 462-1112 WWW.AAARCHITECTURE.COM</p>	<p>PROPOSED FBI CENTRE FLOOR PLANS</p> <p>SCALE: 1/8" = 1'-0" SHEET NO: 2/2 DATE: 10/26/11 DRAWN BY: [Name] CHECKED BY: [Name]</p>
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2 PROPOSED FBI CENTRE MEZZANINE FLOOR PLAN
 SCALE: 1/8" = 1'-0"



1 PROPOSED FBI CENTRE GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

