



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: February 8, 2010
File: DP 09-505655
Re: Application by Ontrea Inc. for a Development Permit at 6551 No. 3 Road

Staff Recommendation

That a Development Permit be issued which would permit the alteration of the roof in association with interior renovations at 6551 No. 3 Road on a site zoned Downtown Commercial (CDT1)" and "Gas & Service Stations (CG1)".

A handwritten signature in cursive script that reads "Brian Jackson".

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Ontrea Inc. has applied to the City of Richmond for permission to alter the exterior of the existing building on the roof level at 6551 No. 3 Road on a site zoned "Downtown Commercial (CDT1)" and "Gas & Service Stations (CG1)". The site currently contains the southern half of the Richmond Centre shopping mall.

The majority of the site is zoned "Downtown Commercial (CDT1)". There is an area zoned "Gas & Service Stations (CG1)" in the northwest corner of the property, which contains surface parking.

There is no rezoning application or Servicing Agreement associated with the Development Permit application.

Development Information

The proposed alterations are limited to interior alterations and associated skylight alterations at the roof level. The alterations do not increase the height or floor area of the existing building. Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject City Centre site is as follows:

- To the north, is the northern half of the Richmond Centre shopping mall and hi-rise residential towers;
- To the northeast, across No. 3 Road, is the SkyTrain Brighthouse Station;
- To the east, across No. 3 Road, are one and two-storey commercial developments;
- To the south, is Richmond City Hall and Richmond RCMP detachment; and
- To the west, across Minoru Boulevard, are proposed and existing hi-rise residential development, existing low-rise apartment development, and the cultural precinct of the City's Minoru Park.

Staff Comments

The proposed renovation scheme attached to this report does not present significant urban design issues and no issues have been 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 (OCP) and does not introduce any variances to the "Downtown Commercial (CDT1)" and "Gas & Service Stations (CG1)" zoning districts.

Advisory Design Panel Comments

The proposal was not presented to the Advisory Design Panel as the improvements do not change the site planning, building massing, or general architectural form and character of the overall existing commercial development.

Analysis

The proposed renovation is limited to the interior and roof area of the existing building, and therefore, will not result in any changes to the existing conditions of adjacency, urban design, site planning, or landscape design.

Architectural Form and Character

- The renovation proposal is limited to interior renovations and skylight alterations generally at the interface between the two-storey building occupied by Sears and the adjacent one-storey internalized mall building. This will have minimal impact to the architectural form and character of the existing mall as seen from the street level.
- The renovation proposal includes re-aligning one (1) of the internal storefront corridors, relocating existing skylights to centre over the new corridor, and changing the shape and size of affected commercial units.

Crime Prevention Through Environmental Design

- The renovation proposal does not raise any CPTED concerns.

Sustainability

The owner's management company, Cadillac Fairview, has a national long-term green initiative; has achieved industry green building certification (Building Owners and Managers Association's BOMA BEST) for all major office and retail centres; and locally, has completed initiatives at Richmond Centre. The national long-term green initiative is called "Green at Work", and includes a vision, operational standards for improved efficiencies, and consumption targets (**Attachment 2**).

The following operational initiatives have been conducted at Richmond Centre:

- replaced all exterior canopy lighting and signage with LED in 2008;
- completed Energy Audit in 2009 to identify Energy savings opportunities;
- replaced existing 32 watt T8 lamps with 28 watt lamps for common mall lighting;
- programmed Building Automation system to control lighting levels based on outdoor light levels and not time of day;
- installed sensors in all mechanical/electrical rooms to turn lights off when not occupied; and
- upgrade underway to install six (6) Variable Speed Drives on the physical plant motors.

Flood Plain Management

- The proposal complies with the Flood Plain Designation and Protection Bylaw No. 8204.
- The Bylaw sets out minimum flood construction levels, and includes an exemption that allows for renovations to existing buildings. The proposal falls under this exemption.
- Flood plain management measures, including registration of an indemnity covenant, will be investigated by staff with future redevelopment of the site.

Aircraft Noise Sensitive Development Policy

- The subject site is located in 'Area 4' as identified in the OCP Aircraft Noise Sensitive Development Policy (**Attachment 3**). In Area 4, the Policy allows for all aircraft noise sensitive land uses to be considered, and seeks:
 - registration of a restrictive covenant to address aircraft noise mitigation and public awareness, and
 - an acoustic report to ensure building design addresses indoor sound level mitigation relating to residential land use.
- Aircraft noise mitigation measures, including registration of an aircraft noise sensitive development covenant, will be investigated by staff with future redevelopment of the site.

Servicing Capacity

- Capacity analyses of City utility infrastructure was not requested as the proposal is limited to renovation of the existing building without the addition of any new floor area.
- The servicing capacity will be reviewed with future redevelopment of the site.

Conclusions

The proposed renovation will provide interior renovations, operational benefits for the existing shopping centre, and will not impact the overall architectural or landscaping form and character of the existing shopping centre development. Staff recommend that the proposed Development Permit application be approved.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)
(604-276-4282)

SB:blg

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>).

Attachments

- Attachment 1: Development Application Data Sheet
- Attachment 2: Cadillac Fairview Green Initiatives Summary
- Attachment 3: Aircraft Noise Sensitive Development Location Map



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 09-505655

Attachment 1

Address: 6551 No. 3 Road

Applicant: Ontrea Inc. (Richmond Centre) Owner: Ontrea Inc.

Planning Area(s): City Centre

Floor Area Gross: 49,054 m² Floor Area Net: 48,914 m²

| | Existing | Proposed |
|-------------------------|---|------------------|
| Site Area: | 112,307 m ² | Remains the same |
| Land Uses: | Commercial | Remains the same |
| OCP Designation: | High Density Mixed Use | Remains the same |
| Zoning: | Downtown Commercial (CDT1) & Gas & Service Stations (CG1) | Remains the same |
| Number of Units: | 163 | 151 |

| | Bylaw Requirement | Existing | Variance |
|---|---|--|---|
| Floor Area Ratio | CDT1 Max. 3.0 CG1 Max. 0.35 | 0.44 0 | None permitted |
| Lot Coverage | CDT1 Max. 90% CG1 Max. 35% | approx. less than 60% 0% | None |
| Setback: No. 3 Road Minoru Boulevard North side yard South side yard Drive aisle (CG1) | Min. 6 m Min. 6 m Min. 0 m Min. 0 m Min. 3 m | 56.7 m 55.3 m 0 m 48.7 m 0 m cross-accesses | Existing drive aisle setback variances for cross-accesses to North mall property |
| Height | CDT1 Max. 47 m GSC CG1 Max. 9 m | 12.5 m n/a parking area | None |
| Off-street Parking Spaces | 1625 | 2125 | None |
| Accessible Parking Spaces | 33 | 60 | None |
| Small Car Parking Spaces | Max. 50% | 0% | None |



Green Initiatives

At Cadillac Fairview we take pride in being industry leaders and adopting progressive environmental standards and practices that demonstrate our commitment to corporate social responsibility. We are constantly evaluating the way we build and manage our properties, looking for innovative ways to reduce our carbon footprint and minimize our impact on the planet.

As one of North America's largest owners and managers of commercial real estate, Cadillac Fairview is committed to being "Best in Class" and that is certainly evident in our approach to green initiatives. As a company, we feel it is our obligation to seek out the latest advances in green building design and operation – to lead by example. We know that the expectation of our company to be cleaner, more efficient and reduce waste is an ongoing journey not a destination. With this in mind, Cadillac Fairview carefully measures and benchmarks its green initiatives, raising the bar each year in terms of the results for every one of our properties across the country.

The successful execution of company-wide green initiatives is being achieved through a detailed, measurable and long-term program called GREEN AT WORK™. This proprietary program is national in scope; implemented at all properties and sets operational benchmarks to reduce energy consumption and waste, improve environmental protection, encourages sustainable procurement and ongoing communication with key stakeholders.

GREEN AT WORK™ supports Cadillac Fairview's ongoing commitment to corporate social responsibility with the belief that by working with our tenants, employees, suppliers and customers we are "building sustainability together™".

The premise of GREEN AT WORK™ is the idea that sustainability is both the right thing to do and the smart thing to do. We realize that our sustainable operations reduce operating costs, earn tenant loyalty and provide a healthier working environment for us all.

The core of our GREEN AT WORK™ program is captured in CF's green vision statement:

To establish a legacy of operational excellence founded on the principles of Environmental Protection, Energy Conservation and Efficiency, Preservation of Materials and Resources, Technological Innovation and Social Responsibility.

The program itself focuses on five environmental pillars:

1. Energy: A key focus is on Energy Conservation and Efficiency and the incorporation of renewable energy sources, with a long term goal of net-zero emissions from buildings.
2. Waste Management: Our goal is to generate zero waste by implementing a consistent and dedicated approach to waste diversion and waste minimization.
3. Environmental Protection: Our goal is to eliminate adverse impacts at our properties wherever our activities, products and services interact with the environment, while ensuring compliance with governmental regulations.
4. Sustainable Procurement: Wherever possible, we will utilize environmentally-friendly products, services, best management practices at all properties, and
5. Communication: Our comprehensive Green Communication Plan has been designed to inform, engage, educate and share green best practices with our employees and tenants so that we can work together to make a difference.

GREEN AT WORK's™ Operational Standards for Improved Efficiencies

GREEN AT WORK™ establishes and enforces Cadillac Fairview's environmental objectives. Based on industry standards like LEED and BOMA BEST, it sets operational facility requirements to reduce energy consumption and waste, encourage sustainable procurement, foster ongoing communication with key stakeholders and improve environmental protection. To meet the requirements of our program, these five environmental criteria require a certain number of standards to be completed in each of these categories by each facility. At present, there are over 200 such standards!

GREEN AT WORK's™ Consumption Targets

You must measure it to improve it

At the heart of GREEN AT WORK™ lies the idea of benchmarking our present environmental footprint and continuously improving on a year over year basis. GREEN AT WORK™ provides an internal tool for baselining and tracking energy use, water consumption, waste diversion year over year. Annual targets are set which each property will be expected to meet. After all, if you don't measure it, you can't improve it... And to be clear, we expect a great deal of improvement from our 2008 baseline measurements. We are serious about maintaining our industry position as a leader in sustainable operations and are presently targeting a 3% annual reduction in electricity, natural gas and water use over the coming three years compared to a 2008 baseline year while normalizing for factors such as degree days, and occupancy.

In addition to the GREEN AT WORK™ program here are a few examples of Cadillac Fairview's commitment to sustainability.

Enwave's Deep Lake Water Cooling

In 2004, we became one of the first companies to convert downtown office buildings to Enwave's Deep Lake Water Cooling System that has significantly reduced energy consumption and emissions at our downtown Toronto properties. At the time, it was the largest project of its kind in the world and the first of its kind in Canada.

BOMA BEST Certification

In 2008, all of our major office towers and retail shopping centres across Canada achieved the Building Owners and Managers Association's (BOMA) BEST green building certification. BOMA BEST is one of the primary industry standards for environmental excellence for the operations of existing buildings. It is the newest evolution of BOMA Canada's Go Green and Go Green Plus programs, harmonizing them into one comprehensive environmental certification.

In order to achieve this national milestone, each property had to meet specific requirements in the following five categories: energy and water management, emissions and effluents, waste reduction, the indoor environment, and environmental management systems. Proudly, all properties passed the stringent third party assessments.

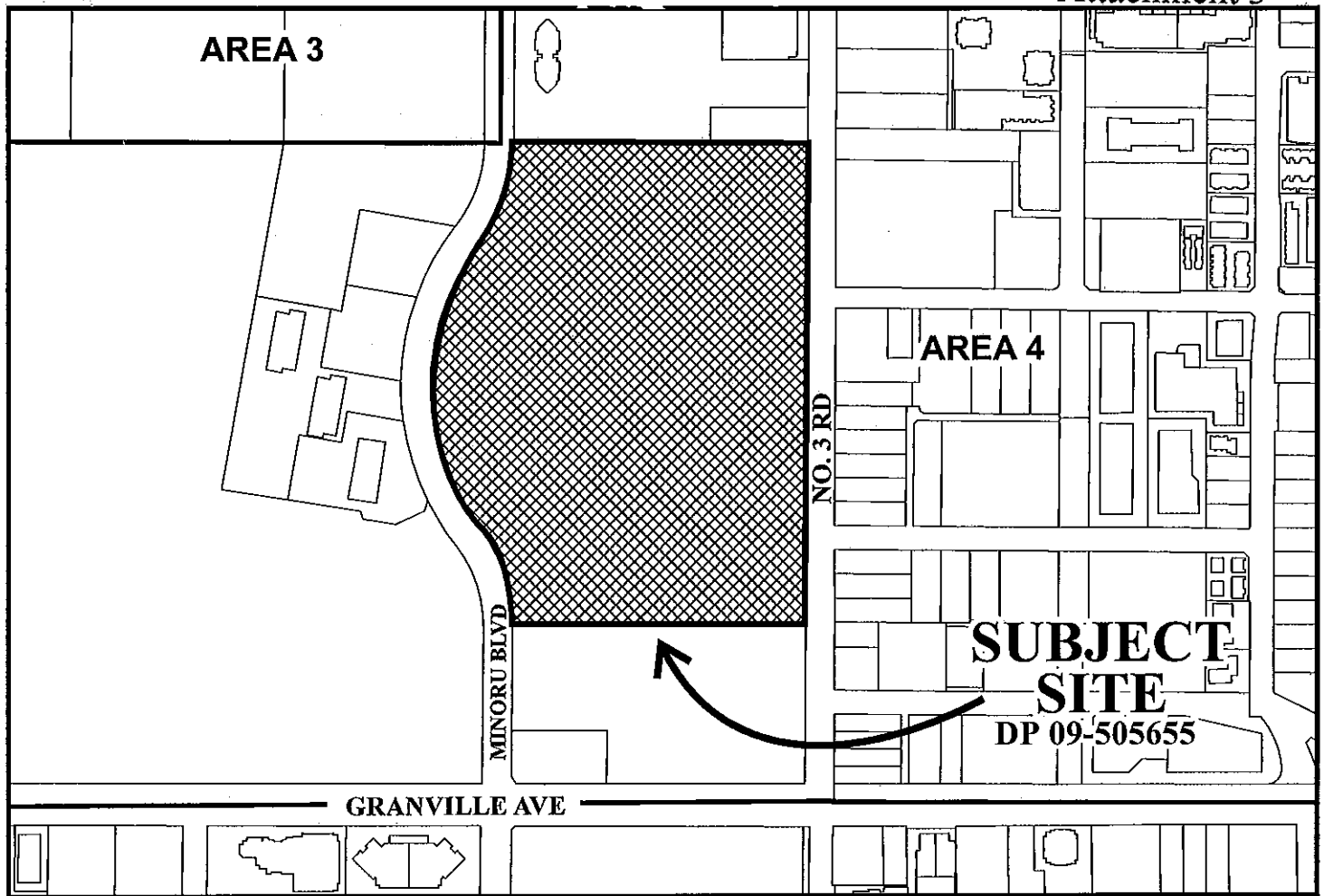
LEED (Leadership in Energy and Environmental Design) Designation



The LEED Green Building Rating System is an internationally accepted third party verified rating system that focuses on the following areas: sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality.

Many Cadillac Fairview properties are expected to achieve LEED certification, such as: RBC Centre (LEED-New Construction), Chinook Centre Expansion (LEED-Core & Shell), and numerous properties are actively pursuing LEED Existing Building status.

Also Cadillac Fairview is involved with the Canadian Green Building Council's (CaGBC) pilot program for LEED – Existing Building certification.



LEGEND

**Aircraft Noise Sensitive Development Policy (ANSI) Areas
(see Aircraft Noise Sensitive Development Policy Table)**

No New Aircraft Noise Sensitive Land Uses:

AREA 1A - New Aircraft Noise Sensitive Land Use Prohibited.

AREA 1B - New Residential Land Uses Prohibited.

**Areas Where Aircraft Noise Sensitive Land Uses May be Considered:
Subject to Aircraft Noise Mitigation Requirements:**

AREA 2 - All Aircraft Noise Sensitive Land Uses (Except New Single Family) May be Considered (see Table for exceptions).

AREA 3 - All Aircraft Noise Sensitive Land Use Types May Be Considered.

AREA 4 - All Aircraft Noise Sensitive Land Use Types May Be Considered.

No Aircraft Noise Mitigation Requirements:

AREA 5 - All Aircraft Noise Sensitive Land Use Types May Be Considered.



Aircraft Noise Sensitive Development Location Map

Original Date: 01/05/10

Amended Date: 02/04/10

Note: Dimensions are in METRES



No. DP 09-505655

To the Holder: ONTREA INC.
Property Address: 6551 NO. 3 ROAD
Address: MR. DARYL HUTCHISON
 505 BURRARD STREET, SUITE 1830 BENTALL ONE
 VANCOUVER, BC 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. 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 #3 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. 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.
6. 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

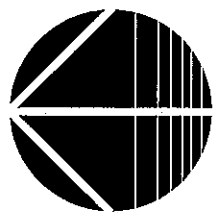
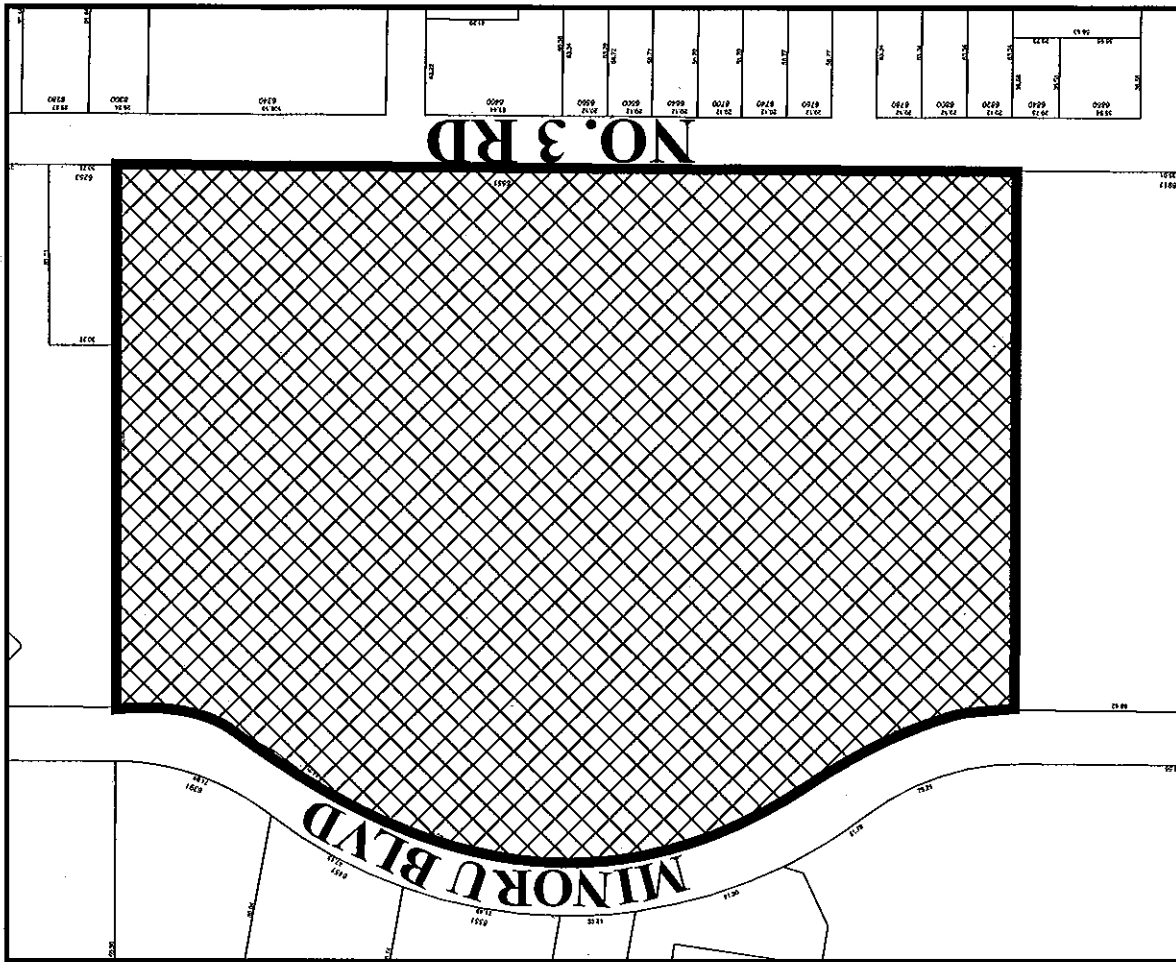
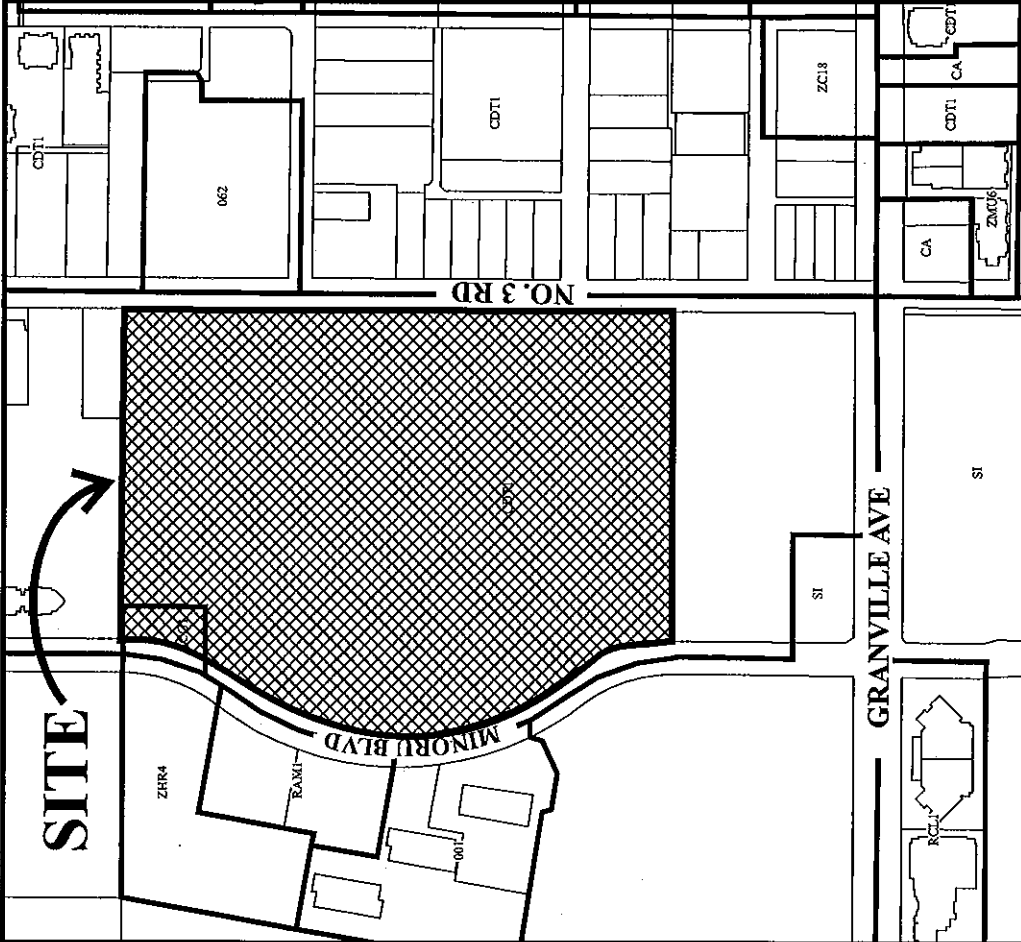
DELIVERED THIS DAY OF

MAYOR



City of Richmond

SITE



DP 09-505655 SCHEDULE "A"

Original Date: 01/05/10

Revision Date:

Note: Dimensions are in METRES

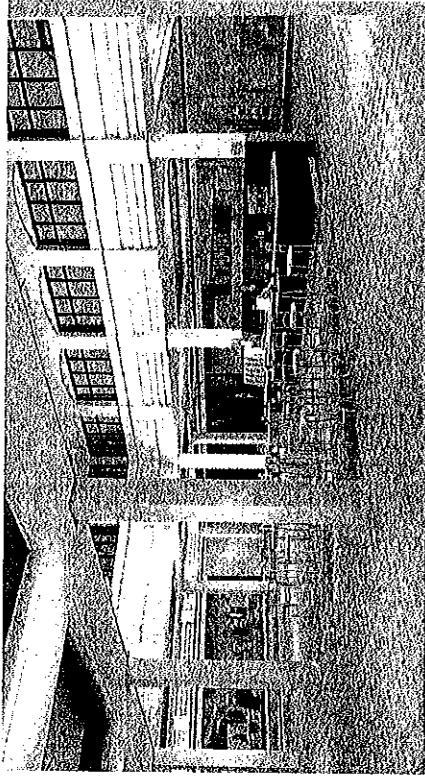
THE CADILLAC FAIRVIEW CORPORATION LTD.
 RICHMOND CENTRE
 RICHMOND, BC

COMMON MALL ALTERATIONS

ISSUED FOR DEVELOPEMENT PERMIT - DECEMBER 02, 2009



RICHMOND CENTRE



DRAWING LIST

- ARCHITECTURAL
 DP-060 COVER SHEET
 DP-A1.1 EXISTING SITE PLAN
 DP-A1.2 PROPOSED SITE PLAN
 DP-A2.1 SMALL LEVEL PLAN NEW CONSTRUCTION
 DP-A2.2 SMALL LEVEL PLAN DEMONITION PLAN
 DP-A3.1 EXISTING ROOF PLAN NEW CONSTRUCTION
 DP-A3.2 PROPOSED ROOF PLAN NEW CONSTRUCTION
 DP-A4.1 NO.3 ROAD ELEVATION

PROJECT INFORMATION

- CIVIC ADDRESS:
 4551 NO.3 ROAD
 RICHMOND, BRITISH COLUMBIA
- LEGAL DESCRIPTION:
 LOT 74, SECTION 8, BLOCK 141, RANGE 6W
 PLAN 31877 NEW WESTMINSTER DISTRICT
- ZONING:
 COTI - UNCHANGED
 PER: UNCHANGED

DIRECTORY:

- CLIENT/OOWNER:
 THE CADILLAC FAIRVIEW CORPORATION LTD.
 1000 WESTERN AVENUE
 VANCOUVER, BC V6C 2R6
 TEL: 604.689.4041
 FAX: 604.689.4041
- ARCHITECT:
 ABBARCH ARCHITECTURE INC
 1000 WESTERN AVENUE, SUITE 1000
 VANCOUVER, BC V6C 2R6
 TEL: 604.689.4041
 FAX: 604.689.4041

SITE STATISTIC

LOT A AREA = 77.75 ACRES
 SHOPPING CENTRE APPROX BUILDING AREA = 528 010 SF / 49164 SM (UNCHANGED)
 ZONE AREA = COTI

SITE COVERAGE = 0.44 (UNCHANGED)

BUILDING AREA / SITE AREA = 49954 SM / 112000 SM =

NUMBER OF STORIES
 COMMON MALL = UNCHANGED
 SEARS BUILDING = UNCHANGED
 PARADE = UNCHANGED

PARKING STATISTICS
 STANDARD SPACE: REQUIRED: 5.5M LENGTH X 2.5M WIDTH
 PROVIDED: UNCHANGED
 HANDICAPPED SPACE: REQUIRED: 5.5M LENGTH X 3.7M WIDTH
 PROVIDED: UNCHANGED

PARKING CALCULATION
 GROSS LEASABLE FLOOR AREA: 437561.58 SF / 40650.8 SM
 3 SPACES PER 100.0 SM UP TO 350 SM (7.2.2.3) 40650.8 SM - 300 SM = 9 STALL
 4 SPACES FOR EACH ADDITIONAL 100.0 SM (7.2.2.3) 40350.8 SM / 100 SM = 404 SM X 4 = 1616 STALL
 TOTAL REQUIRED: = 1625 STALL

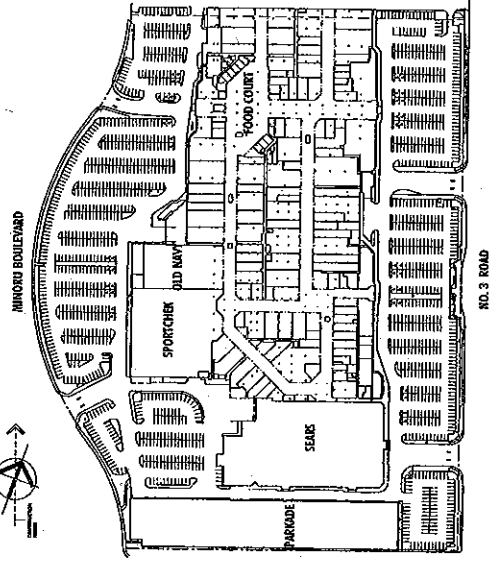
OFFSTREET PROVIDED: = 1233 STALL (UNCHANGED)
 PARADE PROVIDED: = 892 STALL (UNCHANGED)
 TOTAL PROVIDED: = 2125 STALL (UNCHANGED)

ACCESSIBLE OFFSTREET: = 42 (UNCHANGED)
 ACCESSIBLE PARADE: = 18 (UNCHANGED)
 TOTAL ACCESSIBLE PROVIDED: = 60 (UNCHANGED)

PLAN * 1

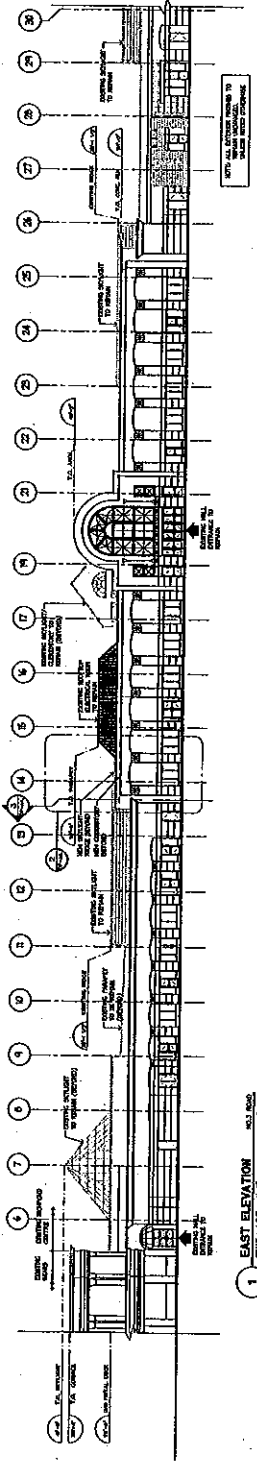
FEB 09 2010

DP 09505655

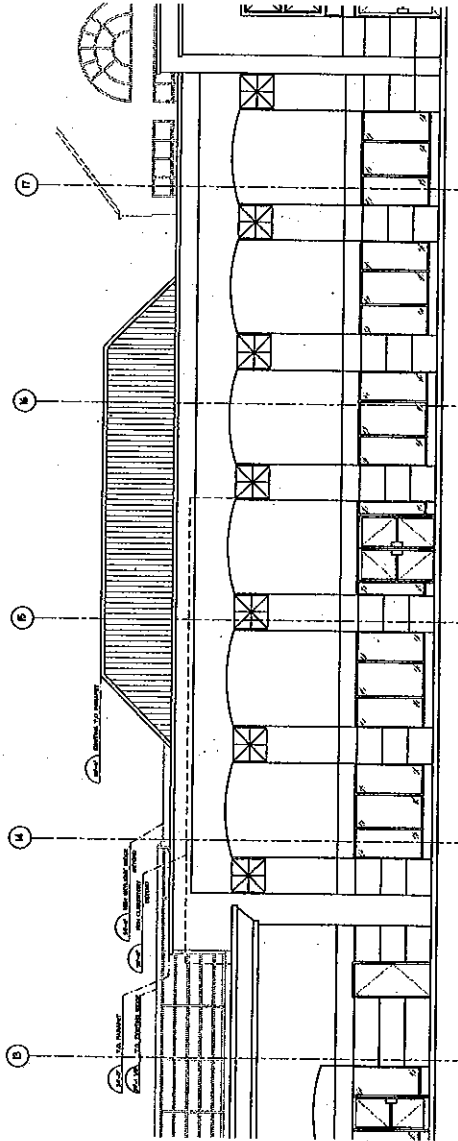


ABBARCH
 ARCHITECTURE INC.
 VANCOUVER, BC 604.689.4041
 EDMONTON, AB 780.424.4041
 TORONTO, ON 416.340.8441

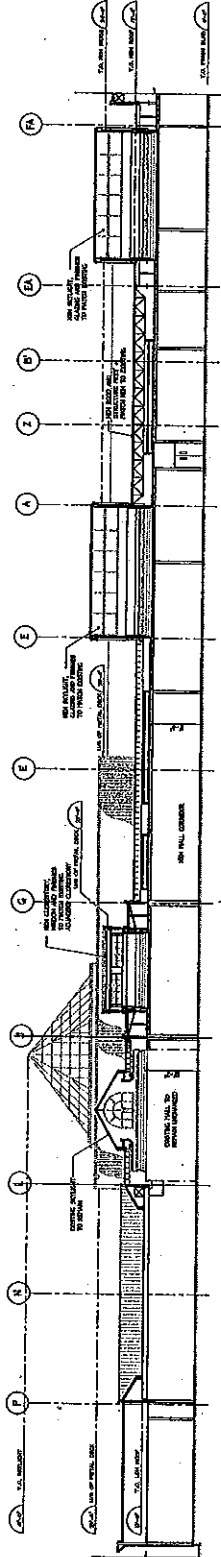
PLAN # 2
 FEB 09 2010
 DP 09505655



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



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



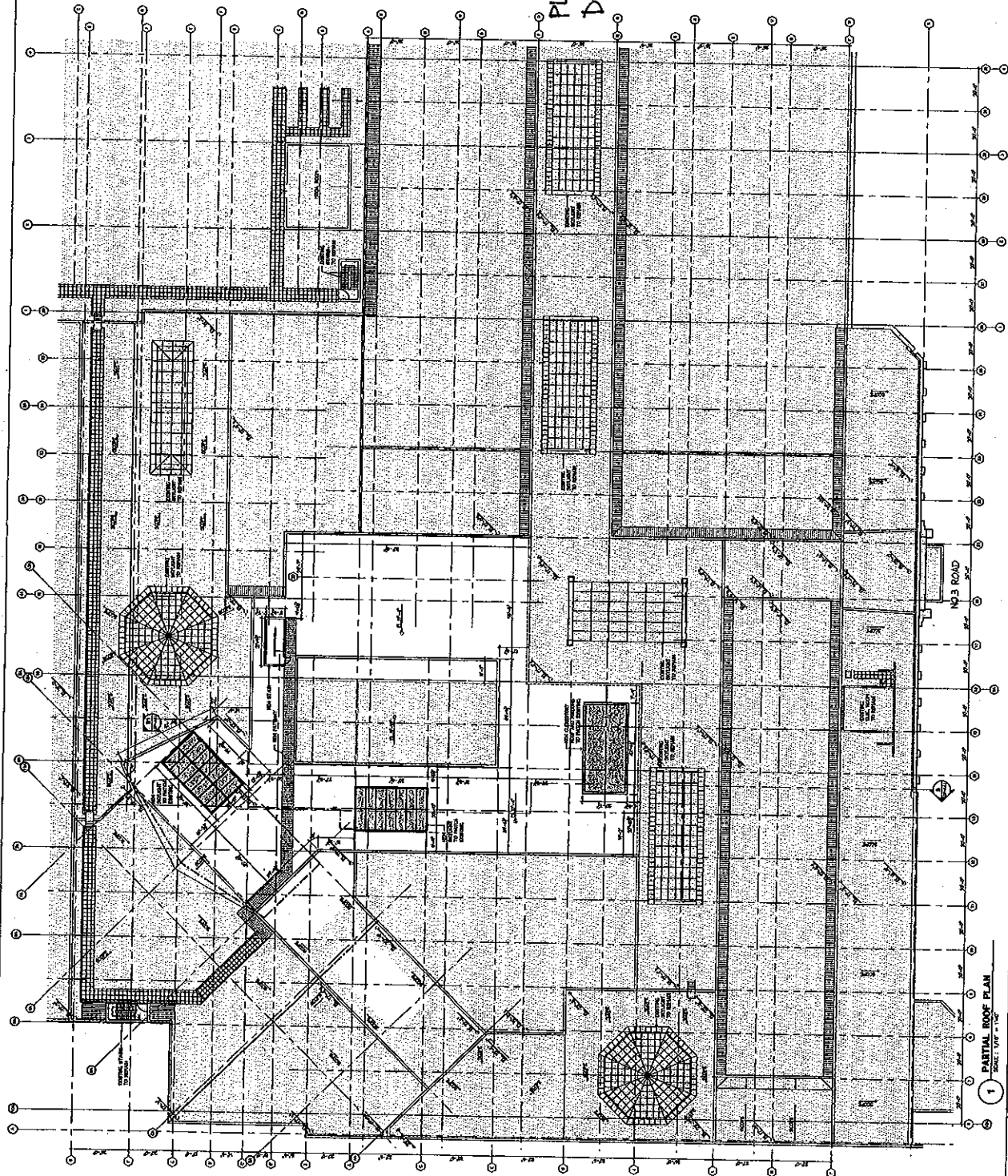
3 BUILDING SECTION
 SCALE: 1/8" = 1'-0"

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| Pacific Facility Services PROJECT: REFORMING CENTRE CUSTOMER: BALL ALLEGATIONS | ABLACH CONSULTANTS, INC. ARCHITECTS 1000 WEST 10TH AVENUE SUITE 1000 DENVER, CO 80202 | SHEET NO. 09505655 DATE: FEB 09 2010 DRAWN BY: [Name] CHECKED BY: [Name] |
|--|---|---|



- LEGEND**
- EXISTING ROOF
 - EXISTING FLOOR
 - PROPOSED ROOF
 - PROPOSED FLOOR

PLAN # 3
 FEB 09 2010
 DP 09505655



1 PARTIAL ROOF PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO. 01 OF 02
 DATE

Cadillac
 PARTNERSHIP
 RICHMOND CENTRE
 RICHMOND HALL ALTERNATIVES
 RICHMOND, VA

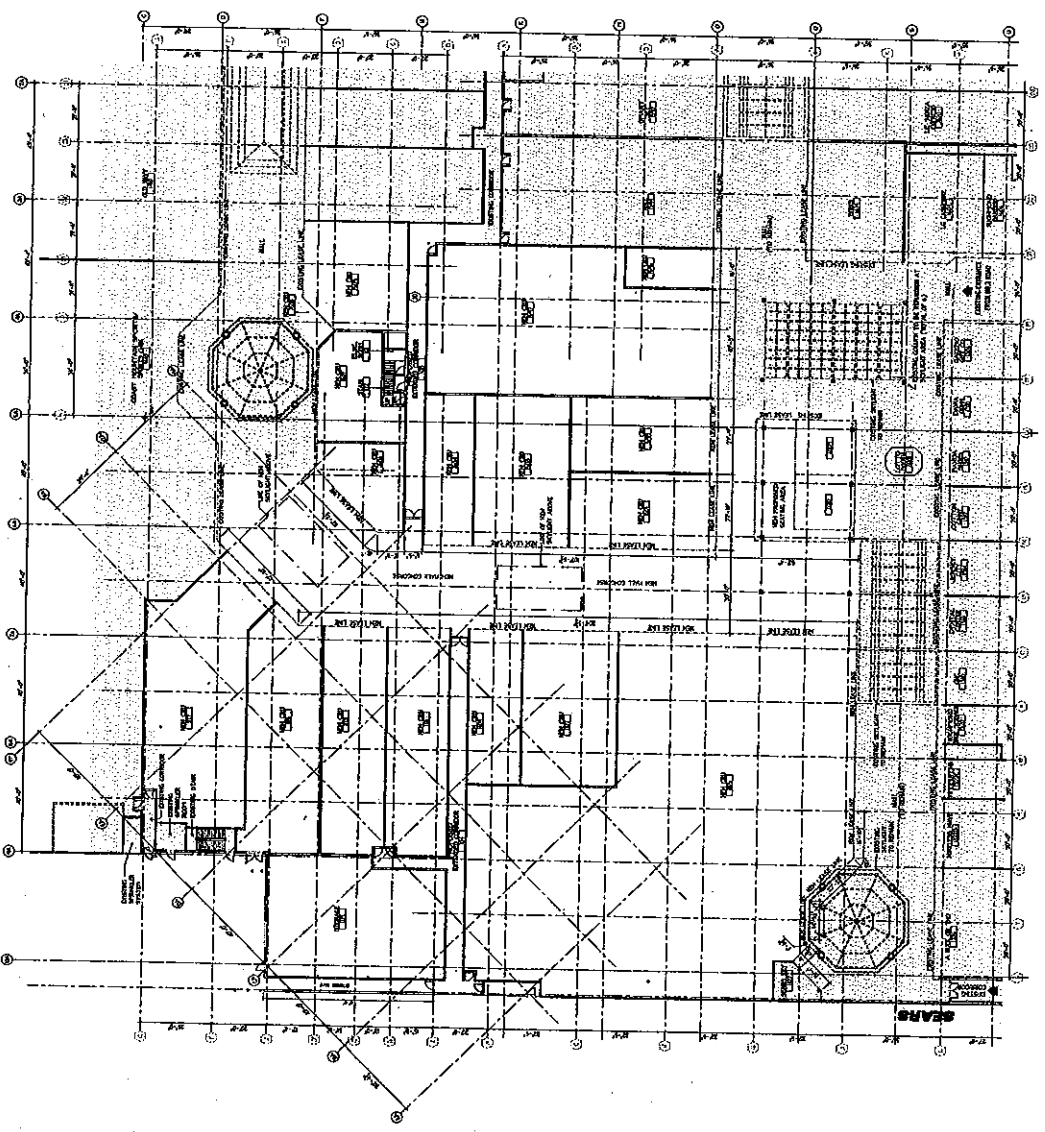
ALBRACH
 ARCHITECTURAL INC.
 2000 H. P. HALL
 COLUMBIA, SC 29201
 (803) 793-2100

PROPOSED ROOF PLAN

| | |
|-------------|----------|
| PROJECT NO. | 2004 |
| DRAWN BY | JEN |
| CHECKED BY | DP |
| DATE | 02/09/10 |

MULTI-TYPE LEGEND :

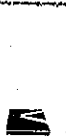
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REFERENCE PLAN
 FEB 09 2010
 DP 09505655

| NO. | REVISION | DATE |
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| | | |

Catholic Relief Services
 PROSODY GROUP
 CUSTOMER WALL ALTERATIONS



ATTACHED
 ARCHITECTURAL
 DRAWINGS
 SHALL BE
 CONSIDERED
 PART OF
 THIS CONTRACT

BALL LEVEL PLAN
 PROPOSED NEW CONSTRUCTION

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



- 1.000 LEGEND
- 1.010 EXISTING BUILDINGS
- 1.020 EXISTING DRIVE PAVEMENT
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- 1.950 EXISTING DRIVE PAVEMENT
- 1.960 EXISTING DRIVE PAVEMENT
- 1.970 EXISTING DRIVE PAVEMENT
- 1.980 EXISTING DRIVE PAVEMENT
- 1.990 EXISTING DRIVE PAVEMENT
- 2.000 EXISTING DRIVE PAVEMENT

REFERENCE PLAN
 FEB 09 2010
 DP 09505655

ARCHITECT
 CIVIL ENGINEER
 ELECTRICAL ENGINEER
 MECHANICAL ENGINEER
 PLUMBING ENGINEER
 STRUCTURAL ENGINEER

Castillec
Partnership

BUSHNARD CENTER
 CROWN HALL ALTERATIONS

NO. 300
 2001
 2002
 2003
 2004
 2005
 2006
 2007
 2008
 2009
 2010
 2011
 2012
 2013
 2014
 2015
 2016
 2017
 2018
 2019
 2020

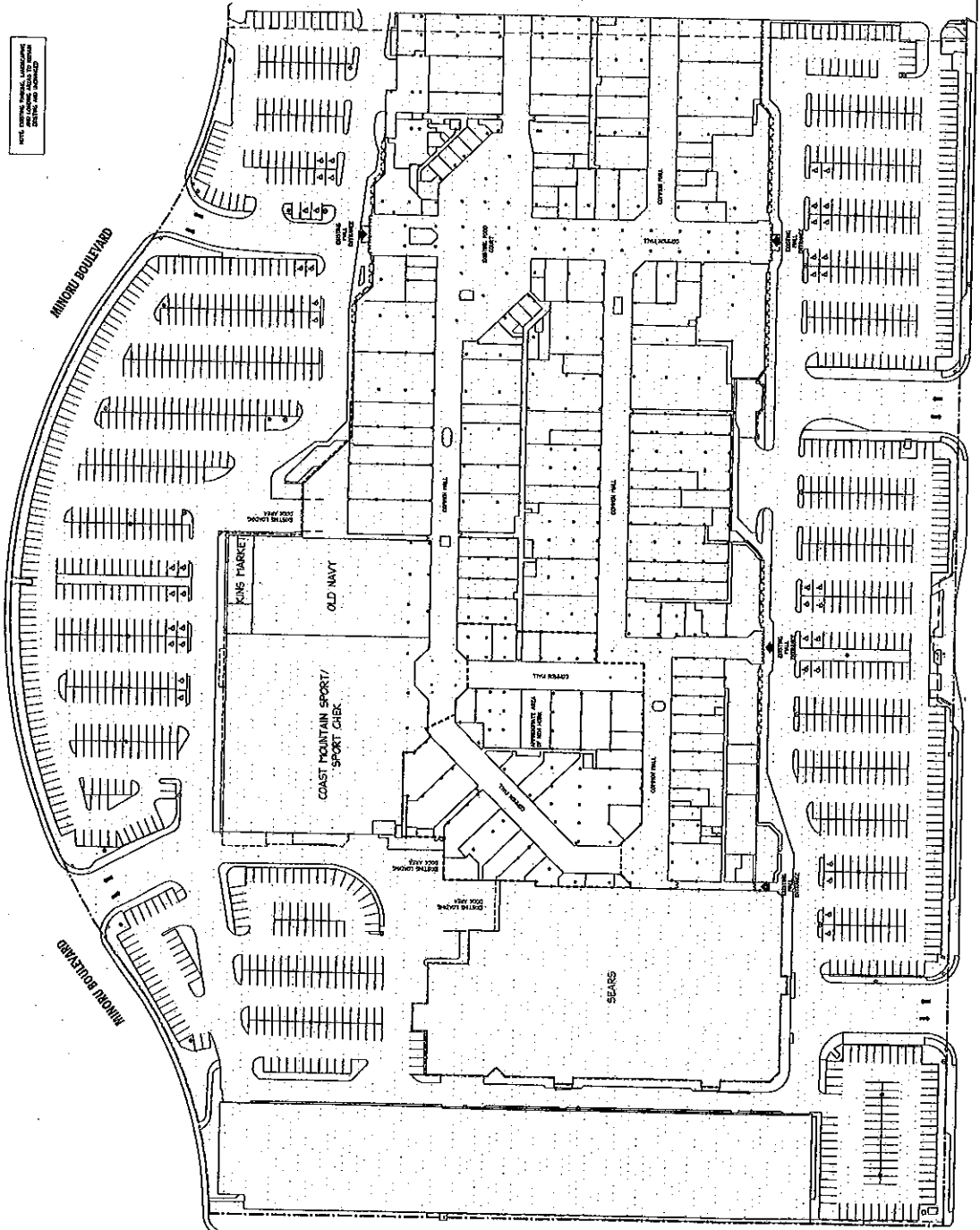
ARCHITECT
 CIVIL ENGINEER
 ELECTRICAL ENGINEER
 MECHANICAL ENGINEER
 PLUMBING ENGINEER
 STRUCTURAL ENGINEER

ARABAKY
ARCHITECTURE INC

MECHANICAL ENGINEER
 ELECTRICAL ENGINEER
 PLUMBING ENGINEER
 STRUCTURAL ENGINEER

CIVIL ENGINEER
 SITE PLAN

NO. 300
 2001
 2002
 2003
 2004
 2005
 2006
 2007
 2008
 2009
 2010
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 2012
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 2014
 2015
 2016
 2017
 2018
 2019
 2020

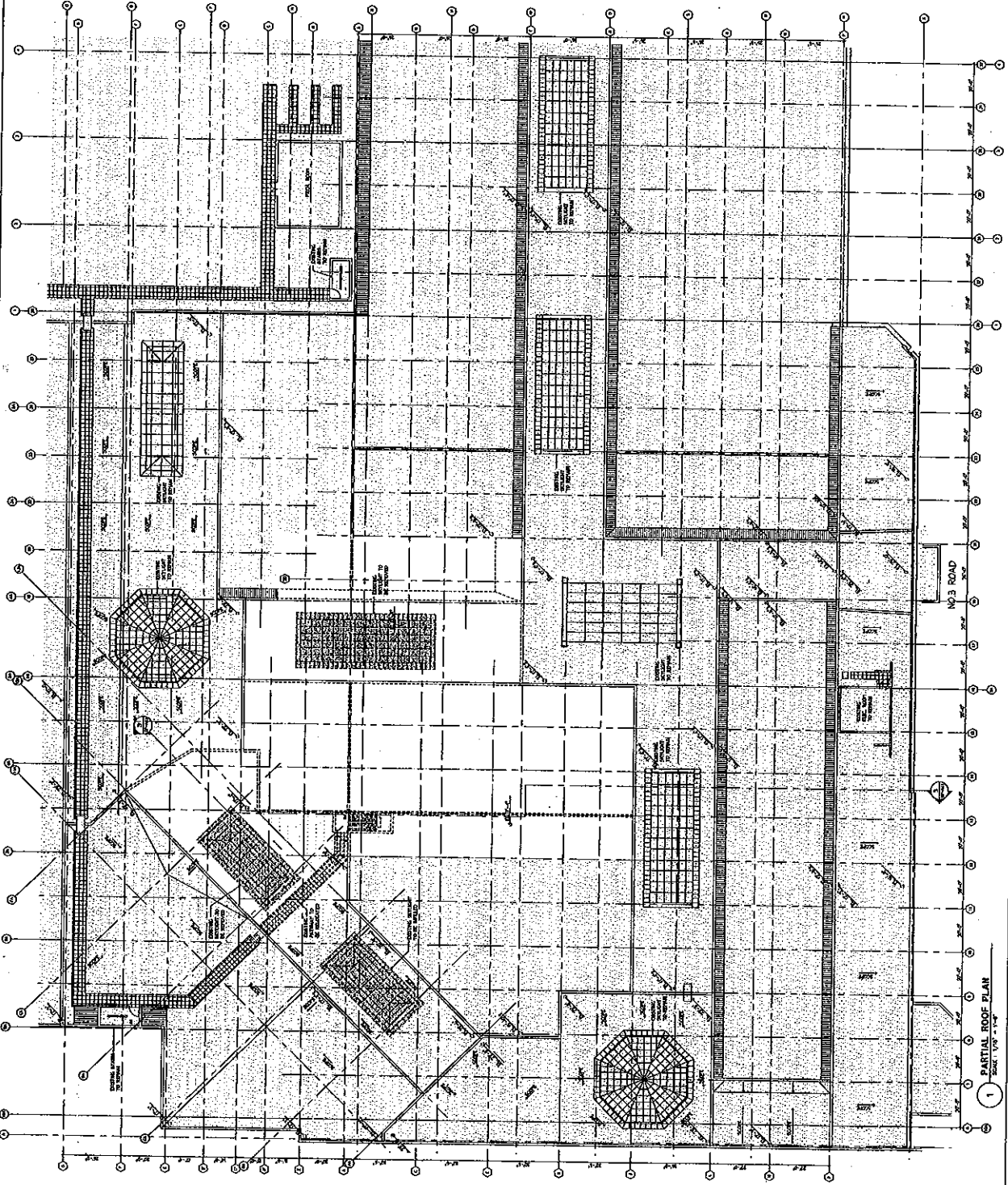


NO. 3 ROAD

1 SITE PLAN - MALL LEVEL
 SHEET 14-1

LEGEND

- WALL
- DOOR
- WINDOW
- TRUSS
- RAFTER
- ROOF GIRDER
- ROOF TRUSS
- ROOF RIB
- ROOF SHEET



REFERENCE PLAN FEB 09 2010
 #09505655



CASTLECOURT PARTNERSHIP
 RICHMOND CENTRE
 CUMMER HILL, ABERDEEN
 SCOTLAND



ABBALDI ARCHITECTURE INC.
 2100 HURONTARIO STREET
 SUITE 200
 MISSISSAUGA, ONTARIO
 L4Y 1R4

| DATE | BY | NO. | DESCRIPTION |
|------|----|-----|-------------------|
| | | 01 | ISSUED FOR PERMIT |

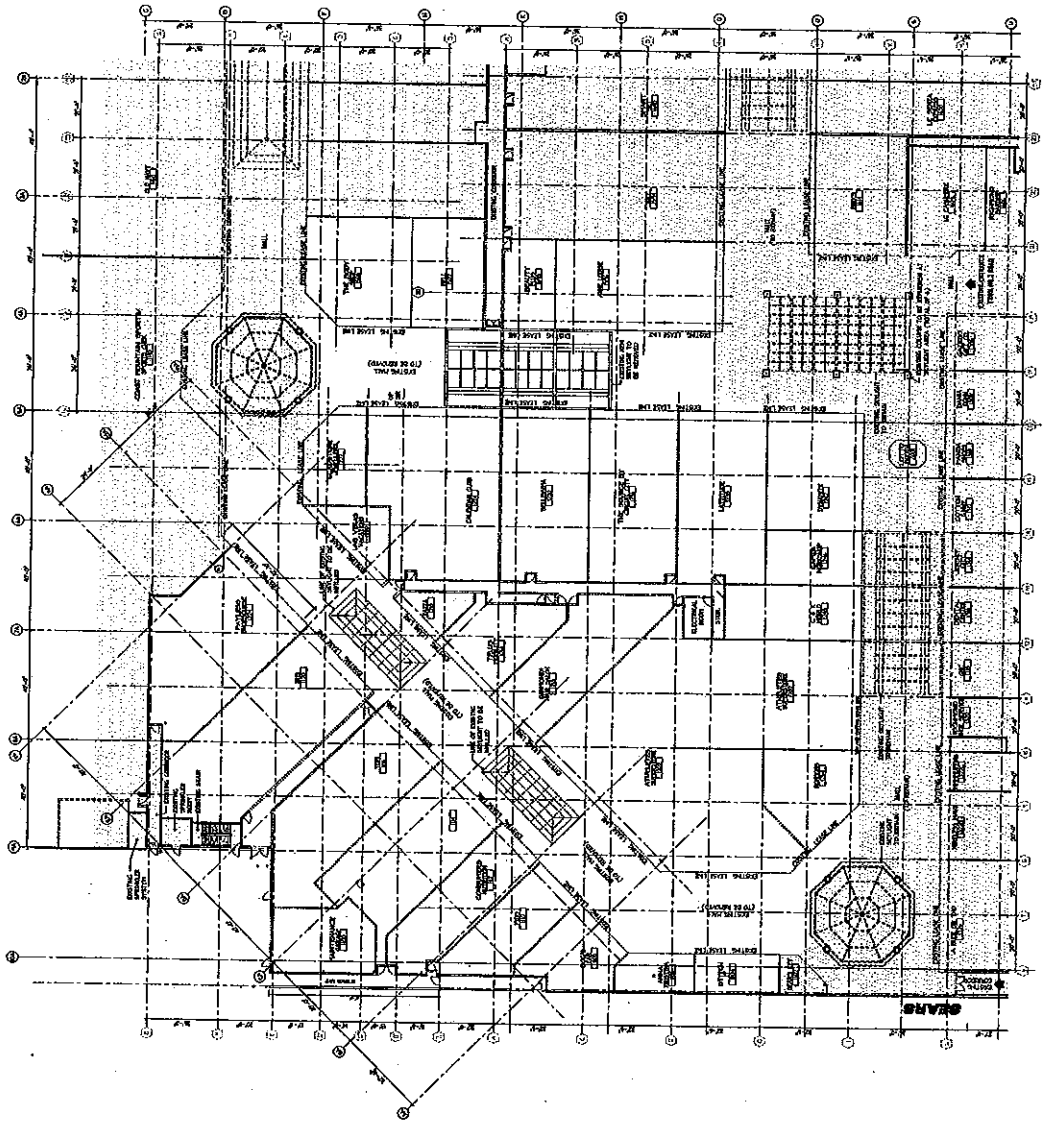
PARTIAL ROOF PLAN

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

W-3 ROAD

WALL TYPE LEGEND:

- 1/2" CMU WALL
- 1/2" CMU WALL WITH INTERIOR FINISH
- 1/2" CMU WALL WITH EXTERIOR FINISH
- 1/2" CMU WALL WITH INTERIOR AND EXTERIOR FINISH
- 1/2" CMU WALL WITH INTERIOR FINISH AND EXTERIOR CLADDING
- 1/2" CMU WALL WITH INTERIOR FINISH AND EXTERIOR CLADDING AND INSULATION



REFERENCE PLAN FEB 09 2010
 DP 09505655

| | |
|-------------|--|
| PROJECT NO. | 09505655 |
| DATE | FEB 09 2010 |
| DESIGNER | CASTLEBERRY PARTNERS |
| CLIENT | SICILIANO CENTER CLUBHOUSE ALTERNATIVES |
| LOCATION | MEMPHIS, TN |



Castleberry
Partners

SICILIANO CENTER
CLUBHOUSE ALTERNATIVES



ASBATCH
CONSULTING, INC.
ARCHITECTS
MEMPHIS, TENNESSEE

ASBATCH CONSULTING, INC.
MEMPHIS, TENNESSEE

| | | | |
|-------------|----------|-------------|----------|
| DATE | 02/09/10 | PROJECT NO. | 09505655 |
| BY | ASB | DATE | 02/09/10 |
| SCALE | AS SHOWN | BY | ASB |
| DESCRIPTION | ASB | DATE | 02/09/10 |

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