



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: May 28, 2012
File: DP 09-453125
Re: Application by GBL Architects Ltd. for a General Compliance at 9388 Odlin Road (former 9340, 9360 and 9400 Odlin Road)

Staff Recommendation

That the attached plans involving changes to the building elevations be considered in General Compliance with Development Permit (DP 09-453125).

A handwritten signature in blue ink that reads "Brian Jackson".

Brian J. Jackson, MCIP
Director of Development

FM:blg
Att.

Staff Report

Origin

GBL Architects Ltd. has requested a General Compliance regarding the proposed development at 9388 Odlin Road (former 9340, 9360 and 9400 Odlin Road) on a site zoned Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie), which was given favourable consideration by the Development Permit Panel at its meeting held on April 13, 2011 and approved by Council on April 26, 2011. Since approval of the original Development Permit (DP 09-453125), some changes to roof line and building elevations are being considered for the purpose of simplifying facades and moving towards a more sophisticated and contemporary architectural expression of the four-storey residential buildings. Overall site plan layout, typical floor plans and parking provisions have not changed from the approved Development Permit drawings. The applicant is requesting a General Compliance on the proposed changes to building elevations and materials, only.

A copy of the approved elevation plans (**Attachment 1**) and the proposed new elevations plans (dated May 28, 2012) that include the changes to the elevations being sought (**Attachment 2**), are attached to this report.

Findings of Fact

The main changes to the approved Development Permit include:

- Changing the original roof from a shallow slope hip roof form to a flat roof.
- Breaking the continuous line of the fascia and soffit with slightly higher portions of the building, capped with a flat roof and visor extensions.
- Changing the extent and distribution of brick use on building facades (limited to the lower two floors and at a constant height) in the approved Development Permit.
- Introducing strong cornices and reinforcing horizontal lines on building facades.
- Achieving cleaner lines and expressing windows vertically.
- Introducing smooth finish Hardie panels and Easy Trim reglet system as a soft contrast background to the richer texture of the brick, which is proposed to be more dominant in the building elevations.

Analysis

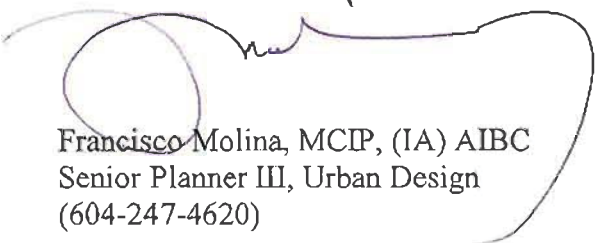
In general, the proposed changes to the building elevations respond well to the general architectural objectives identified through the original Development Permit design review process.

- Changes to the roof lines and strategic use of brick, in contrast with the proposed Hardie panel and Easy Trim reglet system, simplify and achieve a good articulation of façades that add to a playful expression of the building(s).
- The proposed reglet system that contains, and more accurately defines the proposed Hardie panel edges, allows for crisper lines that help reinforce the desirable vertical expression of the windows.
- Changes to the original hip roof form and lines are not noticeable at street level, as both the original low slope hip roof and the revised flat roof being proposed present a flat soffit to views from the street.

- The changes in height of the flat roof design being proposed reinforce the building mass articulation and accentuate its horizontal lines. The addition of stronger cornices that cap the height of the brick accents also contributes to achieving this objective.
- More extensive use of brick accentuate the mass of the corners of the building(s) at both ends of Alexandra Way pedestrian corridor, anchoring and visually identifying the entrances to this public pedestrian corridor at Odlin Road and Tomicki Avenue. This same treatment is also being introduced at the end corner of the buildings that frame the entry area to the interior courtyard from Alexandra Way.
- More extensive use of brick and vertical articulation of flat roof is also used to identify the building(s) front entry and provide interest to the street fronting building facades.

Conclusions

Overall, the proposed changes meet the original massing and architectural form as outlined in the Design Guidelines of the Neighbourhood Plan and retain the general architectural character of the approved Development Permit. The changes being introduced complement, relate well, and respect the character of the immediate built context while adding interest and a playful expression to the building facades. Staff recommends support of this General Compliance request for the purpose of formalizing the proposed changes to the approved Development Permit.



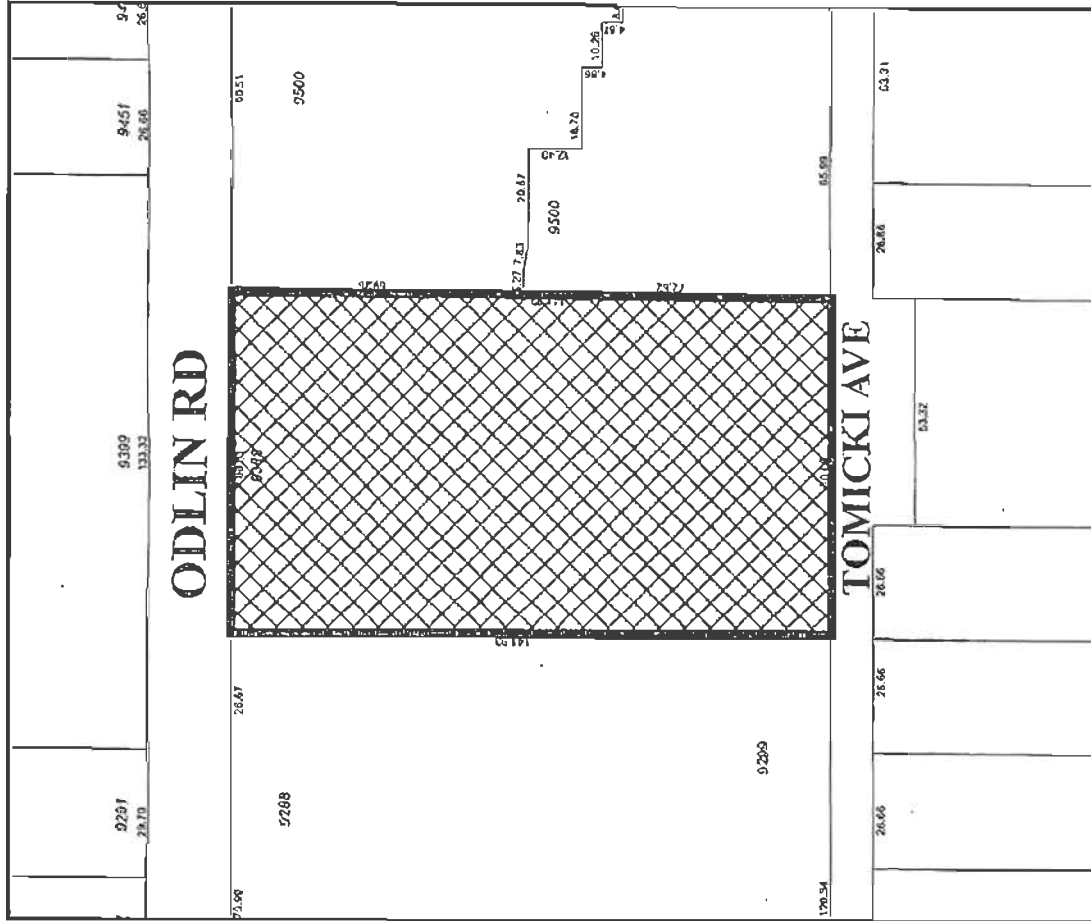
Francisco Molina, MCP, (IA) AIBC
Senior Planner III, Urban Design
(604-247-4620)

FM:blg

Attachment 1: Approved Development Permit Elevations.
Attachment 2: Changes to Approved Development Permit Elevations.



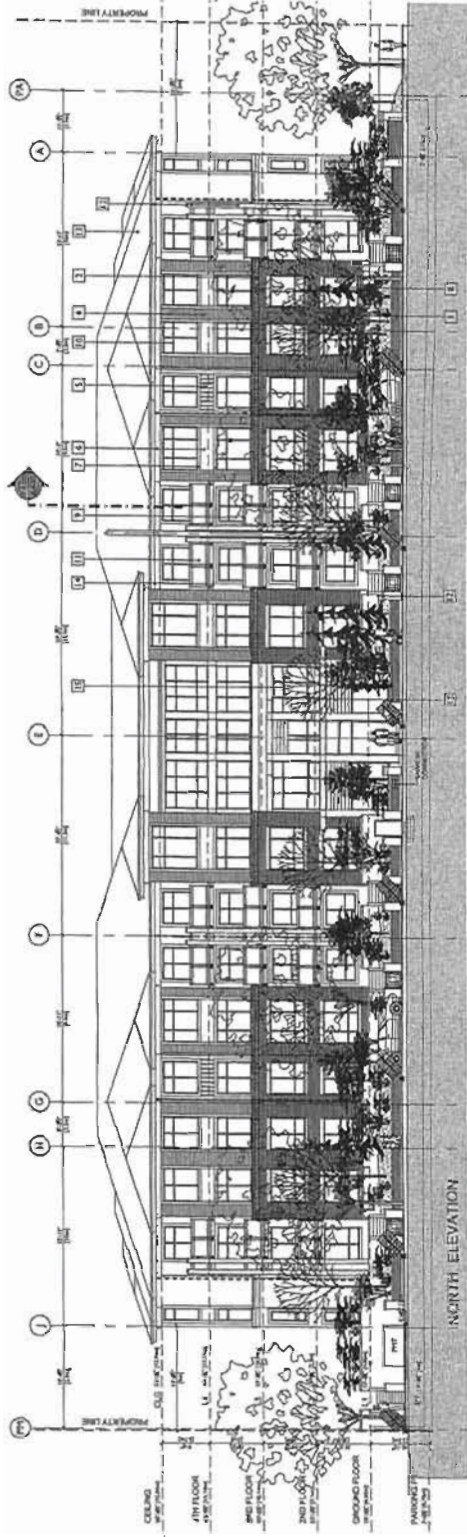
City of Richmond



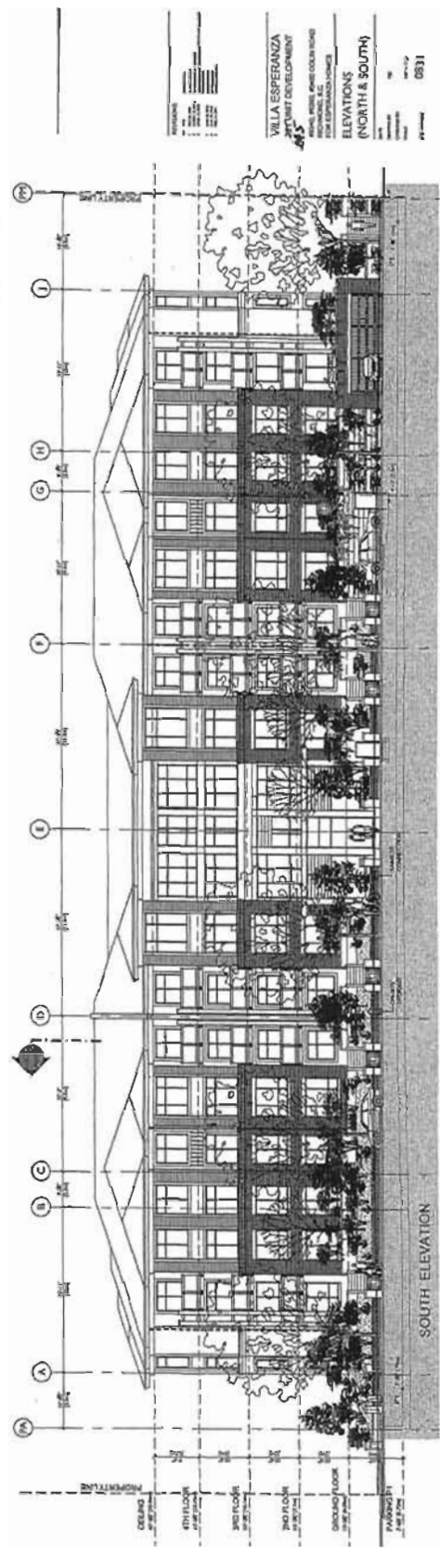
LOCATION MAP

DP 09-453125 GENERAL COMPLIANCE

Original Date: 01/28/09
 Revision Date: 03/21/11
 Note: Dimensions are in METRES



1	2	3	4	5	6	7	8	9	10	11	12	13	14
---	---	---	---	---	---	---	---	---	----	----	----	----	----



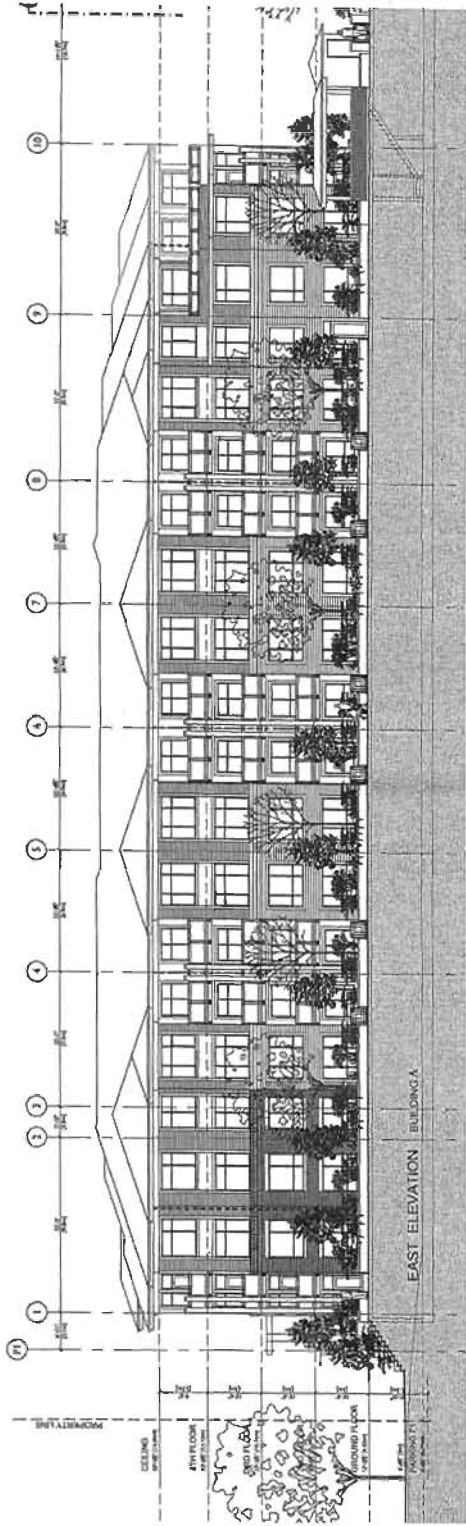
VILLA ESPERANZA
 PLANNING DEVELOPMENT
 1000 W. BROADWAY, SUITE 1000
 WASHINGTON, DC 20004
 TEL: 202.462.1000
 WWW.GBLARCHITECT.COM

ELEVATIONS
 (NORTH & SOUTH)

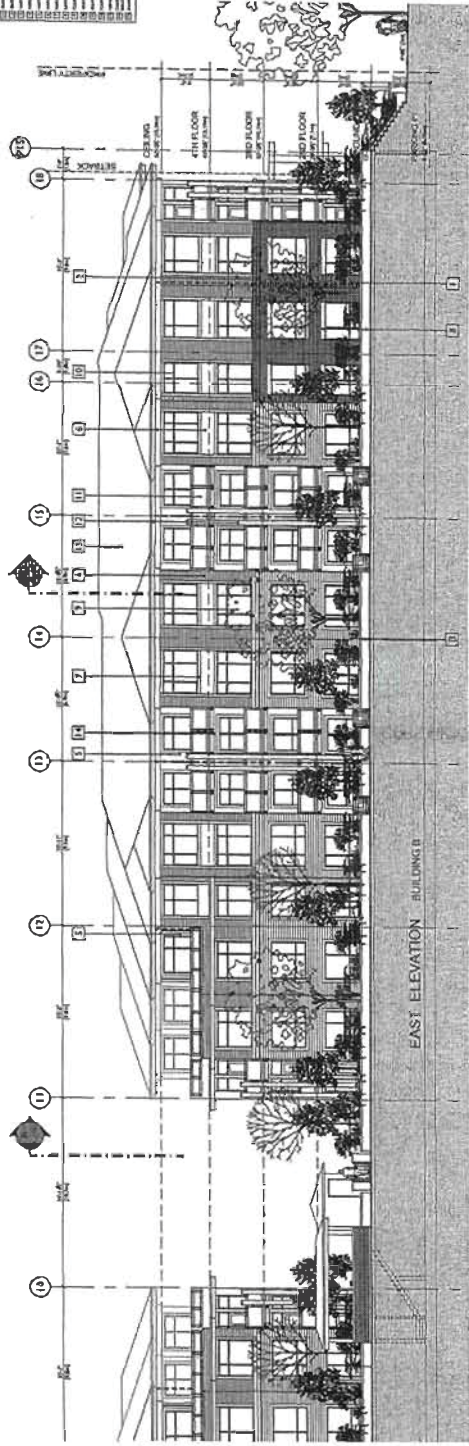
DATE: 08/31
 DRAWN BY: [Name]
 CHECKED BY: [Name]

A-5.01

DP 09453125 Rev. 7



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. FINISHES ARE AS NOTED.
 3. REFER TO SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
 4. REFER TO ARCHITECT'S GENERAL NOTES FOR ADDITIONAL INFORMATION.
 5. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR DETAILS.
 6. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION AND COLUMN DETAILS.
 7. REFER TO EXTERIOR FINISHES DRAWING FOR MATERIALS AND COLORS.
 8. REFER TO INTERIOR FINISHES DRAWING FOR MATERIALS AND COLORS.
 9. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR PLANTING AND HARDSCAPE.
 10. REFER TO CIVIL ENGINEERING DRAWINGS FOR UTILITY AND PAVEMENT DETAILS.
 11. REFER TO ARCHITECT'S GENERAL NOTES FOR ADDITIONAL INFORMATION.
 12. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR DETAILS.
 13. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION AND COLUMN DETAILS.
 14. REFER TO EXTERIOR FINISHES DRAWING FOR MATERIALS AND COLORS.
 15. REFER TO INTERIOR FINISHES DRAWING FOR MATERIALS AND COLORS.
 16. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR PLANTING AND HARDSCAPE.
 17. REFER TO CIVIL ENGINEERING DRAWINGS FOR UTILITY AND PAVEMENT DETAILS.

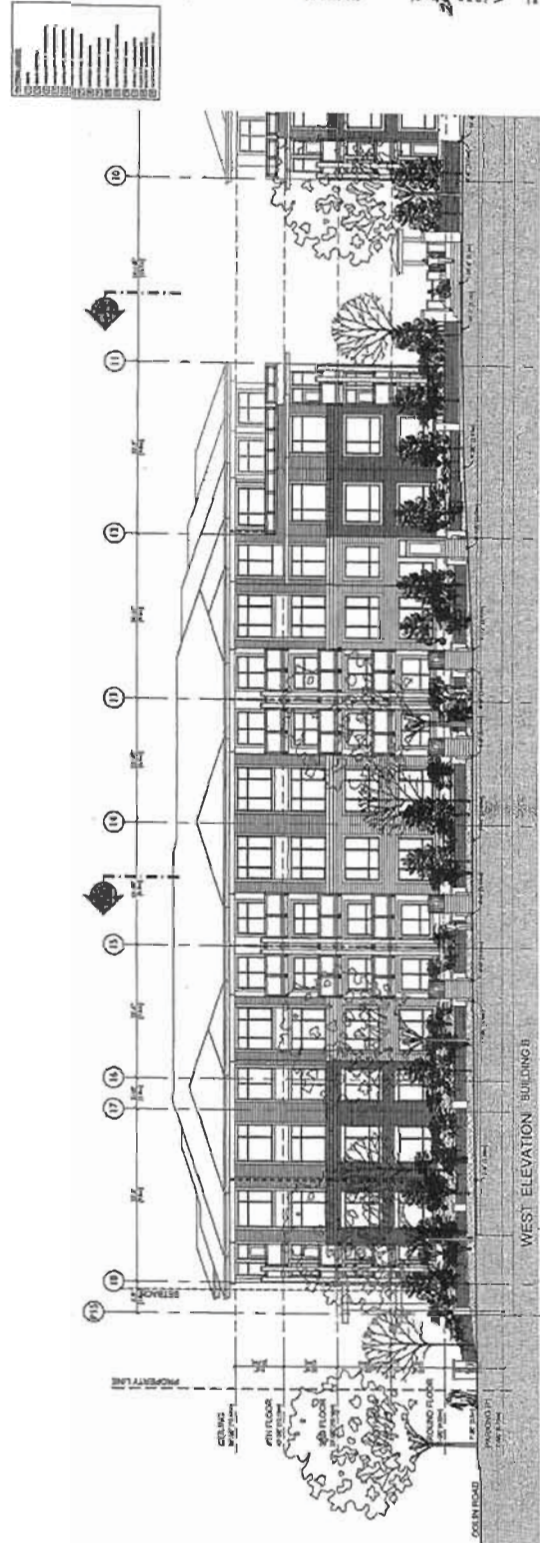
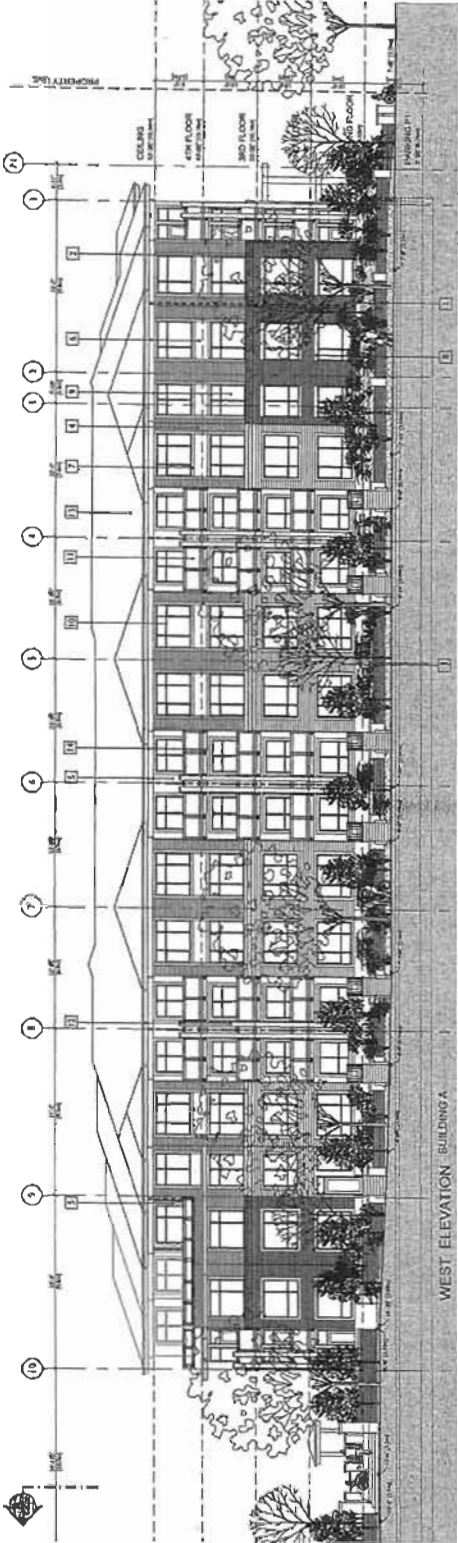


NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. FINISHES ARE AS NOTED.
 3. REFER TO SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
 4. REFER TO ARCHITECT'S GENERAL NOTES FOR ADDITIONAL INFORMATION.
 5. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR DETAILS.
 6. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION AND COLUMN DETAILS.
 7. REFER TO EXTERIOR FINISHES DRAWING FOR MATERIALS AND COLORS.
 8. REFER TO INTERIOR FINISHES DRAWING FOR MATERIALS AND COLORS.
 9. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR PLANTING AND HARDSCAPE.
 10. REFER TO CIVIL ENGINEERING DRAWINGS FOR UTILITY AND PAVEMENT DETAILS.
 11. REFER TO ARCHITECT'S GENERAL NOTES FOR ADDITIONAL INFORMATION.
 12. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR DETAILS.
 13. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION AND COLUMN DETAILS.
 14. REFER TO EXTERIOR FINISHES DRAWING FOR MATERIALS AND COLORS.
 15. REFER TO INTERIOR FINISHES DRAWING FOR MATERIALS AND COLORS.
 16. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR PLANTING AND HARDSCAPE.
 17. REFER TO CIVIL ENGINEERING DRAWINGS FOR UTILITY AND PAVEMENT DETAILS.

VILLA ESPERANZA
 WEST LARK DEVELOPMENT
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80231
 EAST ELEVATIONS

DATE: 08/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 09453125

DR 09453125 Rev. 10 A-5.02

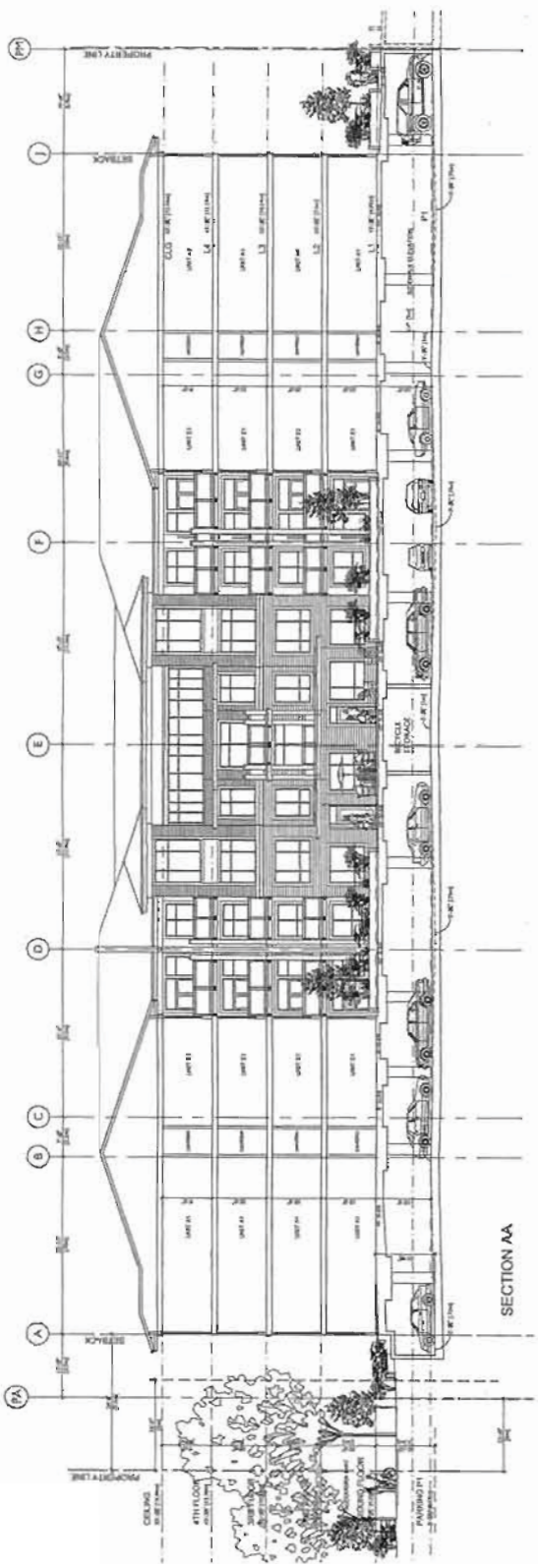


DR 09453125

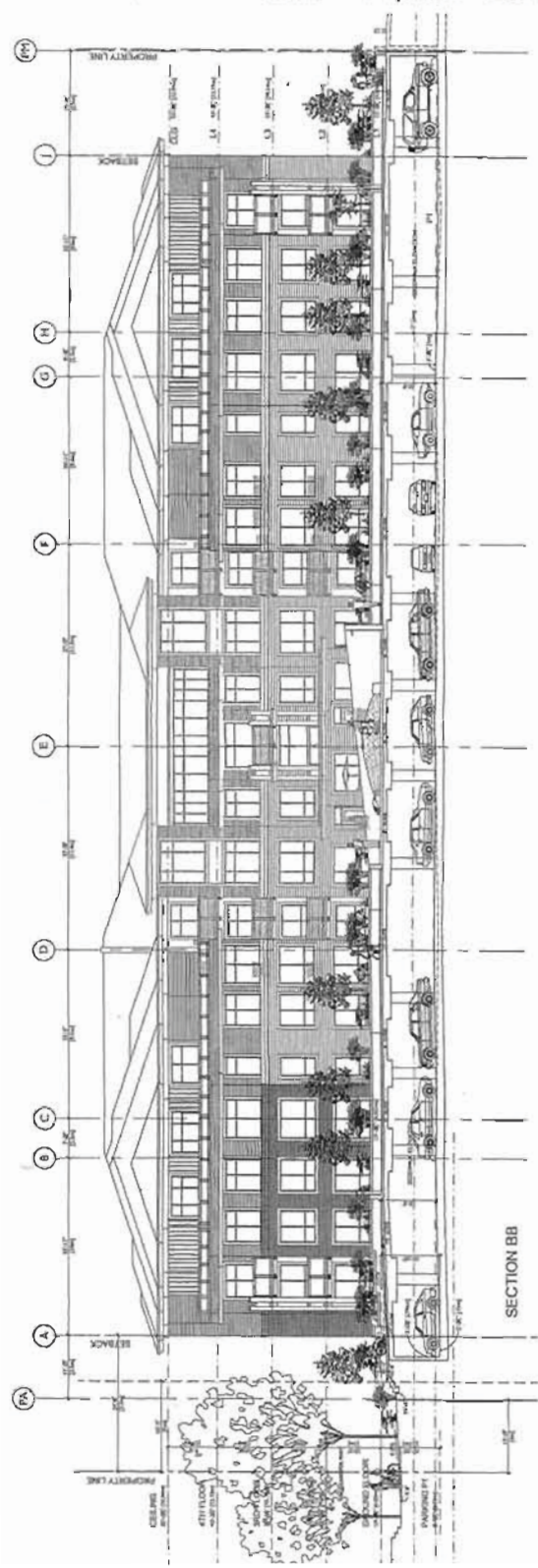
VILLA ESPERANZA
 PHASE 2
 PHASE 2 UNIT DEVELOPMENT
 1000 W. 10TH AVENUE
 DENVER, CO 80202
 FOR EXTERIOR FINISHES

WEST ELEVATIONS

NO.	DATE	DESCRIPTION
001	10/15/14	ISSUED FOR PERMITS
002	11/10/14	ISSUED FOR PERMITS
003	12/10/14	ISSUED FOR PERMITS
004	01/10/15	ISSUED FOR PERMITS
005	02/10/15	ISSUED FOR PERMITS
006	03/10/15	ISSUED FOR PERMITS
007	04/10/15	ISSUED FOR PERMITS
008	05/10/15	ISSUED FOR PERMITS
009	06/10/15	ISSUED FOR PERMITS
010	07/10/15	ISSUED FOR PERMITS
011	08/10/15	ISSUED FOR PERMITS
012	09/10/15	ISSUED FOR PERMITS
013	10/10/15	ISSUED FOR PERMITS
014	11/10/15	ISSUED FOR PERMITS
015	12/10/15	ISSUED FOR PERMITS
016	01/10/16	ISSUED FOR PERMITS
017	02/10/16	ISSUED FOR PERMITS
018	03/10/16	ISSUED FOR PERMITS
019	04/10/16	ISSUED FOR PERMITS
020	05/10/16	ISSUED FOR PERMITS
021	06/10/16	ISSUED FOR PERMITS
022	07/10/16	ISSUED FOR PERMITS
023	08/10/16	ISSUED FOR PERMITS
024	09/10/16	ISSUED FOR PERMITS
025	10/10/16	ISSUED FOR PERMITS
026	11/10/16	ISSUED FOR PERMITS
027	12/10/16	ISSUED FOR PERMITS
028	01/10/17	ISSUED FOR PERMITS
029	02/10/17	ISSUED FOR PERMITS
030	03/10/17	ISSUED FOR PERMITS
031	04/10/17	ISSUED FOR PERMITS
032	05/10/17	ISSUED FOR PERMITS
033	06/10/17	ISSUED FOR PERMITS
034	07/10/17	ISSUED FOR PERMITS
035	08/10/17	ISSUED FOR PERMITS
036	09/10/17	ISSUED FOR PERMITS
037	10/10/17	ISSUED FOR PERMITS
038	11/10/17	ISSUED FOR PERMITS
039	12/10/17	ISSUED FOR PERMITS
040	01/10/18	ISSUED FOR PERMITS
041	02/10/18	ISSUED FOR PERMITS
042	03/10/18	ISSUED FOR PERMITS
043	04/10/18	ISSUED FOR PERMITS
044	05/10/18	ISSUED FOR PERMITS
045	06/10/18	ISSUED FOR PERMITS
046	07/10/18	ISSUED FOR PERMITS
047	08/10/18	ISSUED FOR PERMITS
048	09/10/18	ISSUED FOR PERMITS
049	10/10/18	ISSUED FOR PERMITS
050	11/10/18	ISSUED FOR PERMITS
051	12/10/18	ISSUED FOR PERMITS
052	01/10/19	ISSUED FOR PERMITS
053	02/10/19	ISSUED FOR PERMITS
054	03/10/19	ISSUED FOR PERMITS
055	04/10/19	ISSUED FOR PERMITS
056	05/10/19	ISSUED FOR PERMITS
057	06/10/19	ISSUED FOR PERMITS
058	07/10/19	ISSUED FOR PERMITS
059	08/10/19	ISSUED FOR PERMITS
060	09/10/19	ISSUED FOR PERMITS
061	10/10/19	ISSUED FOR PERMITS
062	11/10/19	ISSUED FOR PERMITS
063	12/10/19	ISSUED FOR PERMITS
064	01/10/20	ISSUED FOR PERMITS
065	02/10/20	ISSUED FOR PERMITS
066	03/10/20	ISSUED FOR PERMITS
067	04/10/20	ISSUED FOR PERMITS
068	05/10/20	ISSUED FOR PERMITS
069	06/10/20	ISSUED FOR PERMITS
070	07/10/20	ISSUED FOR PERMITS
071	08/10/20	ISSUED FOR PERMITS
072	09/10/20	ISSUED FOR PERMITS
073	10/10/20	ISSUED FOR PERMITS
074	11/10/20	ISSUED FOR PERMITS
075	12/10/20	ISSUED FOR PERMITS
076	01/10/21	ISSUED FOR PERMITS
077	02/10/21	ISSUED FOR PERMITS
078	03/10/21	ISSUED FOR PERMITS
079	04/10/21	ISSUED FOR PERMITS
080	05/10/21	ISSUED FOR PERMITS
081	06/10/21	ISSUED FOR PERMITS
082	07/10/21	ISSUED FOR PERMITS
083	08/10/21	ISSUED FOR PERMITS
084	09/10/21	ISSUED FOR PERMITS
085	10/10/21	ISSUED FOR PERMITS
086	11/10/21	ISSUED FOR PERMITS
087	12/10/21	ISSUED FOR PERMITS
088	01/10/22	ISSUED FOR PERMITS
089	02/10/22	ISSUED FOR PERMITS
090	03/10/22	ISSUED FOR PERMITS
091	04/10/22	ISSUED FOR PERMITS
092	05/10/22	ISSUED FOR PERMITS
093	06/10/22	ISSUED FOR PERMITS
094	07/10/22	ISSUED FOR PERMITS
095	08/10/22	ISSUED FOR PERMITS
096	09/10/22	ISSUED FOR PERMITS
097	10/10/22	ISSUED FOR PERMITS
098	11/10/22	ISSUED FOR PERMITS
099	12/10/22	ISSUED FOR PERMITS
100	01/10/23	ISSUED FOR PERMITS



SECTION AA



SECTION BB

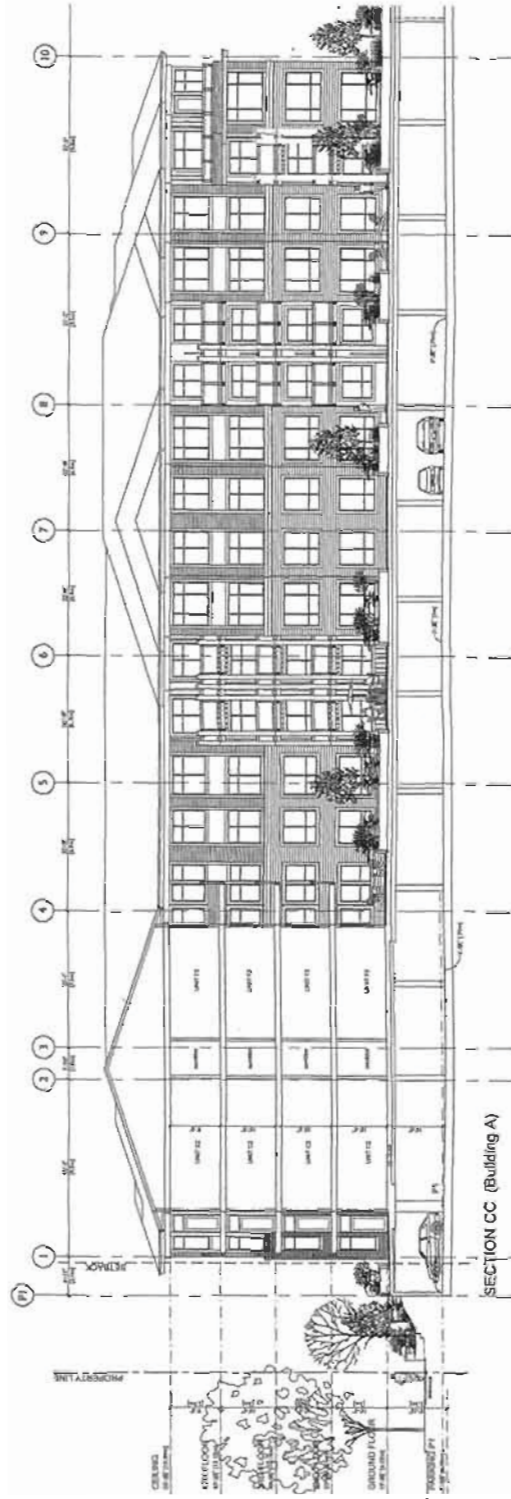
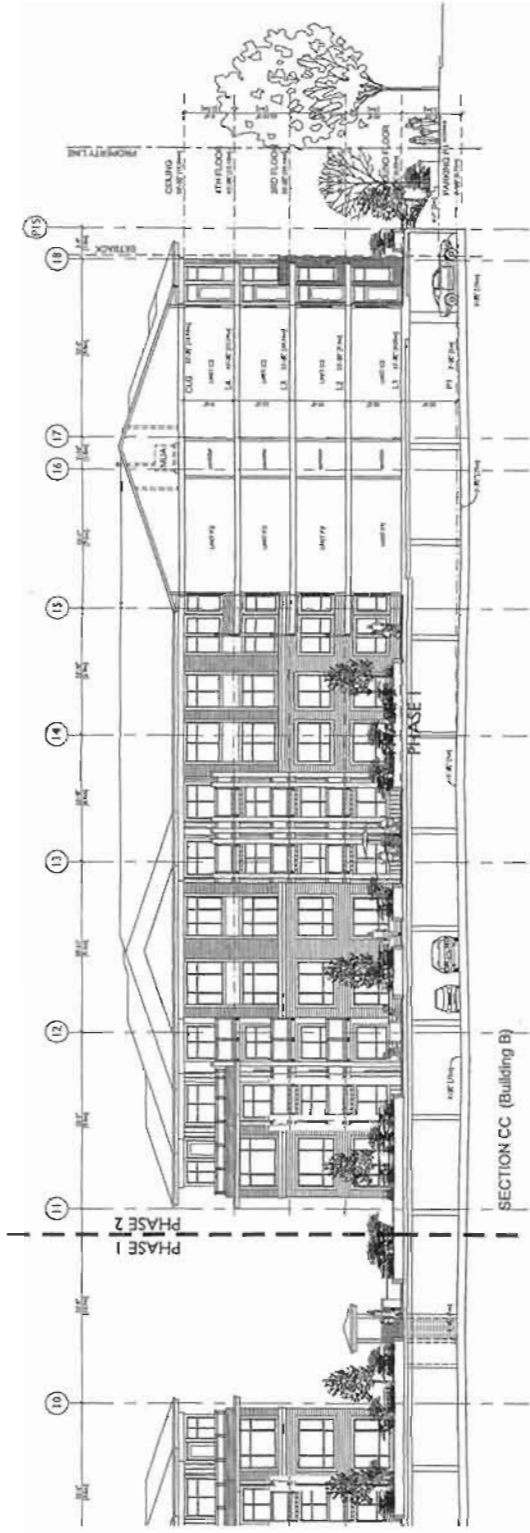
VILLA ESPERANZA
PHASE 2 DEVELOPMENT
147
10000 W. BUCKLEBOURNE ROAD
MCKINNAH, IL 60057
FOR EXPANDED LAYOUTS

SECTION AA + BB

DATE: 08/31

DP 09453125
Pg. # 12

A-6.01



DP 09453125

PC # 13

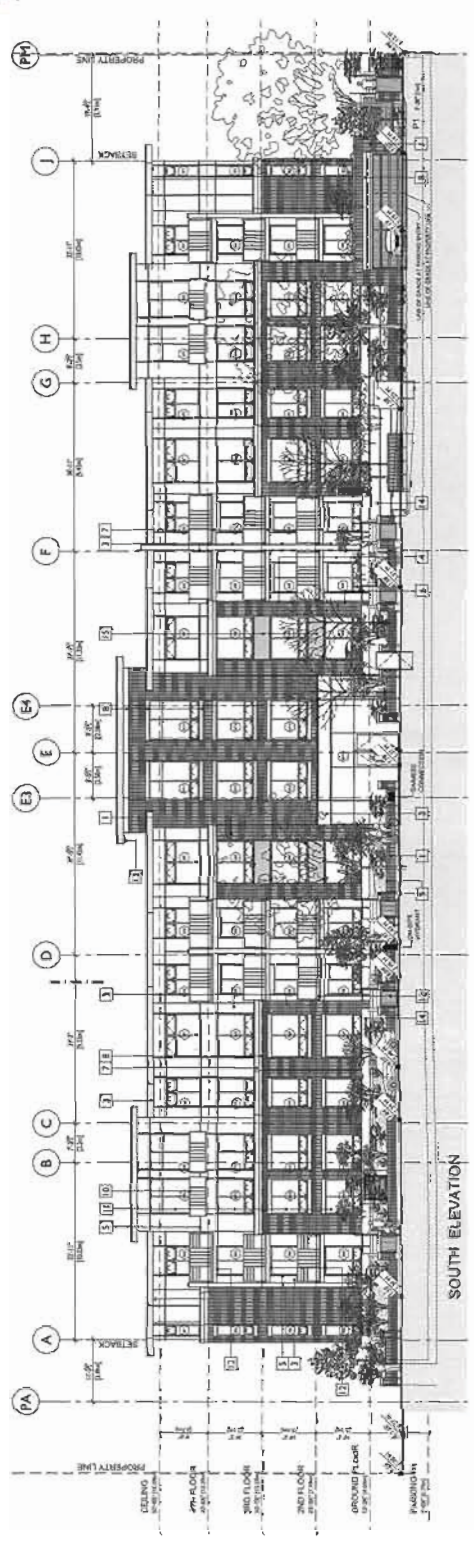
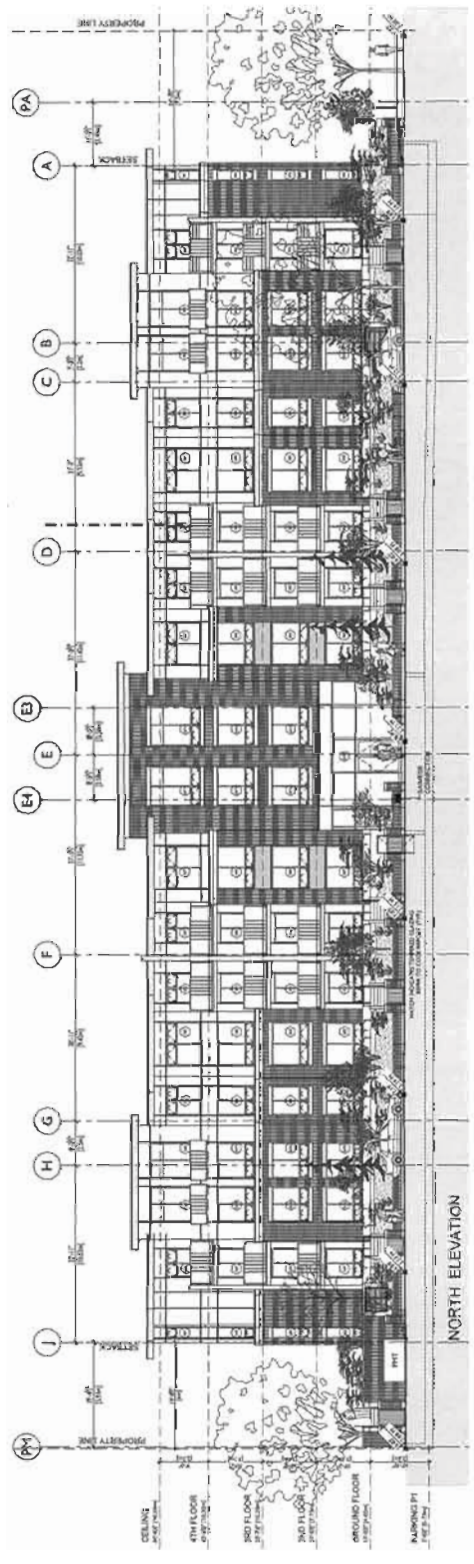
VILLA ESPERANZA 200 UNIT DEVELOPMENT	
10000 W. STATE ROAD MCKINNAH, AL 36061	
SECTION CC	
DATE	08/11
SCALE	AS SHOWN
PROJECT NO.	0811

A-6.02



- FEDERAL LICENSE
- STATE LICENSE
- REGISTERED PROFESSIONAL ENGINEER
- REGISTERED PROFESSIONAL ARCHITECT
- REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
- REGISTERED PROFESSIONAL CIVIL ENGINEER
- REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
- REGISTERED PROFESSIONAL MECHANICAL ENGINEER
- REGISTERED PROFESSIONAL CHEMICAL ENGINEER
- REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
- REGISTERED PROFESSIONAL AERONAUTICAL AND NAUTICAL ENGINEER
- REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
- REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
- REGISTERED PROFESSIONAL MINING ENGINEER
- REGISTERED PROFESSIONAL SURVEYOR
- REGISTERED PROFESSIONAL GEOLOGICAL ENGINEER
- REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER
- REGISTERED PROFESSIONAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL ARCHITECT-IN-TRAINING
- REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT-IN-TRAINING
- REGISTERED PROFESSIONAL CIVIL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL ELECTRICAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL MECHANICAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL CHEMICAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL AERONAUTICAL AND NAUTICAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL METALLURGICAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL SURVEYOR-IN-TRAINING
- REGISTERED PROFESSIONAL GEOLOGICAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER-IN-TRAINING

General Compliance
 DP 09-453125



RECEIVED
 JUN 6 2012

- FEDERAL LICENSE
- STATE LICENSE
- REGISTERED PROFESSIONAL ENGINEER
- REGISTERED PROFESSIONAL ARCHITECT
- REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
- REGISTERED PROFESSIONAL CIVIL ENGINEER
- REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
- REGISTERED PROFESSIONAL MECHANICAL ENGINEER
- REGISTERED PROFESSIONAL CHEMICAL ENGINEER
- REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
- REGISTERED PROFESSIONAL AERONAUTICAL AND NAUTICAL ENGINEER
- REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
- REGISTERED PROFESSIONAL SURVEYOR
- REGISTERED PROFESSIONAL GEOLOGICAL ENGINEER
- REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER
- REGISTERED PROFESSIONAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL ARCHITECT-IN-TRAINING
- REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT-IN-TRAINING
- REGISTERED PROFESSIONAL CIVIL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL ELECTRICAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL MECHANICAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL CHEMICAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL AERONAUTICAL AND NAUTICAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL METALLURGICAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL SURVEYOR-IN-TRAINING
- REGISTERED PROFESSIONAL GEOLOGICAL ENGINEER-IN-TRAINING
- REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER-IN-TRAINING

OMEGA
 246 UNIT DEVELOPMENT
 100 UNIVERSITY BLVD
 SUITE 100
 CHARLOTTE, NC 28203
 CONTACT: (704) 375-1111

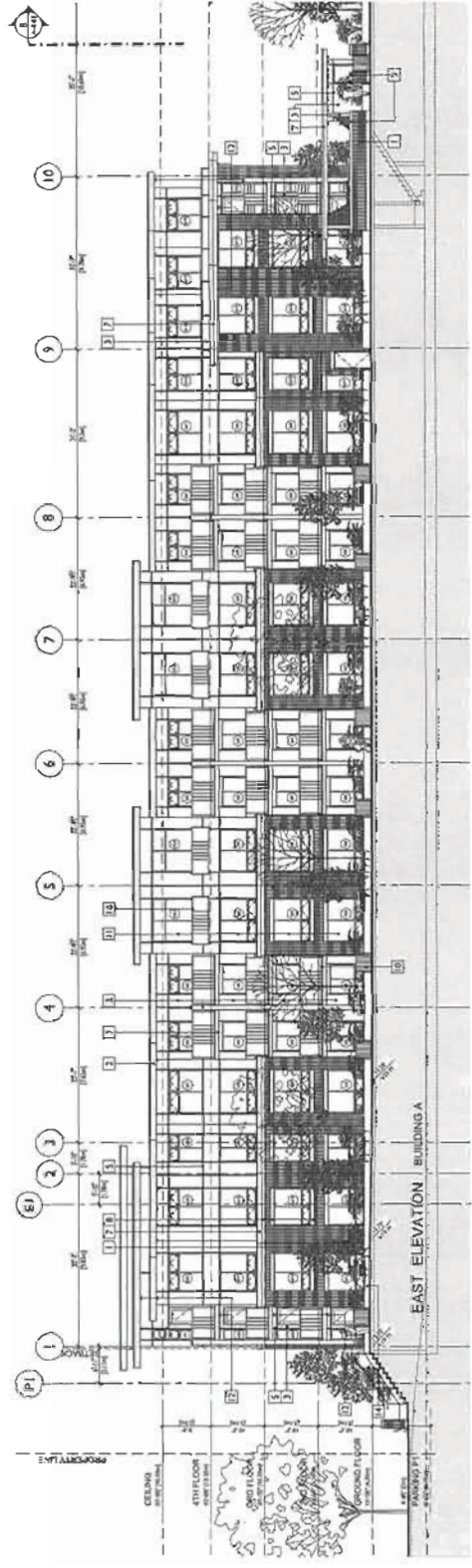
ELEVATIONS (NORTH & SOUTH)
 DATE: 06/06/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 0831

A-5.01

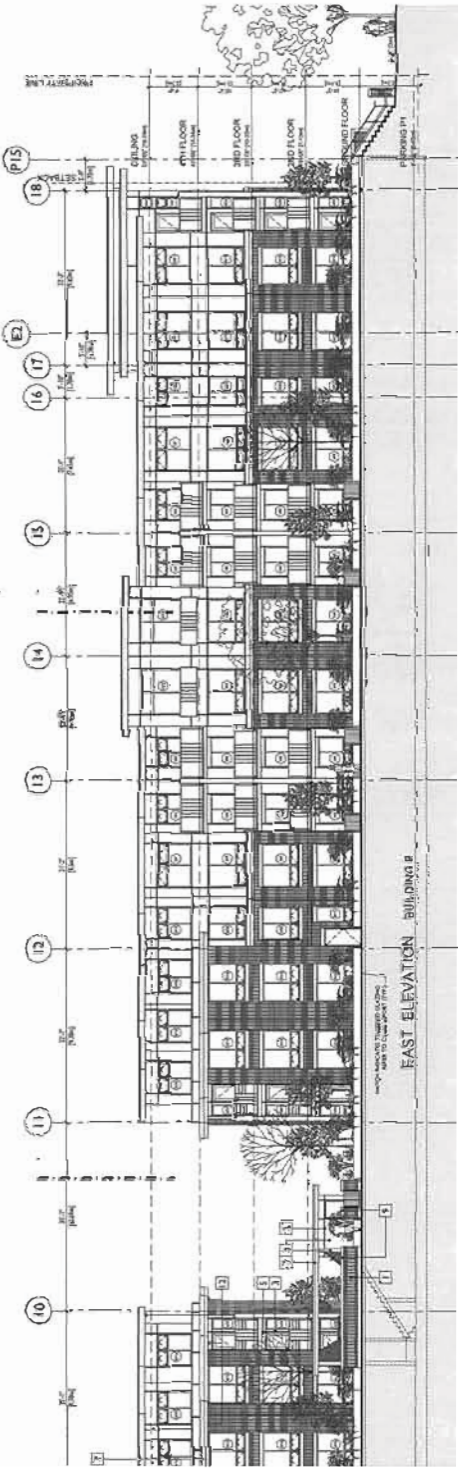


General Compliance
 DP 09-453125

- NOTICE TO LEASOR:**
- 1. GENERAL COMPLIANCE
 - 2. GENERAL COMPLIANCE
 - 3. GENERAL COMPLIANCE
 - 4. GENERAL COMPLIANCE
 - 5. GENERAL COMPLIANCE
 - 6. GENERAL COMPLIANCE
 - 7. GENERAL COMPLIANCE
 - 8. GENERAL COMPLIANCE
 - 9. GENERAL COMPLIANCE
 - 10. GENERAL COMPLIANCE
 - 11. GENERAL COMPLIANCE
 - 12. GENERAL COMPLIANCE
 - 13. GENERAL COMPLIANCE
 - 14. GENERAL COMPLIANCE
 - 15. GENERAL COMPLIANCE
 - 16. GENERAL COMPLIANCE
 - 17. GENERAL COMPLIANCE
 - 18. GENERAL COMPLIANCE
 - 19. GENERAL COMPLIANCE
 - 20. GENERAL COMPLIANCE



RECEIVED
 MAY 28 2012

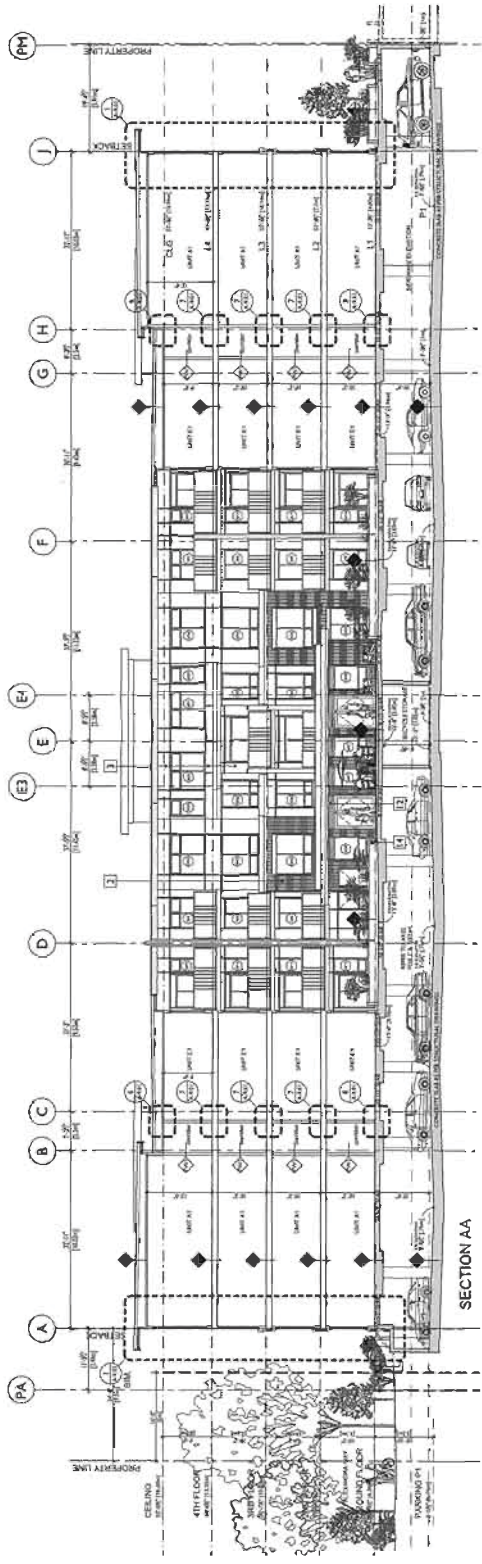


- NOTICE TO LEASOR:**
- 1. GENERAL COMPLIANCE
 - 2. GENERAL COMPLIANCE
 - 3. GENERAL COMPLIANCE
 - 4. GENERAL COMPLIANCE
 - 5. GENERAL COMPLIANCE
 - 6. GENERAL COMPLIANCE
 - 7. GENERAL COMPLIANCE
 - 8. GENERAL COMPLIANCE
 - 9. GENERAL COMPLIANCE
 - 10. GENERAL COMPLIANCE
 - 11. GENERAL COMPLIANCE
 - 12. GENERAL COMPLIANCE
 - 13. GENERAL COMPLIANCE
 - 14. GENERAL COMPLIANCE
 - 15. GENERAL COMPLIANCE
 - 16. GENERAL COMPLIANCE
 - 17. GENERAL COMPLIANCE
 - 18. GENERAL COMPLIANCE
 - 19. GENERAL COMPLIANCE
 - 20. GENERAL COMPLIANCE



*General Compliance
DP 09-453125*

MATERIAL LEGEND	
1	CONCRETE
2	BRICK
3	GLAZED ALUMINUM CURTAIN WALL
4	GLAZED ALUMINUM WINDOW
5	GLAZED ALUMINUM DOOR
6	GLAZED ALUMINUM ENTRY
7	GLAZED ALUMINUM BALCONY
8	GLAZED ALUMINUM RAMP
9	GLAZED ALUMINUM STAIR
10	GLAZED ALUMINUM ELEVATOR
11	GLAZED ALUMINUM SIGN
12	GLAZED ALUMINUM LIGHT
13	GLAZED ALUMINUM VENT
14	GLAZED ALUMINUM BALANCE
15	GLAZED ALUMINUM SHUTTER
16	GLAZED ALUMINUM SLAT
17	GLAZED ALUMINUM PANEL
18	GLAZED ALUMINUM GLASS
19	GLAZED ALUMINUM MESH
20	GLAZED ALUMINUM SCREEN
21	GLAZED ALUMINUM FILTER
22	GLAZED ALUMINUM COATING
23	GLAZED ALUMINUM FINISH
24	GLAZED ALUMINUM TREATMENT
25	GLAZED ALUMINUM PROTECTION
26	GLAZED ALUMINUM MAINTENANCE
27	GLAZED ALUMINUM REPAIR
28	GLAZED ALUMINUM REPLACEMENT
29	GLAZED ALUMINUM MODIFICATION
30	GLAZED ALUMINUM ADAPTATION
31	GLAZED ALUMINUM IMPROVEMENT
32	GLAZED ALUMINUM ENHANCEMENT
33	GLAZED ALUMINUM UPGRADE
34	GLAZED ALUMINUM REVISION
35	GLAZED ALUMINUM CORRECTION
36	GLAZED ALUMINUM ADDITION
37	GLAZED ALUMINUM DELETION
38	GLAZED ALUMINUM ALTERATION
39	GLAZED ALUMINUM RECONSTRUCTION
40	GLAZED ALUMINUM DEMOLITION



SECTION AA

RECEIVED
MAY 7 8 2012

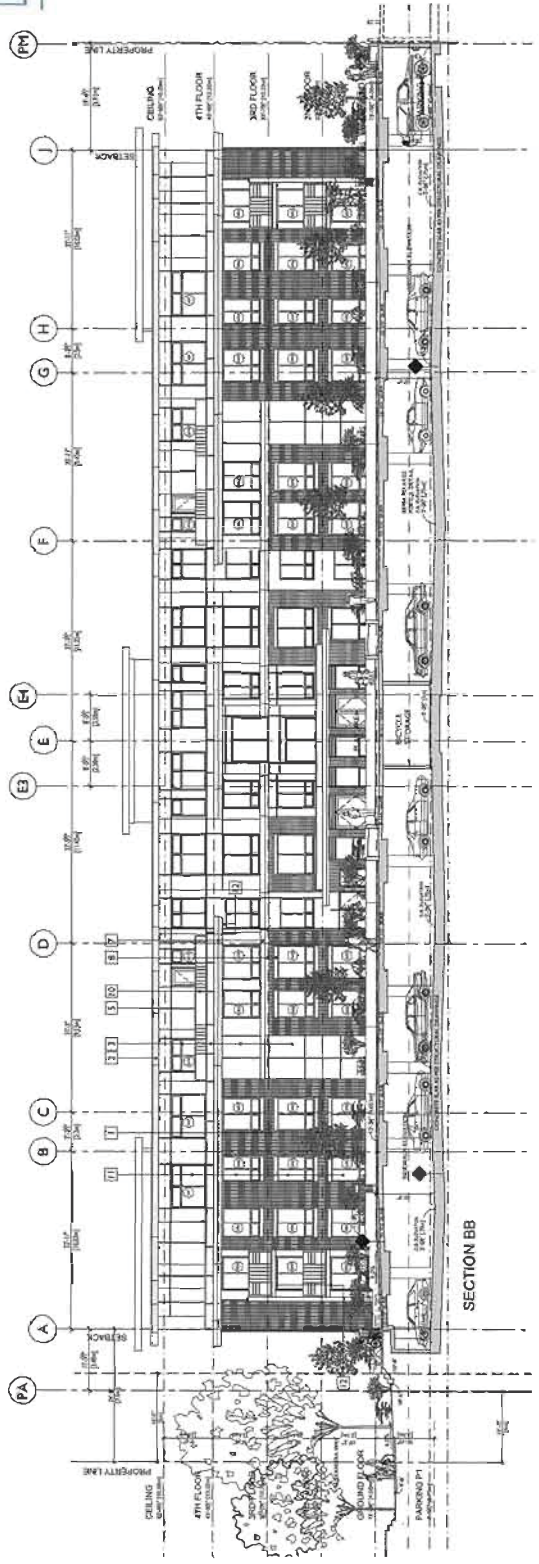
NOTES	
1	ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES AND REGULATIONS.
2	ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
5	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
6	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
7	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
8	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
9	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
10	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
11	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
12	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
13	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
14	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
15	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
16	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
17	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
18	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
19	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
20	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
21	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
22	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
23	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
24	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
25	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
26	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
27	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
28	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
29	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
30	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
31	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
32	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
33	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
34	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
35	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
36	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
37	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
38	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
39	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
40	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.

OMEGA
245 UNIT DEVELOPMENT
1000 UNIVERSITY BLVD, SUITE 100
ANN ARBOR, MI 48106
TEL: 734.769.1234
WWW.OMEGAARCHITECTS.COM

SECTION AA • BB

DATE: 05/07/12
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

A-6.01

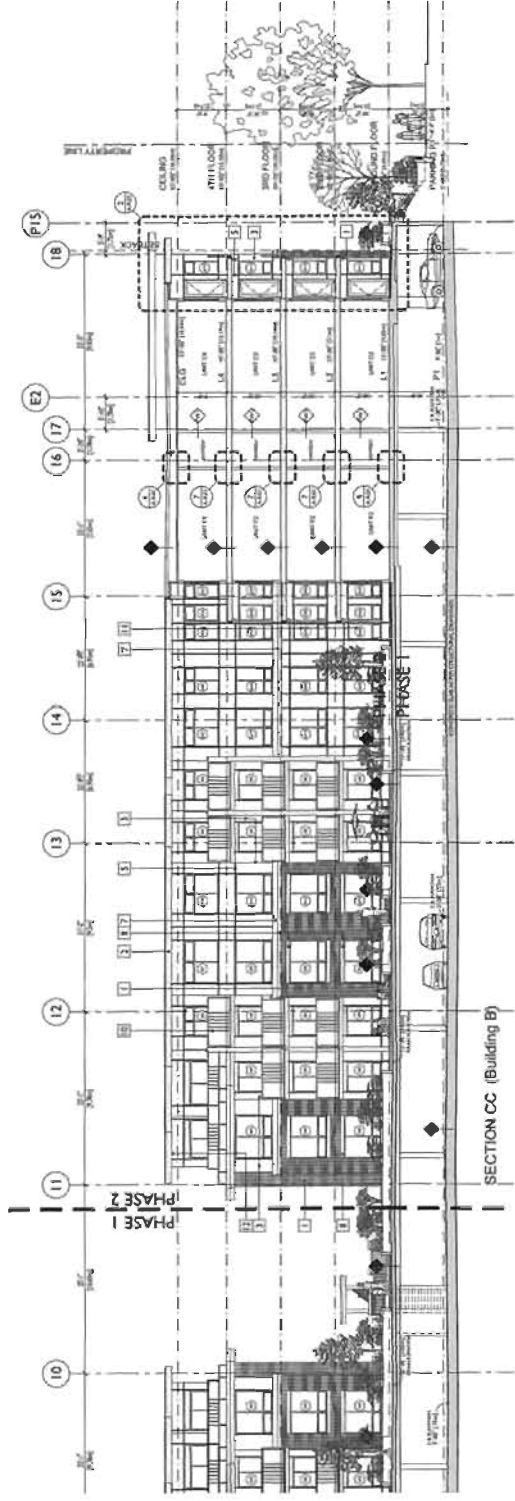


SECTION BB



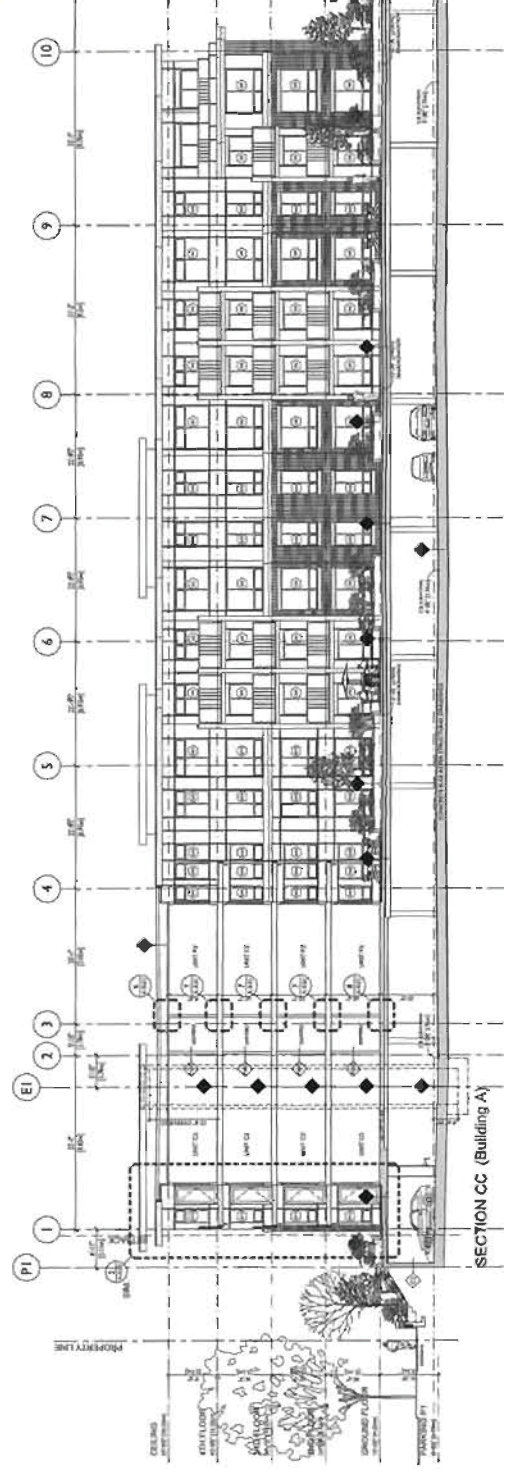
*General Compliance
DP 09-453125*

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



SECTION CC (Building B)

RECEIVED
MAY 28 2012



SECTION CC (Building A)

REVISIONS

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

OMEGA
246 UNIT DEVELOPMENT
1000 UNIVERSITY AVENUE, SUITE 100
ANN ARBOR, MI 48106
ARCHITECT: GBL
DATE: 05/15/12

SECTION CC
DATE: 05/15/12
DRAWN BY: 0811
CHECKED BY:

A-6.02