



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: December 13, 2010
File: DP 10-545010
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 construction of a second floor addition, roof alterations, and minor exterior modifications in association with interior renovations at 6551 No. 3 Road on a site zoned "Downtown Commercial (CDT1)" and "Gas & Service Stations (CG1)".

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 second floor and roof levels 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, minor exterior modifications, skylight alterations at the roof levels, an addition at the second floor level, and a new pedestrian access to existing roof-top parking. The proposed alterations result from the conversion of the second floor movie theatre area into a food court area, and the conversion of the ground floor food court area into commercial retail units. 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 site is as follows:

- To the north, is the adjacent property with the northern half of the Richmond Centre shopping mall and hi-rise residential towers;
- To the northeast, across No. 3 Road, is the SkyTrain Brighouse 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.

A Development Permit was approved earlier this year for the same property. Development Permit (DP 09-505655) was approved by Council on March 22, 2010 for interior renovations and skylight alterations adjacent to the two-storey building occupied by Sears.

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 (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, or general architectural form and character of the overall existing commercial development.

Analysis

The proposed renovation is limited to the interior, roof areas, and an addition to the second floor area of the existing building. Minor storefront glazing changes are also proposed at the Minoru Boulevard and No. 3 Road elevations. These renovations will not result in any changes to the existing conditions of adjacency, site planning or landscape design.

Urban Design and Site Planning

- The second floor addition will be visible from Minoru Boulevard, slightly increasing the second floor massing adjacent to the main Minoru Boulevard entry to the shopping mall. This change will not significantly impact the existing urban design.
- The second floor renovation includes the introduction of a pedestrian access to the second floor food court area from the existing rooftop parking area on the adjacent northern half of the Richmond Centre shopping mall. This new access is an improvement to pedestrian circulation from the rooftop parking area.

Architectural Form and Character

- The renovations will have minimal impact to the architectural form and character of the existing mall as seen from the street level. The proposal is limited generally in the food court and movie theatre areas of the existing building. The work includes interior renovations, minor exterior modifications, modest addition at the second floor level, skylight alterations, and the introduction of a pedestrian entry from the roof-top parking area. Minor storefront glazing changes are also proposed at the Minoru Boulevard and No. 3 Road elevations. Existing glazed doors will be replaced with glazing to match existing storefront glazing system and wall openings.
- The renovation proposal includes increasing the size of the second floor area, relocating the food court from the ground level up to the second floor, converting the existing ground level food court into commercial retail units, altering the internal storefront corridors to suit, and reconfiguring the sky light design to centre over the new corridors and provide natural lighting into the new food court seating area. Access to the second floor will be provided with a new escalator and elevator.
- The second floor addition area will be open to the double height main galleria space, providing a visual link from the upper food court seating area down to the mall's main east-west galleria circulation spine.
- The façade treatment of the second floor addition will match the adjacent existing elevation with painted EIFS cladding detailed with a pattern of reveal relief.
- A new canopy feature is proposed to provide access from the existing rooftop parking area to the second floor food court area. A different reveal relief pattern will be used in this area to provide enhanced visibility for the entry area.

Crime Prevention Through Environmental Design

- The renovation proposal does not raise any CPTED concerns.

Sustainability

Cadillac Fairview intends to seek LEED certification for interiors for the upper level food court area. In addition, Cadillac Fairview continues with sustainability efforts detailed in a staff report earlier this year regarding approved interior renovations in the portion of the mall adjacent to the Sears store. These include industry green building certification (Building Owners and Managers Association's BOMA BEST) for all major office and retail centres. They also continue to be committed to their national 'green at work' initiative, which includes a vision, operational standards for improved efficiencies, and consumption targets.

As noted in the previous staff report, 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 watts 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 exemptions that allow for renovations to existing buildings and additions to existing buildings that do not increase the building floor area by more than 25%. This proposal falls under these exemptions.
- 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 2**). 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 infrastructures were not requested as the proposed is limited to renovation of the existing building with modest addition of new floor area.
- The servicing capacity will be reviewed with future redevelopment of the site.

Conclusions

The proposed renovation and second floor addition 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 .

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/tp/special.htm>).

Attachments

Attachment 1: Development Application Data Sheet

Attachment 2: 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 10-545010 **Attachment 1**

Address: 6551 No. 3 Road

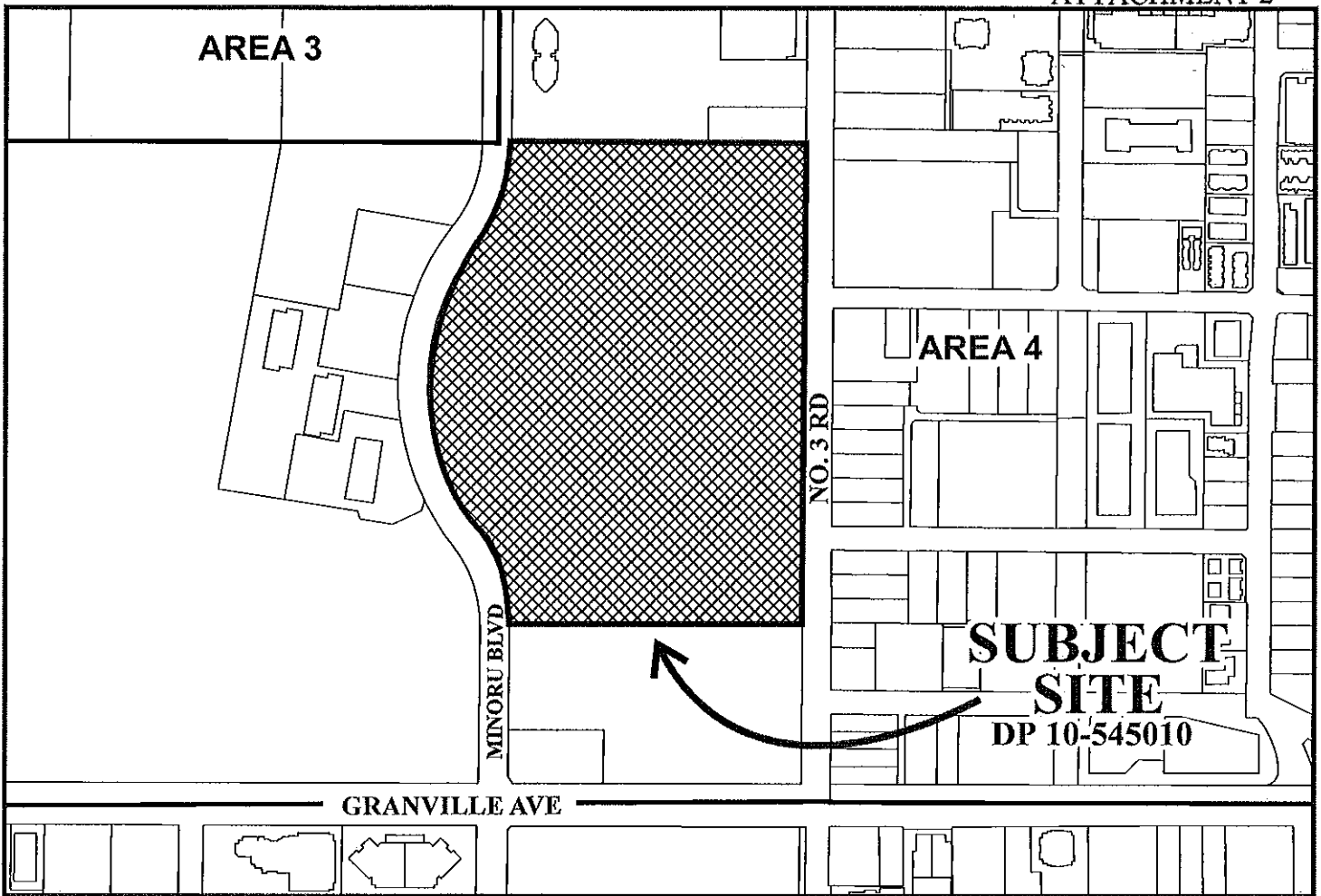
Applicant: Ontrea Inc. Owner: Ontrea Inc.

Planning Area(s): City Centre

Floor Area Gross: 49,969 m² Floor Area Net: 49,829 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:	151	159

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	CDT1 Max. 3.0 CG1 Max. 0.35	0.45 0	None permitted
Lot Coverage:	CDT1 Max. 90% CG1 Max. 35%	44% 0%	None - Existing
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 - Existing
Off-street Parking Spaces	1681	2125	None - Existing
Accessible Parking Spaces	33	60	None - Existing
Small Car Parking Spaces	Max. 50%	0	None - Existing



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:

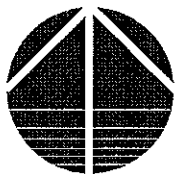
AREA 2 - All Aircraft Noise Sensitive Land Uses (Except New Single Family) May be Considered (see Table for exceptions).

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: 11/10/10

Amended Date:

Note: Dimensions are in METRES



No. DP 10-545010

To the Holder: ONTREA INC.

Property Address: 6551 NO. 3 ROAD

Address: C/O DARYL HUTCHISON
 ABBARCH ARCHITECTURE INC.
 505 BURRARD STREET, 1830 BENTALL ONE, BOX 79
 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 #7 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

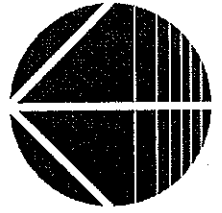
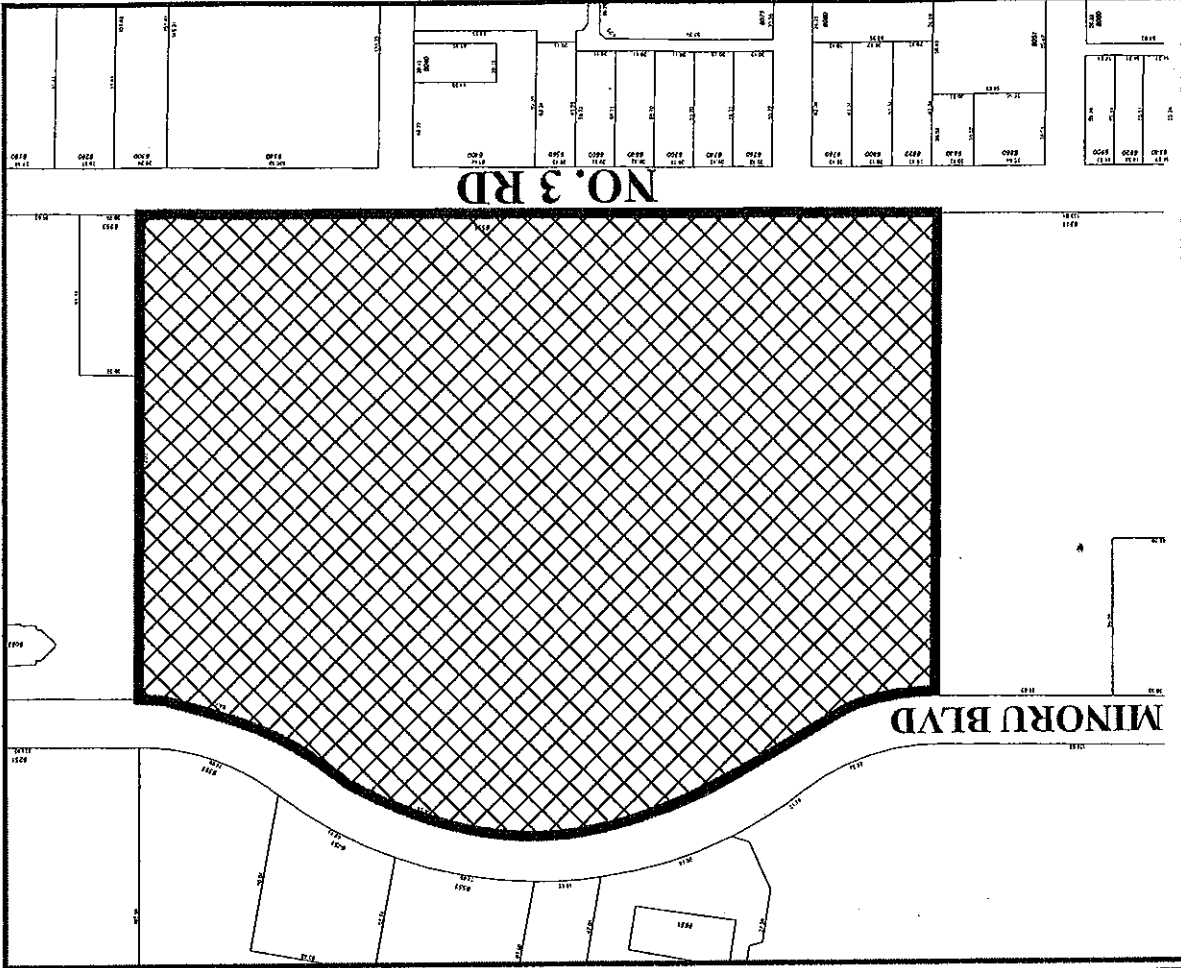
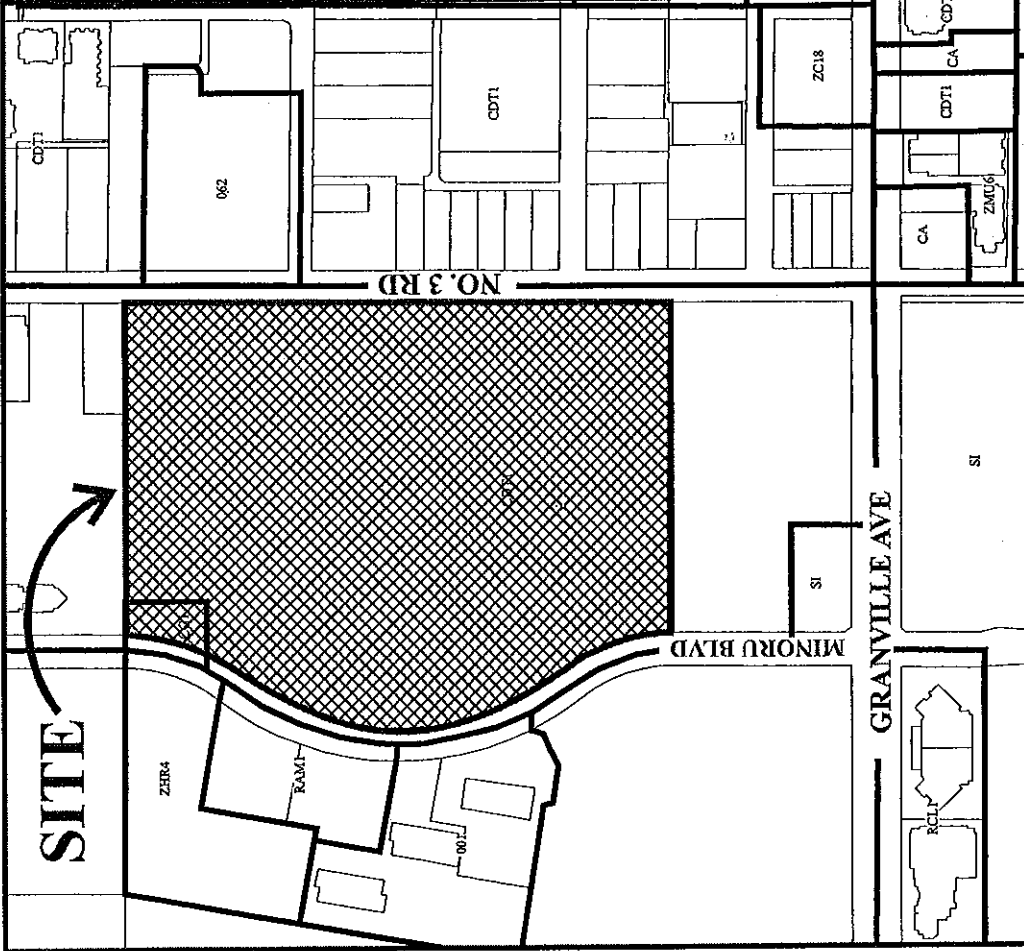
DELIVERED THIS _____ DAY OF _____,

MAYOR



City of Richmond

SITE



DP 10-545010 SCHEDULE "A"

Original Date: 09/24/10

Revision Date:

Note: Dimensions are in METRES

RICHMOND CENTRE

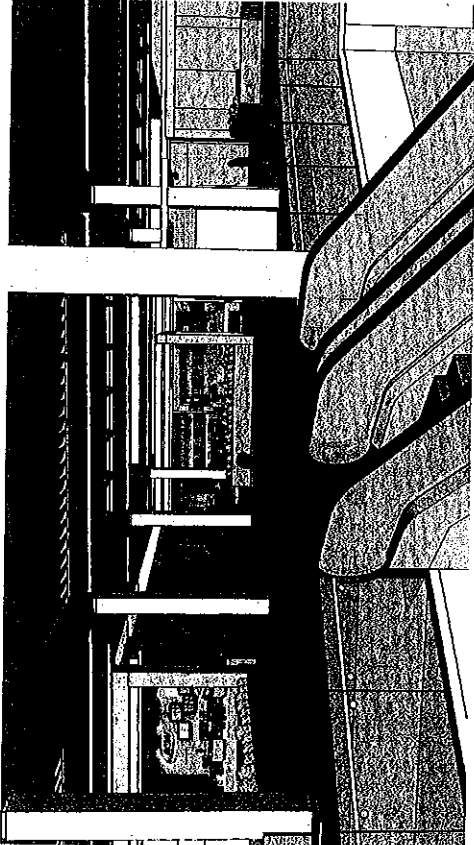


THE CADILLAC FAIRVIEW CORPORATION LTD.
RICHMOND CENTRE

RICHMOND, BC

FOOD COURT RELOCATION

ISSUED FOR DEVELOPMENT PERMIT - DECEMBER 02, 2010



DRAWING LIST
ARCHITECTURAL:
DP-A10 CONCEPT PLAN
DP-A11 PROPOSED SITE PLAN
DP-A12 FULL LEVEL PLAN EXISTING
DP-A23 UPPER LEVEL ROOF PLAN EXISTING
DP-A24 MEZZANINE LEVEL PLAN EXISTING
DP-A25 UPPER LEVEL PLAN NEW CONSTRUCTION
DP-A26 MEZZANINE LEVEL PLAN NEW CONSTRUCTION
DP-A27 LOWER LEVEL PLAN NEW CONSTRUCTION
DP-A28 MEZZANINE ROOF PLAN NEW CONSTRUCTION
DP-A29 ELEVATION EXISTING
DP-A30 ELEVATION NEW CONSTRUCTION
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DP-A99 ELEVATION EXISTING
DP-A100 ELEVATION NEW CONSTRUCTION

PROJECT INFORMATION
CIVIC ADDRESS:
6511 W-43 ROAD
RICHMOND, BRITISH COLUMBIA
LEGAL DESCRIPTION:
LOT 4, SECTION 8, BLOCK 44, RANGE 6W
PLAN S1777 NEW WESTMINSTER DISTRICT
ZONING:
COT - UNCHANGED
PER - UNCHANGED

DIRECTOR:
CLIENT/OWNER:
THE CADILLAC FAIRVIEW CORPORATION LTD.
ARCHITECT:
ARCHITECTURE INC
1000 WEST 10TH AVENUE
SUITE 1000
VANCOUVER, BC V6H 3G1
TEL: 604-681-1111
FAX: 604-681-1112
WWW.ABSARCH.COM

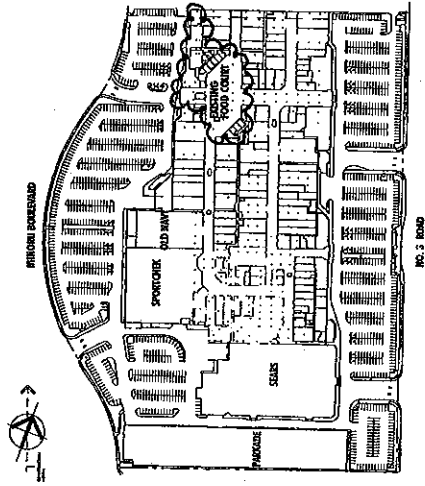


* SEPARATE PERMITS
REQUIRED FOR
SIGNAGE

Plan 1 Dec 8 2010
DP 10-545010



ABSARCH
ARCHITECTURE INC
VANCOUVER, BC 604-681-1111
EDMONTON, AB 780-424-4341
TORONTO, ON 416-340-8841



PARKING CALCULATION



GRAND LEASABLE FLOOR AREA	45250 SF / 4254 SQ M
3 SPACES PER 1000 SQ M (OR 10 TO 350 SQ M (27.23))	150 SPACES
4 SPACES FOR EACH ADDITIONAL 100 SQ M (7.723)	420 SPACES
TOTAL REQUIRED:	570 SPACES
NEW GROSS LEASABLE FLOOR	44272 SF / 41440 SQ M
4 SPACES PER 1000 SQ M (OR 10 TO 350 SQ M (27.23))	177 SPACES
4 SPACES FOR EACH ADDITIONAL 100 SQ M (7.723)	170 SPACES
TOTAL:	347 SPACES
NEW GROSS LEASABLE RESTAURANT AREA	1961 SF / 182 SQ M
4 SPACES PER 1000 SQ M (OR 10 TO 350 SQ M (27.23))	8 SPACES
4 SPACES FOR EACH ADDITIONAL 100 SQ M (7.723)	8 SPACES
TOTAL:	16 SPACES
NEW TOTAL STALLS REQUIRED:	363 SPACES
OFFERED PROVIDED:	1233 STALLS (UNCHANGED)
PARKING PROVIDED:	377 STALLS (UNCHANGED)
TOTAL PROVIDED:	2125 STALLS (UNCHANGED)
ACCESSIBLE PARKING:	47 (UNCHANGED)
TOTAL ACCESSIBLE PROVIDED:	111 (UNCHANGED)
RENOVATION AREA	43,116 SF / 4,017 SQ M
EXISTING MAIN FLOOR	34,526 SF / 3,216 SQ M
EXISTING UPPER FLOOR	4,200 SF / 393 SQ M
EXISTING MEZZANINE FLOOR	43,116 SF / 4,017 SQ M
RENOVATION MAIN FLOOR	40,233 SF / 3,753 SQ M
RENOVATION UPPER FLOOR	14,207 SF / 1,327 SQ M
NEW MEZZANINE FLOOR	4,200 SF / 393 SQ M
NET AVAILABILITY	11,555 SF / 1,073 SQ M

SITE STATISTIC

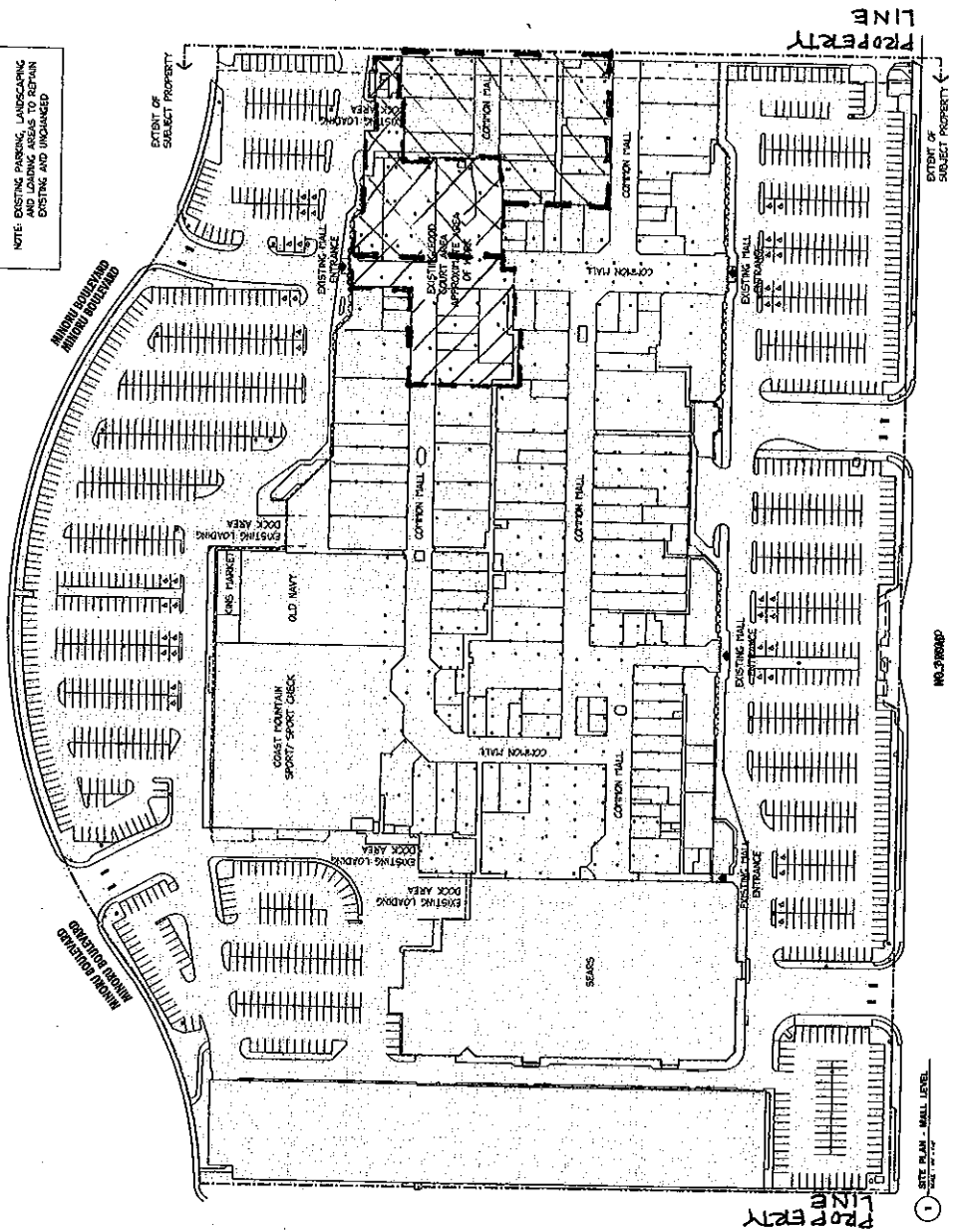
LOT AREA =	27.75 ACRES
SHOPPING CENTRE APPROX BUILDING AREA =	238,819 SF / 22,141 SQ M (UNCHANGED)
ZONE AREA =	COT
OVERALL GROSS LEASABLE AREA	41957 SF / 3923 SQ M
EXISTING MAIN FLOOR	34785 SF / 3231 SQ M
EXISTING UPPER FLOOR	6300 SF / 589 SQ M
EXISTING MEZZANINE	65819 SF / 6128 SQ M
TOTAL EXISTING G.A.	46464 SF / 4332 SQ M
NEW MAIN FLOOR	40214 SF / 3764 SQ M
NEW UPPER FLOOR	15332 SF / 1421 SQ M
NEW MEZZANINE	4200 SF / 393 SQ M
TOTAL NEW G.A.	60746 SF / 5678 SQ M
DIFFERENCE G.A.	8282 SF / 766 SQ M
SITE COVERAGE	6.4 (UNCHANGED)
BUILDING AREA / SITE AREA	112,000 SF / 11,200 SQ M
NUMBER OF STORES	UNCHANGED
FOOD COURT	UNCHANGED
SEAS FRESHING	UNCHANGED
PANINNO	UNCHANGED
PARKING STATISTICS	5.8 LENGTH X 2.5M WIDTH
STANDARD SPACE	PROVIDED: 5.8 LENGTH X 2.5M WIDTH
HANDICAPPED SPACE	PROVIDED: UNCHANGED



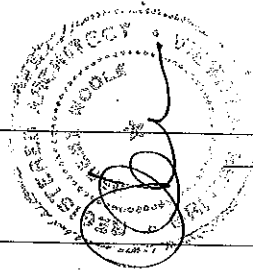
LEGEND

-  MALL LEVEL APPROX AREA OF WORK
-  UPPER LEVEL APPROX AREA OF WORK

NOTE: EXISTING PARKING, LANDSCAPING AND LOADING AREAS TO REMAIN EXISTING AND UNCHANGED



1 SITE PLAN - MALL LEVEL

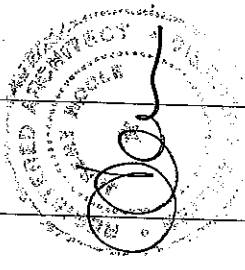


DATE	NOV 18 2010
SCALE	AS SHOWN
PROJECT	AMARCH ARCHITECTURE INC.
DRAWN BY	AMARCH ARCHITECTURE INC.
CHECKED BY	AMARCH ARCHITECTURE INC.
APPROVED BY	AMARCH ARCHITECTURE INC.
DATE	NOV 18 2010

AMARCH ARCHITECTURE INC.
 1000 W. 10TH AVENUE
 SUITE 200
 DENVER, CO 80202
 TEL: 303.733.8888
 FAX: 303.733.8889
 WWW.AMARCHARCHITECTURE.COM

NO.	1
DATE	NOV 18 2010
BY	AMARCH ARCHITECTURE INC.
CHECKED BY	AMARCH ARCHITECTURE INC.
APPROVED BY	AMARCH ARCHITECTURE INC.
DATE	NOV 18 2010

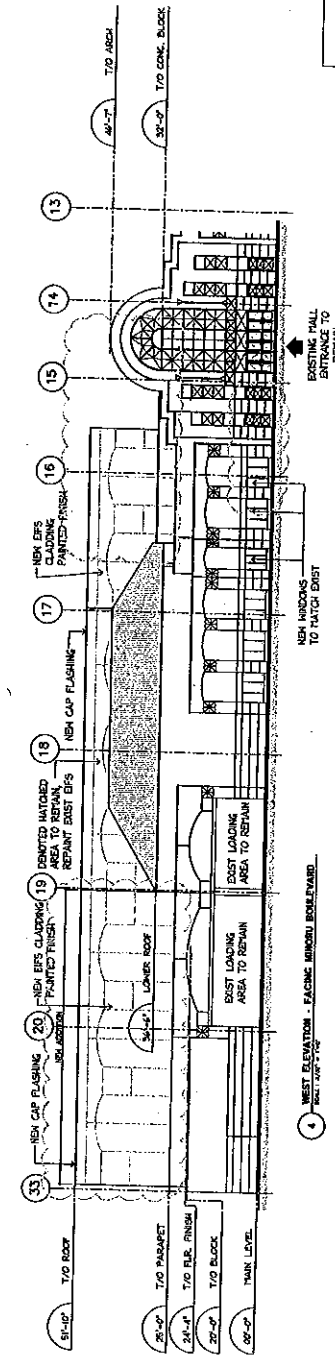
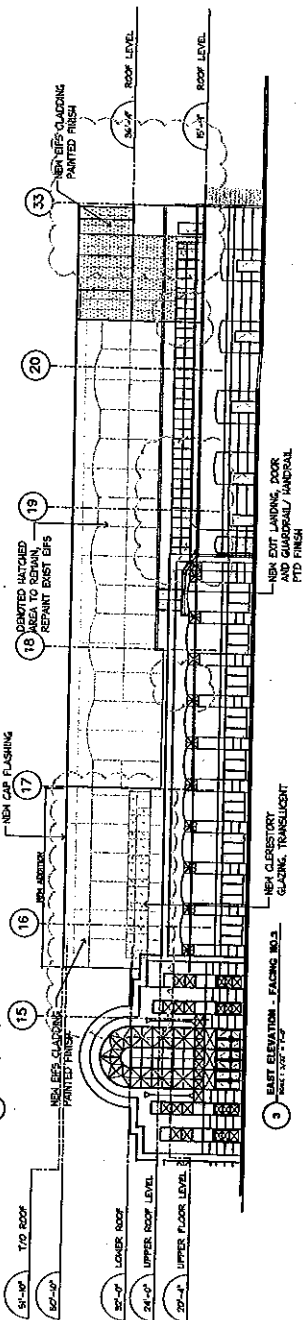
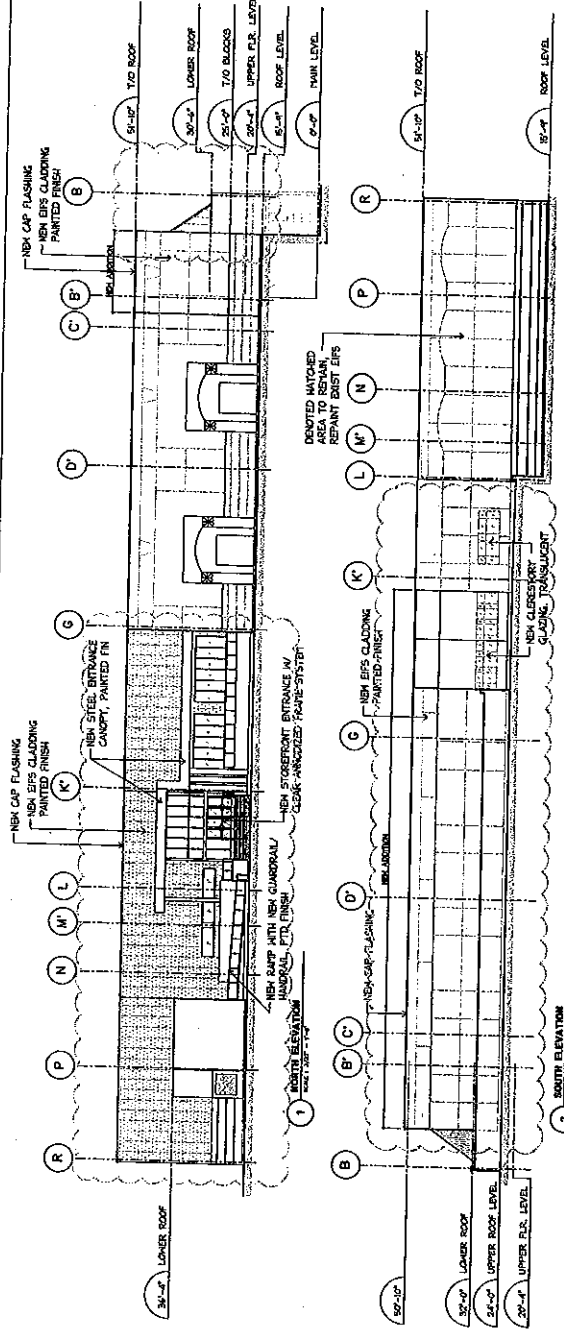
Plan 1A Dec 8 2010
 DP 10-545010



PROJECT NO.	10-545010
DATE	DEC 8 2010
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DESIGNED BY	...
CHECKED BY	...
DATE	...

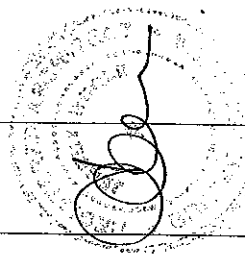
MATERIAL LEGEND:

- NEW METAL CAP FLASHING - PREFINISHED ALUMINUM, COLOUR #4 TO MATCH ACCENT COLOUR #1
- NEW EIFS WALL ASSEMBLY COLOUR - TO MATCH ACCENT COLOUR #1
- NEW EIFS HALL ASSEMBLY COLOUR - TO MATCH ACCENT COLOUR #1
- EXISTING EIFS WALL ASSEMBLY - REPAINT TO MATCH ACCENT COLOUR #1
- NEW SKYLIGHT FRAME COLOUR - RECON BLUE TO MATCH EXISTING HALL AND GALLERY
- NEW HANDRAIL/GUARDRAIL - STAINLESS STEEL
- NEW WINDOW - CLEAR ANODIZED ALUMINUM FRAME CAN TRANSLUCENT/RESISTED DOUBLE SEALED GLAZING UNIT
- NEW ENTRANCE DOOR - CLEAR ANODIZED ALUM. FRAME CAN GLAZING
- METAL DOOR AND FRAME PRIME AND PAINTED COLOUR TO MATCH ACCENT COLOUR #1
- STEEL CHANGE CANOPY - PAINT FINISH TO MATCH ACCENT COLOUR #1
- NEW SIGNAGE - BY OTHERS



Plan 2 Dec 8 2010
 DP 10-545010

- LEGEND:**
- NEW WALL
 - NEW DOOR
 - NEW WINDOW
 - EXISTING WALL
 - EXISTING DOOR
 - EXISTING WINDOW
 - EXISTING ROOF
 - EXISTING FLOOR
 - EXISTING CEILING
 - EXISTING MECHANICAL
 - EXISTING ELECTRICAL
 - EXISTING STAIR
 - EXISTING ELEVATOR
 - EXISTING RAMP
 - EXISTING STRUCTURE
 - EXISTING FINISH
 - EXISTING PARTITION
 - EXISTING CABINETRY
 - EXISTING FURNITURE
 - EXISTING EQUIPMENT
 - EXISTING UTILITY
 - EXISTING SERVICE
 - EXISTING MECHANICAL
 - EXISTING ELECTRICAL
 - EXISTING STAIR
 - EXISTING ELEVATOR
 - EXISTING RAMP
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 - EXISTING EQUIPMENT
 - EXISTING UTILITY
 - EXISTING SERVICE



PROJECT INFORMATION:

MEZZANINE FLOOR

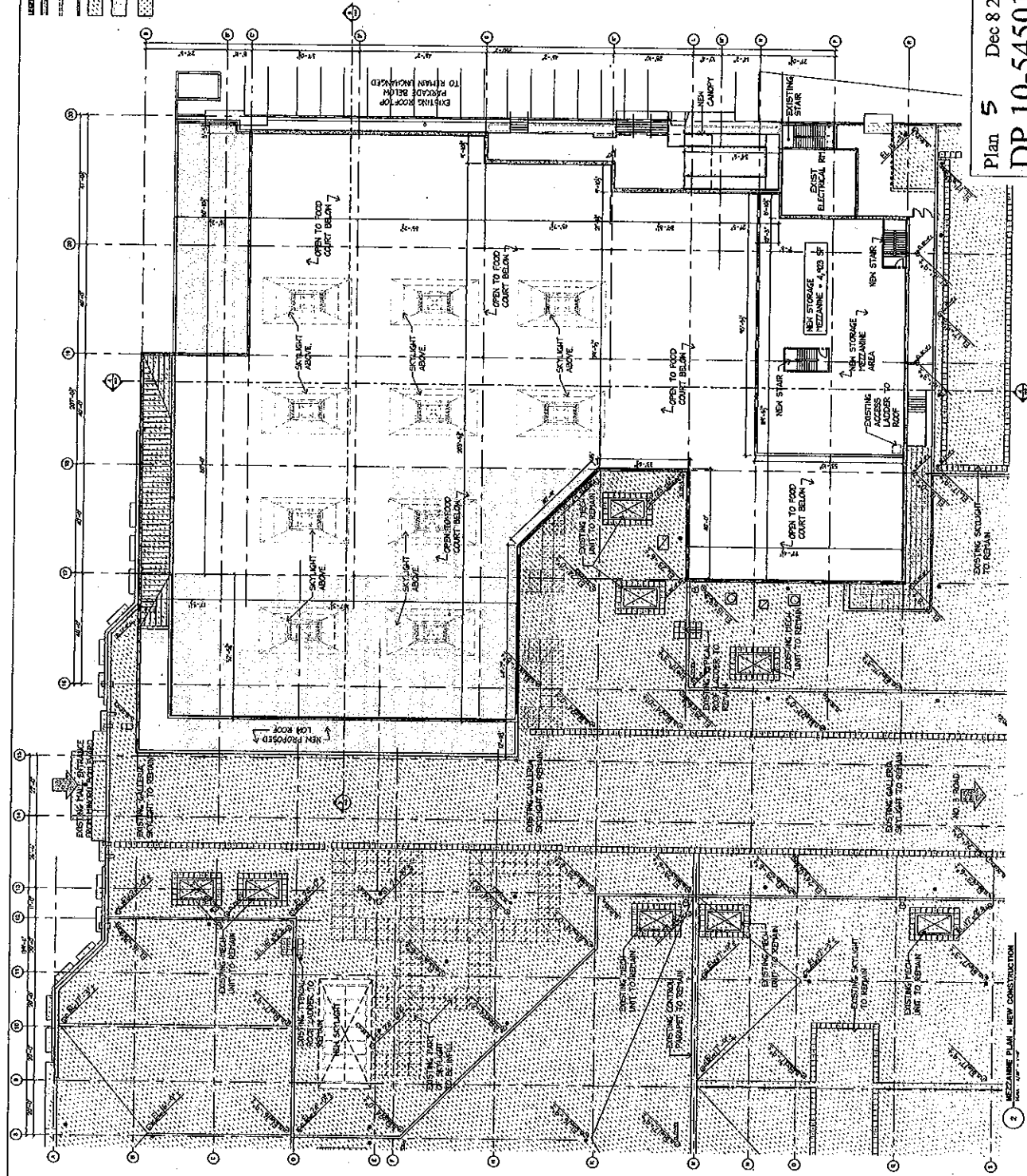
CLIENT: [Name]

ARCHITECT: [Name]

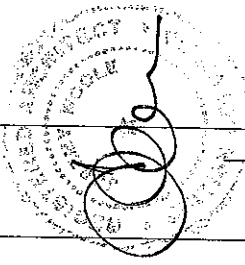
DATE: 12/8/2010

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

Plan 5 Dec 8 2010
 DP 10-545010

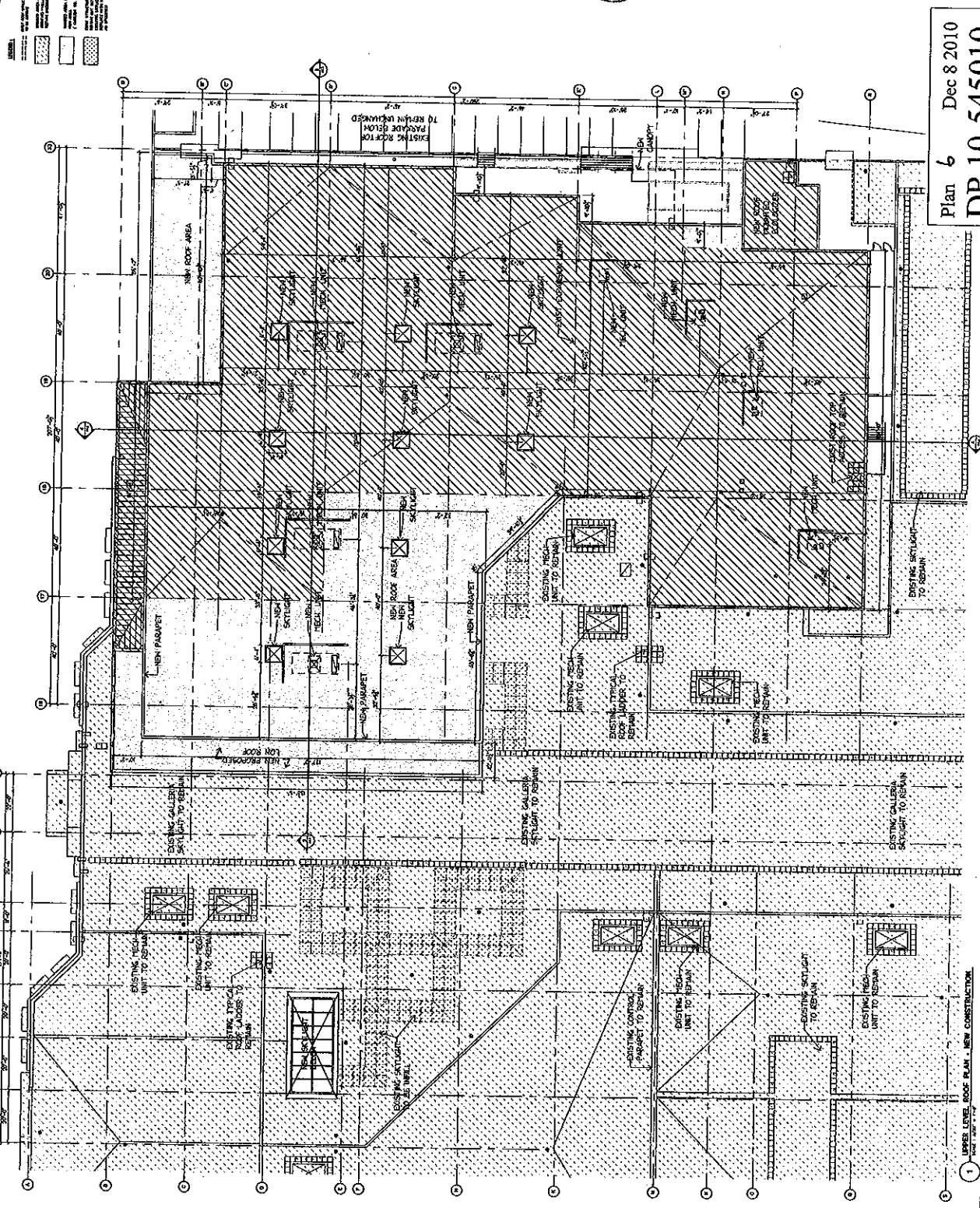


MEZZANINE FLOOR - NEW CONSTRUCTION



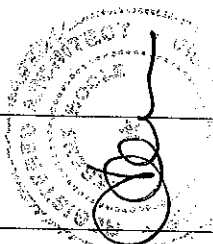
California
Professional Seal
Architect
Registration No. 10000
Exp. Date 12/31/10
Signature: [Handwritten Signature]

DATE: Dec 8 2010
PROJECT: [Handwritten Project Name]
SCALE: 1/8" = 1'-0"
BY: [Handwritten Name]
CHECKED: [Handwritten Name]
DATE: [Handwritten Date]

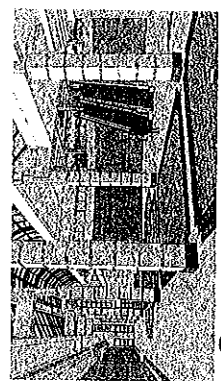
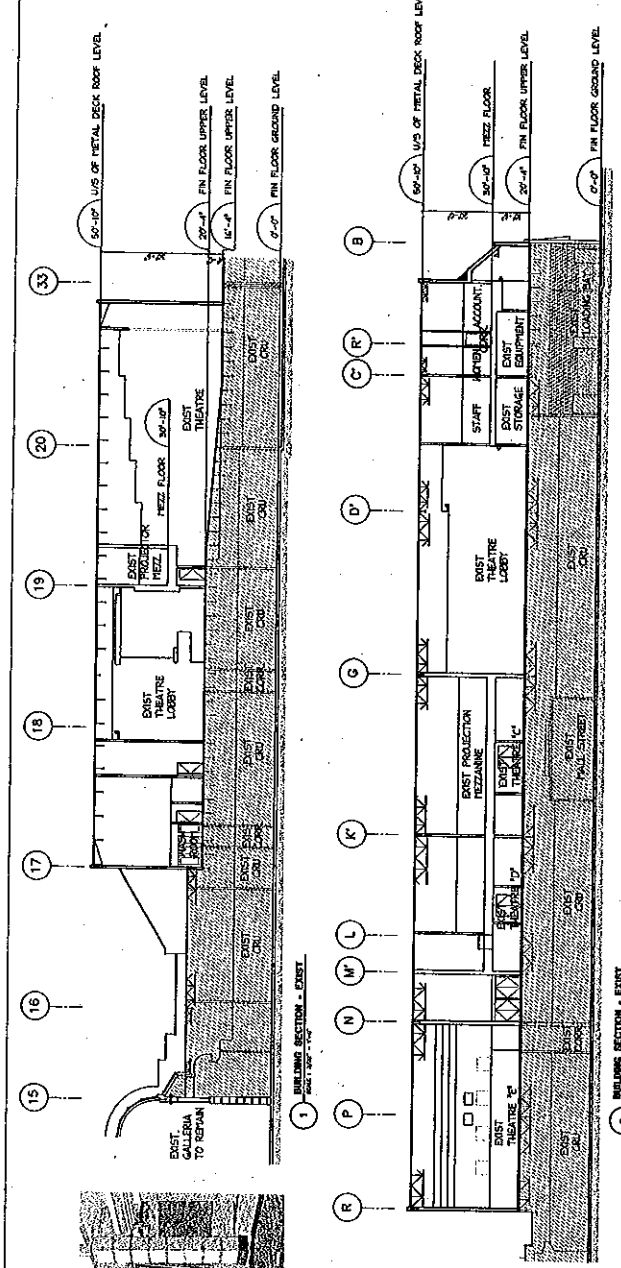


Plan 6 Dec 8 2010
 DP 10-545010

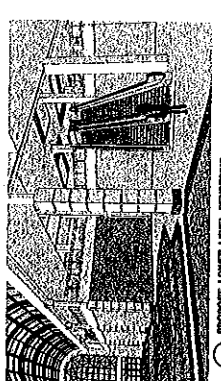
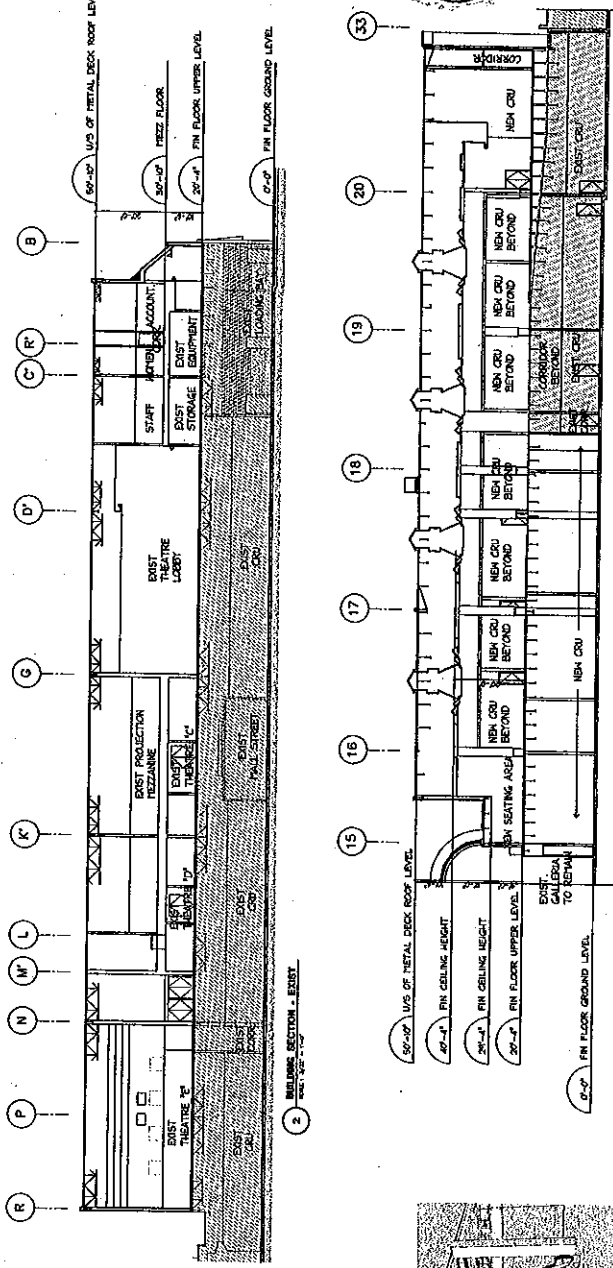
1 ROOF LEVEL ROOF PLAN - NEW CONSTRUCTION



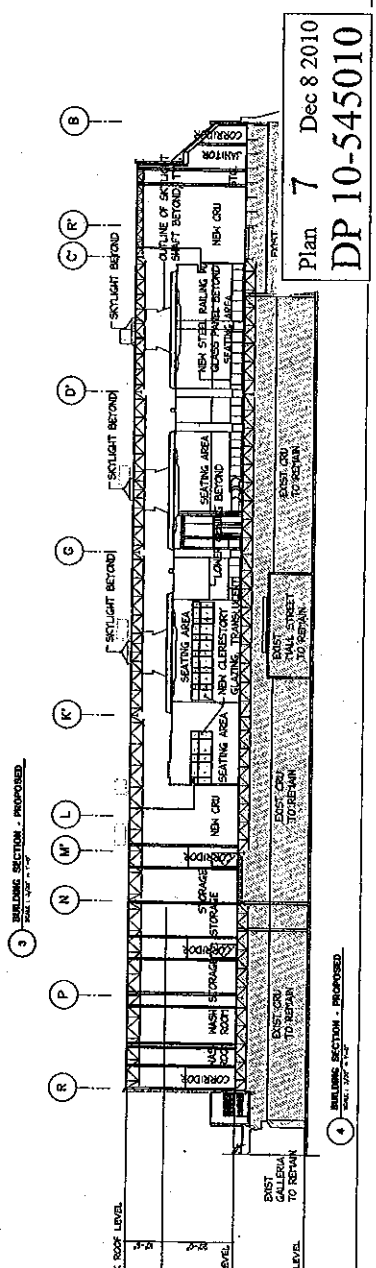
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OWNER:	THEATRE COMPANY
DATE:	11/20/10
SCALE:	AS SHOWN
BY:	D.S.H.
CHECKED BY:	
APPROVED BY:	
DATE:	
PROJECT:	THEATRE RENOVATION
OWNER:	THEATRE COMPANY
DATE:	11/20/10
SCALE:	AS SHOWN
BY:	D.S.H.
CHECKED BY:	
APPROVED BY:	
DATE:	



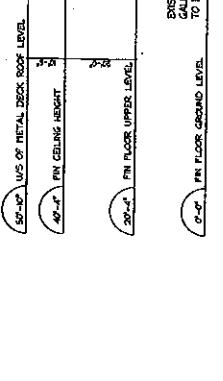
6 PROPOSE LOWER LEVEL RENOVATION



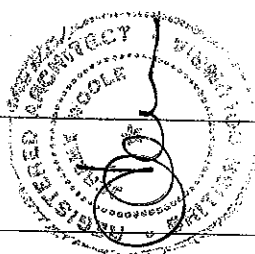
9 PROPOSE LOWER LEVEL RENOVATION



Plan 7 Dec 8 2010
DP 10-545010



4 BUILDING SECTION - PROPOSED

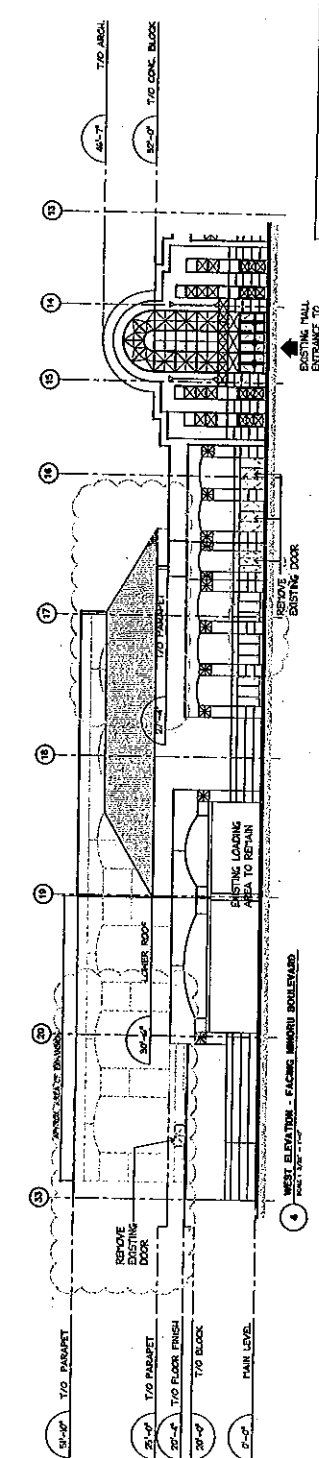
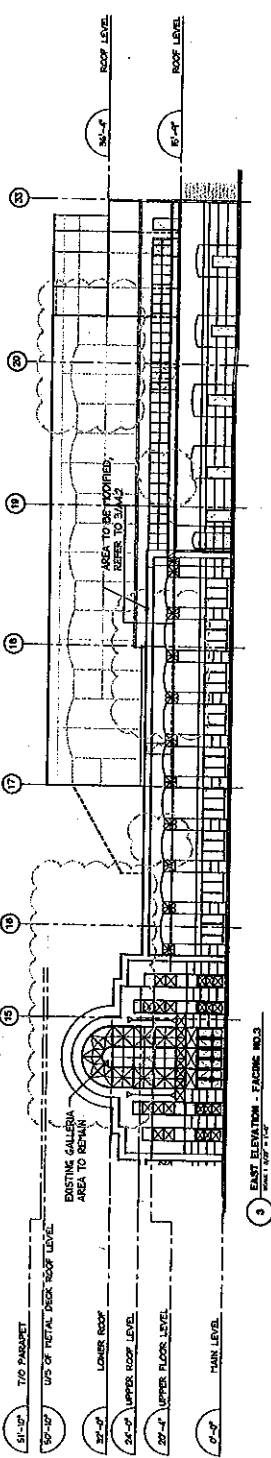
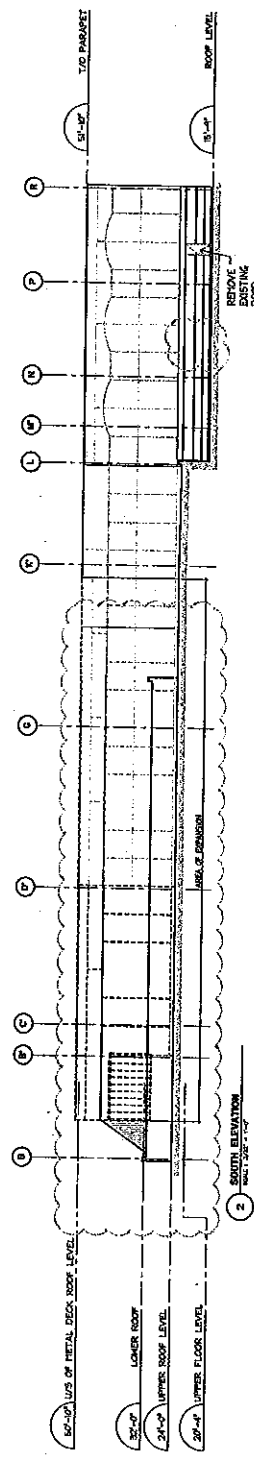
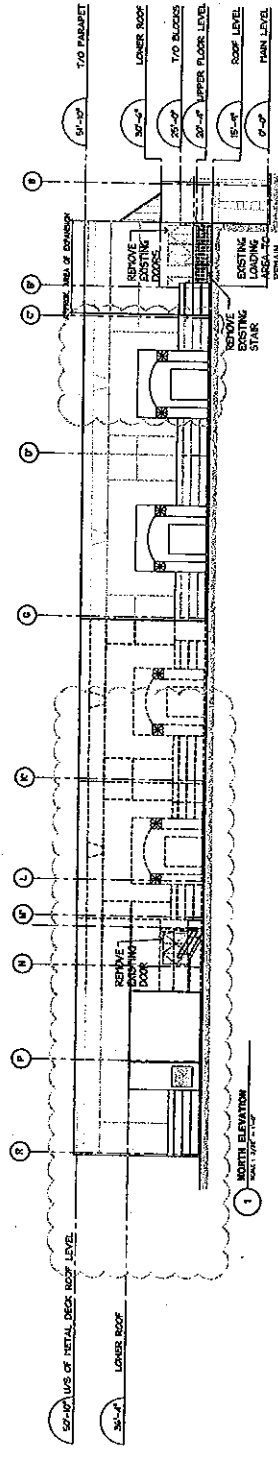


PROJECT NO.	10-545010
DATE	12/8/2010
SCALE	AS SHOWN
DRAWN BY	MM
CHECKED BY	MM
DATE	12/8/2010

Office
REGISTERED ARCHITECT
PROFESSIONAL SEAL

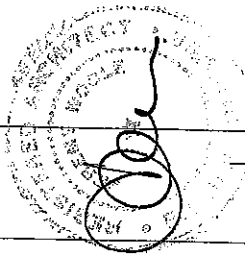
ARCHITECT
ARCHITECTURE INC.
1000 N. WASHINGTON BLVD.
SUITE 200
BELTSVILLE, MD 21104

Reference Plan Dec 8 2010
DP 10-545010



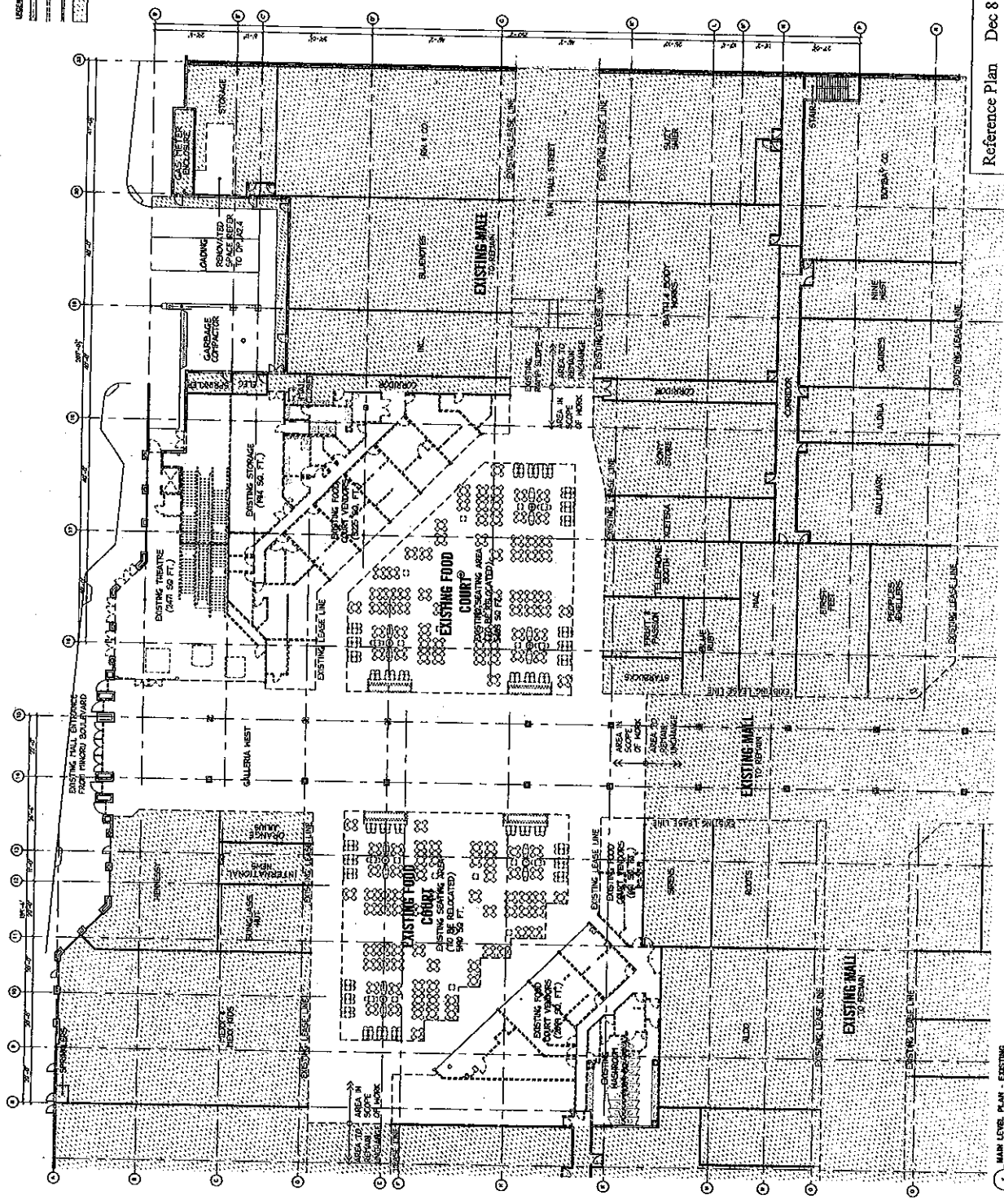


LEGEND:
 --- EXISTING WALL
 --- EXISTING WINDOW
 --- EXISTING DOOR
 --- EXISTING FLOOR
 --- EXISTING CEILING
 --- EXISTING ROOF
 --- EXISTING STRUCTURE

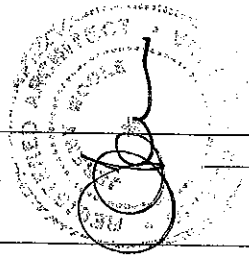


PROJECT NO.	10-54501
DATE	12/8/2010
SCALE	AS SHOWN
PROJECT NAME	MILLING PARK CENTER
ARCHITECT	CHADLER PARTNERS ARCHITECTURAL INC.
ARCHITECT ADDRESS	1000 S. GARDEN STREET, SUITE 100, ANAHEIM, CA 92805
ARCHITECT PHONE	(714) 771-1111
ARCHITECT FAX	(714) 771-1112
ARCHITECT EMAIL	CHADLER@CHADLERARCHITECTS.COM
ARCHITECT WEBSITE	WWW.CHADLERARCHITECTS.COM
ARCHITECT LICENSE NO.	12542
ARCHITECT EXPIRES	12/31/2011
ARCHITECT STATE	CALIFORNIA
ARCHITECT COUNTRY	USA
ARCHITECT CITY	ANAHEIM
ARCHITECT COUNTY	CLATSOP
ARCHITECT ZIP	97003
ARCHITECT STATE	OR
ARCHITECT COUNTRY	USA

Reference Plan Dec 8 2010
 DP 10-545010



1 MAIN LEVEL, P. 1A - EXISTING
 12/8/2010



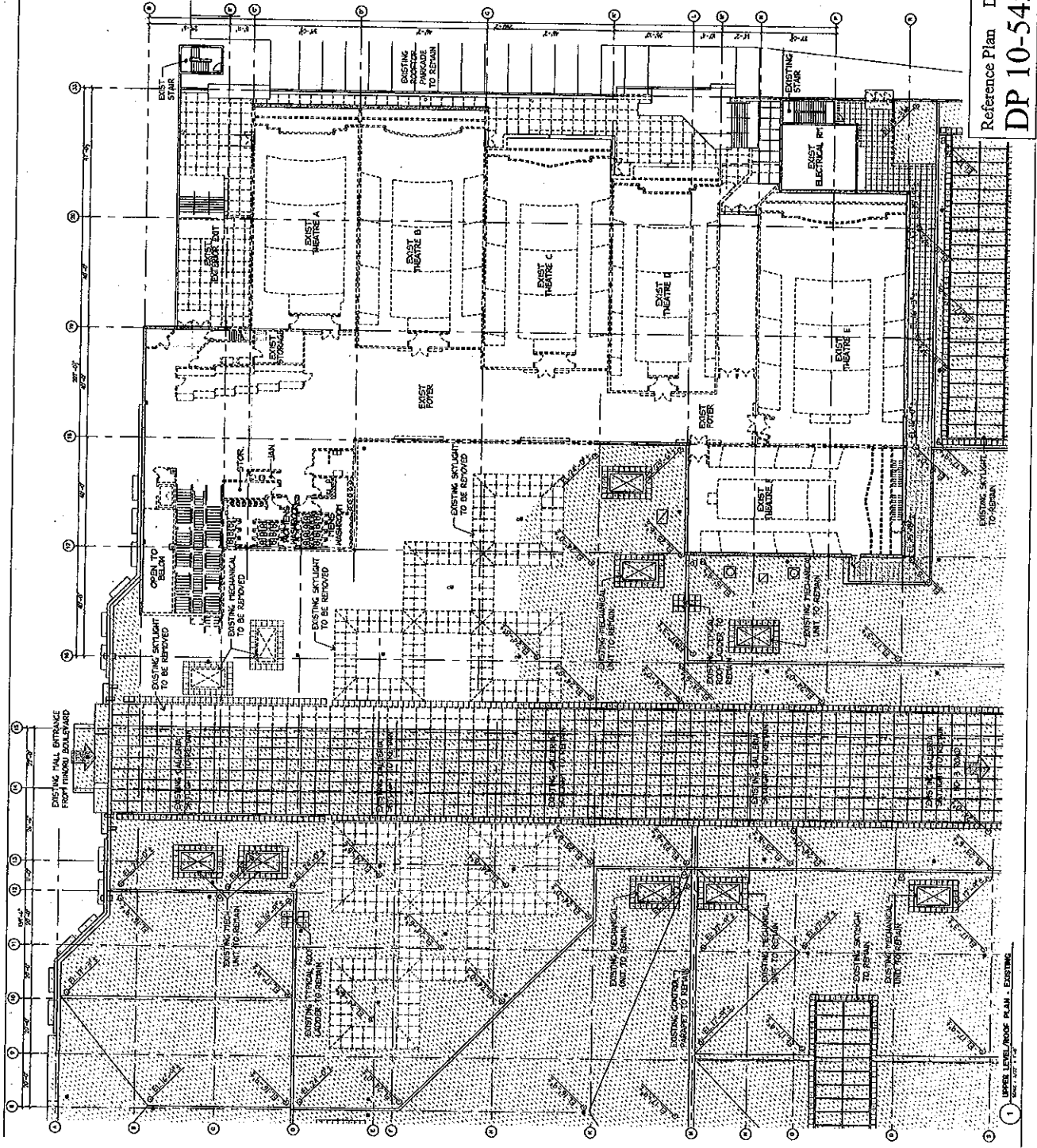
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PROJECT NO.	DP 10-545010
DATE	DEC 8 2010
SCALE	AS SHOWN
SHEET NO.	1 OF 1
TITLE	UPPER LEVEL MECH. PLAN - EXISTING

QUALITY CONTROL: [Signature]
PROJECT MANAGER: [Signature]
DESIGNER: [Signature]
CHECKER: [Signature]
DATE: [Signature]

PROJECT NO. DP 10-545010
DATE DEC 8 2010
SCALE AS SHOWN
SHEET NO. 1 OF 1
TITLE UPPER LEVEL MECH. PLAN - EXISTING



Reference Plan Dec 8 2010
DP 10-545010

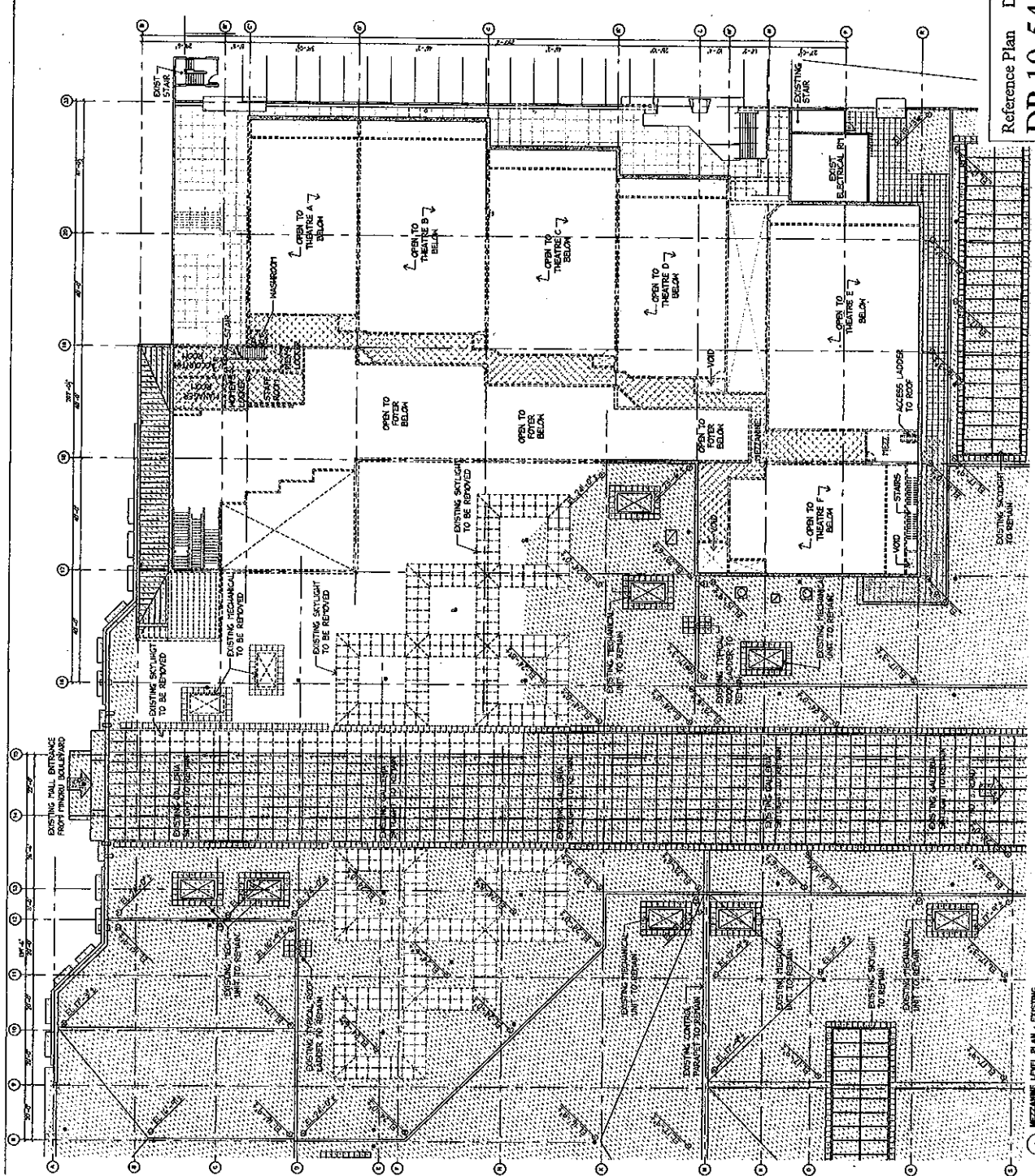
1 UPPER LEVEL MECH. PLAN - EXISTING



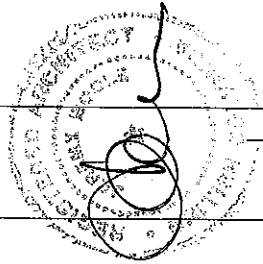
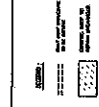
DATE	12/8/2010
BY	[Signature]
CHECKED BY	[Signature]
SCALE	AS SHOWN
PROJECT NO.	DP 10-545010
PROJECT NAME	MEZZANINE LEVEL PLAN
OWNER	ALLIANCE THEATRE INC.
ARCHITECT	PERKINS+WILL
MECHANICAL ENGINEER	PERKINS+WILL
ELECTRICAL ENGINEER	PERKINS+WILL
PLUMBING ENGINEER	PERKINS+WILL
STRUCTURAL ENGINEER	PERKINS+WILL
ENVIRONMENTAL ENGINEER	PERKINS+WILL
LANDSCAPE ARCHITECT	PERKINS+WILL
INTERIOR ARCHITECT	PERKINS+WILL
EXTERIOR ARCHITECT	PERKINS+WILL
GRAPHIC DESIGNER	PERKINS+WILL
PROJECT MANAGER	PERKINS+WILL
PROJECT COORDINATOR	PERKINS+WILL
PROJECT ASSISTANT	PERKINS+WILL

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[Symbol]	EXISTING STAIR
[Symbol]	EXISTING ELEVATOR
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Reference Plan Dec 8 2010
DP 10-545010



1 MEZZANINE LEVEL PLAN - EXISTING
SCALE: 1/8" = 1'-0"



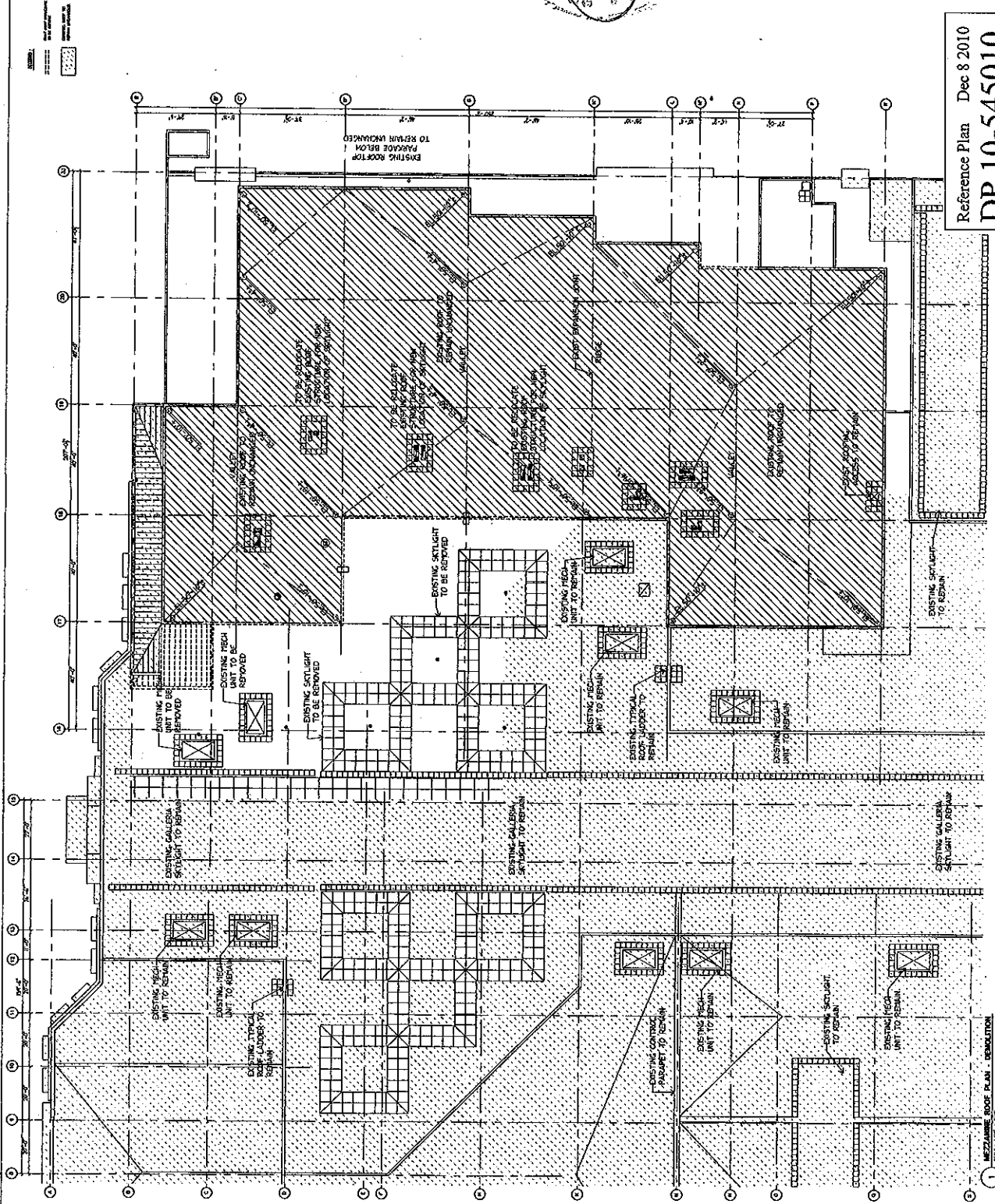
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DATE	12/8/2010
DRAWN BY	[unreadable]
CHECKED BY	[unreadable]
SCALE	AS SHOWN

Castle
 CONSULTING ENGINEERS
 10000 N.W. 11th Street
 Suite 100
 Boca Raton, FL 33433
 (561) 995-1100

ALCONTECH INC.
 10000 N.W. 11th Street
 Suite 100
 Boca Raton, FL 33433
 (561) 995-1100

REZONING STUDY PLAN
 EXISTING

DATE	12/8/2010
BY	[unreadable]
CHECKED	[unreadable]
SCALE	AS SHOWN



Reference Plan Dec 8 2010
DP 10-545010

MEZZANINE ROOF PLAN - DEMOLITION