

Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
June 24, 2026



Hotel

DPP FOR DP 24-012108

14111 Entertainment Boulevard, Richmond, BC.



Table of Contents.

COVER PAGE	PAGE 1
TABLE OF CONTENTS	PAGE 2
PROTECT BRIEF, DESIGN RATIONALE	PAGE 3
ARCHITECTURE DRAWINGS	PAGE 6
MATERIAL BOARD	PAGE 21
LANDSCAPE ARCHITECTURE DRAWINGS	PAGE 27
ELECTRICAL LIGHTING PLAN	PAGE 39

Project Brief.

This development proposes two buildings: a commercial building with 33 units and a hotel with 124 rooms.

Site Context

The subject property at 14111 Entertainment Boulevard occupies a prominent corner at Steveston Highway and No. 6 Road in proximity to the Fraser River. The site is surrounded by a mix of commercial and industrial uses, with broader agricultural and residential areas nearby. Currently developed with a movie theatre and associated surface parking under CEA (Entertainment and Athletics) zoning, the 5.09-hectare parcel is significantly underutilized, with the theatre footprint covering only 18% of the land. Its strategic location, direct access to Highway 99, and adjacency to established commercial activity make it well-positioned for a redevelopment that enhances the walkability of the area, introduces employment-generating uses, and better aligns the land use with evolving market demand.

Planning

The subject property at 14111 Entertainment Boulevard occupies a prominent corner at Steveston Highway and No. 6 Road in proximity to the Fraser River. The site is surrounded by a mix of commercial and industrial uses, with broader agricultural and residential areas nearby. Currently developed with a movie theatre and associated surface parking under CEA (Entertainment and Athletics) zoning, the 5.09-hectare parcel is significantly underutilized, with the theatre footprint covering only 18% of the land. Its strategic location, direct access to Highway 99, and adjacency to established commercial activity make it well-positioned for a redevelopment that enhances the walkability of the area, introduces employment-generating uses, and better aligns the land use with evolving market demand.

Sustainability Strategy

- 1. Energy Efficiency and Renewable Energy:**
 - Meet Richmond Bylaw requirements for EV charging for commercial/industrial building and hotel.
 - Use high-efficiency LEDs for all outdoor lighting to improve building efficiency.
 - Ensure base building electrical infrastructure can support tenant installation of motion sensors and timers in common areas to reduce electricity consumption.
 - Limit window-to-wall ratio to reduce solar heat gain in industrial building.
 - Incorporate high-performance glazing to enhance building energy efficiency.
 - Design hotel to Step Code compliance.
 - Design Industrial/commercial building to NECB 2020 or ASHRAE 90.1-2019 compliance.

2. Water Conservation:

- Install rain meter irrigation systems to optimize water use.
- Use water-efficient plumbing fixtures.
- Select drought-resistant and native plant species to minimize the need for irrigation.

3. Sustainable Building Materials and Construction:

- Use of local and recycled materials for foundations, slabs, and wall panels, where possible.
- Select long-lasting, low-maintenance materials to extend the building's lifespan and reduce future obsolescence.
- Provide fully insulated exterior wall panels on the commercial/industrial building to improve energy efficiency.
- Maximize solar reflectivity by using high albedo paint on vertical building surfaces.

4. Waste Reduction and Recycling:

- Provide facilities for three-stream waste separation and recycling.
- Store garbage and waste materials in weatherproof, animal-resistant containers that are visually screened from adjacent sites and public thoroughfares.

5. Landscaping and Transportation:

- Ensure easy access to public transportation by adding pedestrian connections to reduce the carbon footprint of commuting.
- Meet bicycle parking requirements and install bike racks throughout the project.
- Limit the removal of existing trees where possible.

CPTED Strategy

1. Natural Surveillance

- The design promotes high visibility across the site through the strategic placement of glazing, lighting, and active uses.
- Extensive glazing on the commercial building provides clear sightlines to loading areas, parking courts, and primary entrances.
 - The six-storey hotel—with glazing on all elevations and 24-hour operation—introduces continuous passive surveillance, increasing “eyes on the street” throughout the day and night.
 - Rooftop parking has been deliberately kept open, uncluttered, and well illuminated to minimize blind spots and eliminate opportunities for concealment.

These measures collectively enhance perceived and actual safety by increasing natural observation across key movement areas.

2. Access Control

Physical and operational design elements have been used to guide legitimate users into the site while deterring unauthorized entry into sensitive locations.

- Employee-only areas within the commercial building utilize controlled access systems (e.g., keycard authentication) to manage movement.
- The hotel is designed with two primary access points, both adjacent to staffed reception desks, ensuring visitors are consistently monitored upon arrival.

These features strengthen the site's ability to regulate access and reduce opportunities for inappropriate use.

3. Territorial Reinforcement

The development establishes a clear transition between public, semi-public, and private realms.

- Landscaped setbacks along Steveston Highway, No. 6 Road, and Entertainment Boulevard visually signal entry into the site and reinforce property boundaries.
- Clearly defined vehicular access points create an intuitive sense of arrival and indicate that the space is actively managed.

Through these cues, users can readily distinguish between areas intended for public passage and those reserved for site users, reinforcing territorial cues and reducing the likelihood of trespass.

4. Maintenance (Management & Operations)

Materials and design details have been selected to support a long-term maintenance strategy consistent with CPTED best practices.

- Durable building finishes and landscape materials minimize deterioration and reduce opportunities for vandalism.
- A proactive maintenance standard—including regular cleaning and prompt repairs—signals ongoing site management and discourages unwanted behaviour consistent with “broken windows” principles.

5. Activity Support

Site programming and circulation have been designed to encourage legitimate activity and reduce the presence of inactive or isolated areas.

- Pedestrian pathways between the commercial building, hotel, and adjacent Cineplex are clearly delineated and supported by directional signage and continuous lighting.
- Amenity spaces are strategically located in visible, well-used areas where passive surveillance is naturally high.
- The arrangement of commercial, hospitality, and parking functions promotes steady pedestrian movement, contributing to a sense of safety and shared stewardship of the site.

6. Defensible Space

The site layout clearly defines the development as a cohesive, privately managed environment.

- Adequate setbacks and separation from adjacent roadways and parcels create a defined perimeter.
- Building orientation and landscaping reinforce the sense that the space is intended for visitors, guests, and employees, limiting opportunities for non-legitimate users to enter undetected.

Accessibility Plan

The redevelopment is designed to provide an intuitive, barrier-free experience across the entire site, linking the new buildings and the existing theatre. Both new buildings will be developed to meet BCBC accessibility requirements, City of Richmond accessible parking and bylaw requirements, and general best practices. Universal washrooms, tactile wayfinding, and clear signage are incorporated throughout to support safe and easy navigation.

All commercial units and the hotel offer accessible ground-level entry with flush sidewalks and clear pedestrian connections. A continuous, generous walking route links offsite pedestrian networks, parking stalls, amenity areas, commercial unit entrances, the hotel lobby, theatre, and the rooftop parking area to ensure seamless movement for all users. This track across the site links raised stamped-concrete pathways, raised concrete sidewalks, painted colored roadway crossings, and painted coloured pathways in front of commercial units. Elevators and stairs in the hotel and commercial building, and a safely designed ramp for vehicles, connect the rooftop parking to the ground level, allowing hotel users and theatre visitors with easy access to and from the roof.

Visitors to the theatre requiring accessible parking will continue to use accessible stalls on Lot 1 near the theatre entrance. Accessible parking is provided at grade-level and on the rooftop on Lots 2 and 3, nearby building entrances. An elevator is provided to access the rooftop parking area, allowing hotel guests to reach their rooms easily. Together, these elements create an inclusive environment that supports comfortable, safe, and direct access for visitors, employees, and hotel guests.

Design Rationale.

1. Site Design

The overall site strategy transforms an underutilized surface parking area into a connected mixed-use development featuring commercial/industrial uses and a hotel.

The redevelopment achieves a cohesive site plan that integrates into the existing theatre parcel and adjacent road network. The plan emphasizes improved pedestrian permeability, establishing new off-site sidewalks and paths, multiple raised internal crossings, and clear pathways that link the hotel, commercial building, and existing theatre. These moves create a coherent circulation network that balances vehicular function with walkability. The site also features amenity areas placed strategically across the site.

Building placement reinforces the edges of Steveston Highway and No. 6 Road while framing new amenity zones and landscaped setbacks that soften the public realm and clearly define site organization. The commercial building is situated in the middle of the north parcel, is longest north-to-south, and features commercial frontages on its east and west facades. In the south, the hotel fronts Steveston, offering a primary pedestrian entrance on this frontage and a secondary entrance from the rear. The existing site vehicle entrances on Steveston Highway and No. 6 Road are maintained and will remain open through construction. The access ramp to the rooftop parking area is placed near the southside of the commercial building close to the Steveston entrance to make wayfinding clear but far enough away to cause back ups or impede access traffic.

2. Hotel Design

The six-storey hotel acts as a prominent visual anchor along Steveston Highway, using massing, texture, and materiality to establish a contemporary hospitality presence. The façade composition layers brick, longboard, and smooth cladding in warm, complementary tones to create depth and a tactile, regionally appropriate character. Colours were chosen to complement the theatre and commercial building. Recessed windows, colour-framed openings, and a heightened and glazed entry canopy establish a dynamic rhythm, articulate the building's vertical proportions, and provide clear wayfinding for guests on both the front and rear.

Extensive glazing on all sides enhances natural surveillance, raises hotel guest experiences, and supports a welcoming, safe environment throughout the site. Access to Rooftop parking on the commercial building is provided via elevator and enclosed stairs, supplying guests parking there with secure, direct access to the hotel. Generous setbacks from No. 6 Rd., extensive landscaping including a plaza, and strengthened pedestrian linkages integrate the hotel into the existing theatre and planned commercial development while enhancing the public interface and site porosity.

3. Commercial Building Design

The commercial building is designed as a multi-tenant employment centre with an elevated architectural expression appropriate for commercial, light-industrial, and customer-serving uses. The building adopts a refined design language, including materiality and colour palette, that aligns with the surrounding entertainment and hotel contexts. The long frontage is visually broken into a sequence of smaller components through varied canopy heights, recessed and proud storefronts, articulated wall planes, and contrasting colour bands. This approach reduces perceived massing and creates a lively, fine-grained rhythm along No. 6 Road and the internal parking area.

Material choices balance durability with visual interest, integrating accent tones and canopies shared with the hotel and high-performance glazing to maintain cohesiveness across the site. Glazed overhead doors and transparent storefronts reinforce an open, engaging building edge and support flexibility in future tenant uses. Accessible sidewalks and coloured pathways wrap the building and safely interface directly with loading and entry areas. Collectively, the massing, articulation, and site integration support a contemporary, adaptable commercial building that contributes to an active, connected, and economically diverse development.

CONTEXT PLAN LEGEND

- RESIDENTIAL USE
- INDUSTRIAL USE
- COMMERCIAL USE
- AGRICULTURAL USE
- GREEN SPACE
- EXISTING ROAD NETWORK
- BIKING PATH
- WALKING TRAIL



1 VIEW OF SITE FROM CORNER OF No. 8 RD & STEVESTON HWY.
SCALE: 1:500



2 VIEW OF THE HOLIDAY INN TO THE NORTH
SCALE: 1:500



3 VIEW OF THE RICHMOND ICE CENTRE TO THE NORTH
SCALE: 1:500



1 CONTEXT PLAN
SCALE: 1:500



4 VIEW OF THE EXISTING THEATRE FROM THE CORNER OF ENTERTAINMENT BLVD & STEVESTON HWY.
SCALE: 1:500



5 VIEW OF THE EXISTING THEATRE FROM PARKING LOT
SCALE: 1:500



PROJECT MANAGER: COOPERATIVE
ORION CONSTRUCTION
 100-1000 BAYVIEW AVE
 VANCOUVER, BC V6L 2A9

NO.	DATE	REVISION	NO.	DATE	REVISION
1	2023.05.15	INITIAL DESIGN	1	2023.05.15	INITIAL DESIGN
2	2023.05.15	REVISIONS	2	2023.05.15	REVISIONS
3	2023.05.15	REVISIONS	3	2023.05.15	REVISIONS
4	2023.05.15	REVISIONS	4	2023.05.15	REVISIONS
5	2023.05.15	REVISIONS	5	2023.05.15	REVISIONS
6	2023.05.15	REVISIONS	6	2023.05.15	REVISIONS
7	2023.05.15	REVISIONS	7	2023.05.15	REVISIONS
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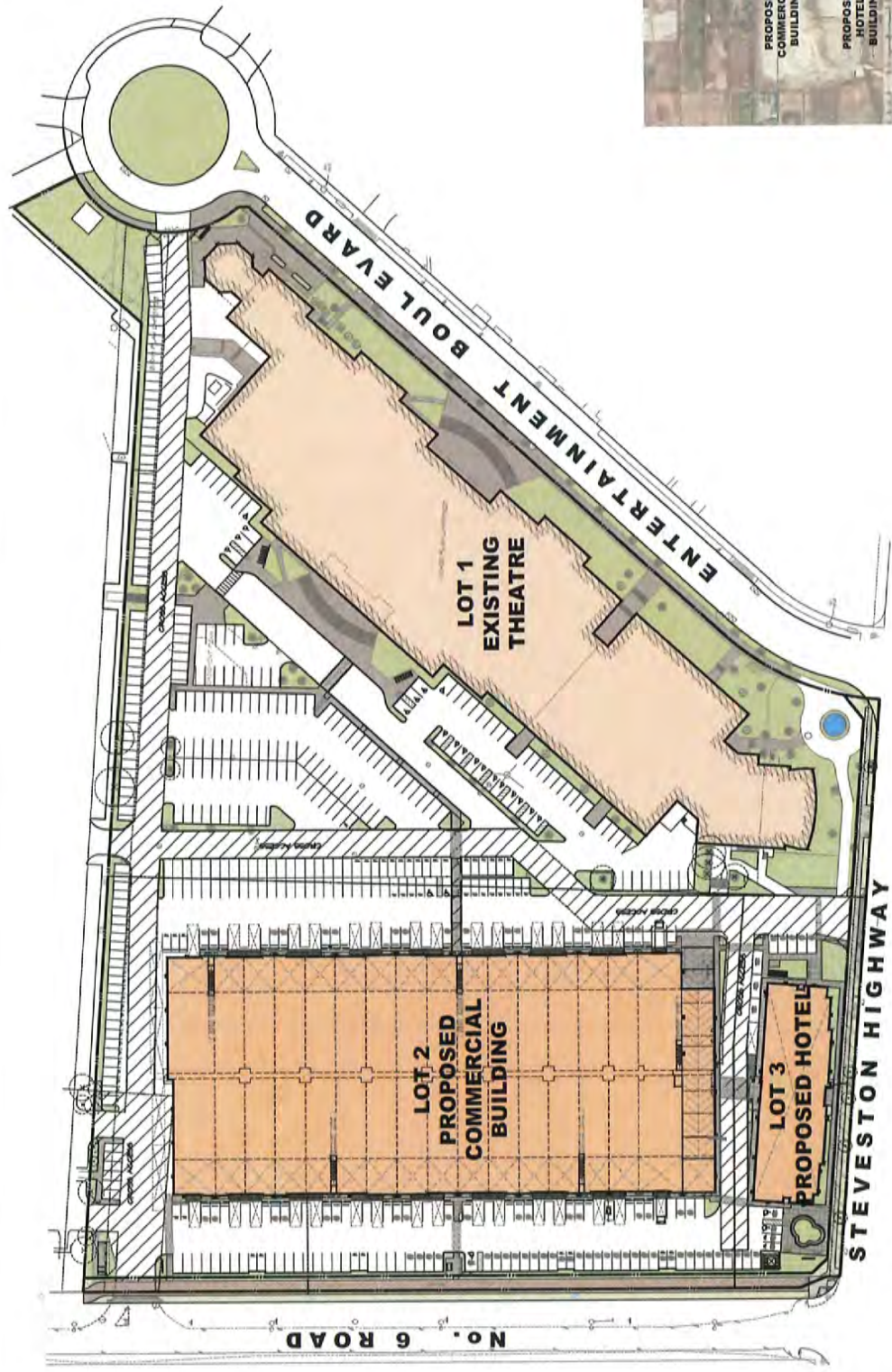
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ENTERTAINMENT BOULEVARD REDEVELOPMENT
 ADDRESS: 1111 ENTERTAINMENT BLVD, COQUITON BC
 DRAWING NUMBER: A-0-8
 SHEET: 13
 DATE: MAY 15, 2023



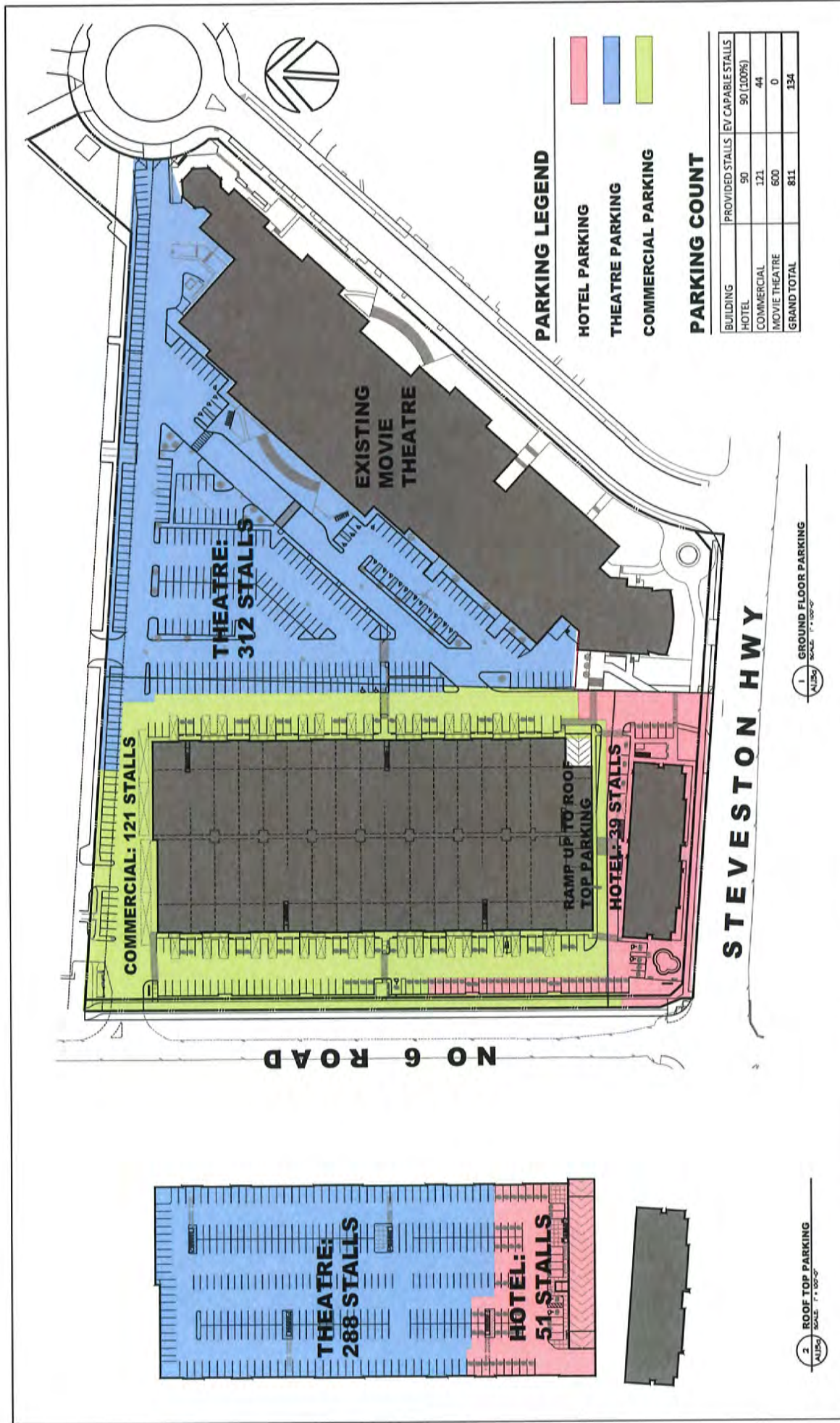
SITE DATA - EXISTING LOT
 LOT 1: 100' x 100' x 100' x 100' (40,000 sq. ft.)
 LOT 2: 100' x 100' x 100' x 100' (40,000 sq. ft.)
 LOT 3: 100' x 100' x 100' x 100' (40,000 sq. ft.)
 TOTAL: 120,000 sq. ft.



2 CONTEXT PLAN
 1/4" = 1' SCALE

1 OVERALL SITE PLAN
 1/4" = 100' SCALE

	PROJECT: ENTERTAINMENT BOULEVARD REDEVELOPMENT SHEET: A-1.0 DATE: 10/20/2023	CLIENT: ORION CONSTRUCTION PROJECT: ENTERTAINMENT BOULEVARD REDEVELOPMENT	SHEET: A-1.0 OF: 4
	OVERALL SITE PLAN		
	ORION CONSTRUCTION 1000 STEVESTON HWY STEVESTON, BC V6E 2E6 TEL: (604) 271-1111 WWW.ORIONCONSTRUCTION.COM	ARCHITECTURE PANEL 1000 STEVESTON HWY STEVESTON, BC V6E 2E6 TEL: (604) 271-1111 WWW.ARPARCHITECTURE.COM	PROJECT: ENTERTAINMENT BOULEVARD REDEVELOPMENT SHEET: A-1.0 DATE: 10/20/2023



PARKING LEGEND

- HOTEL PARKING
- THEATRE PARKING
- COMMERCIAL PARKING

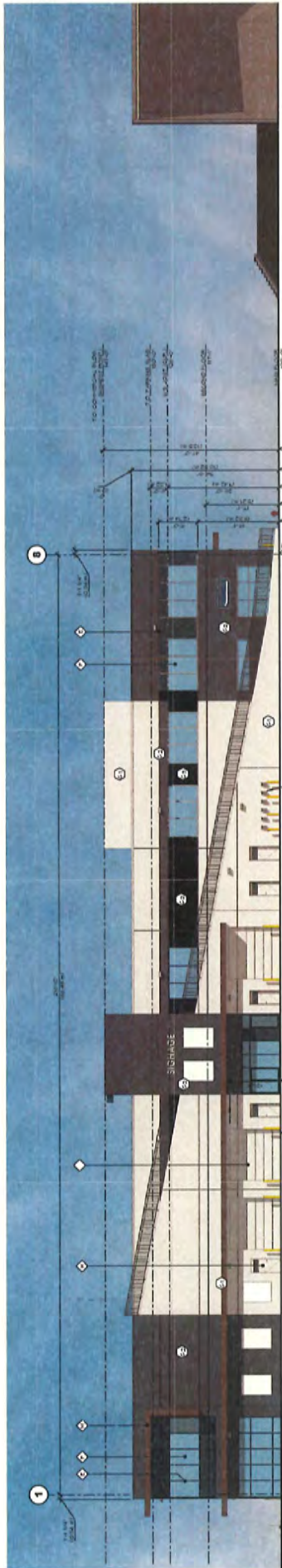
PARKING COUNT

BUILDING	PROVIDED STALLS	EV CAPABLE STALLS
HOTEL	90	90 (100%)
COMMERCIAL	121	44
MOVIE THEATRE	600	0
GRAND TOTAL	811	134

1 GROUND FLOOR PARKING
SCALE: 1" = 100'-0"

2 ROOF TOP PARKING
SCALE: 1" = 100'-0"

<p>ORION CONSTRUCTION ARCHITECTURE PARKING 1000 STEVESTON HWY VANCOUVER, BC V6C 1K4 PHONE: 604.273.1234</p>	<p>ORION CONSTRUCTION ORION CONSTRUCTION 1000 STEVESTON HWY VANCOUVER, BC V6C 1K4 PHONE: 604.273.1234</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> 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1 SOUTH ELEVATION - COMMERCIAL
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

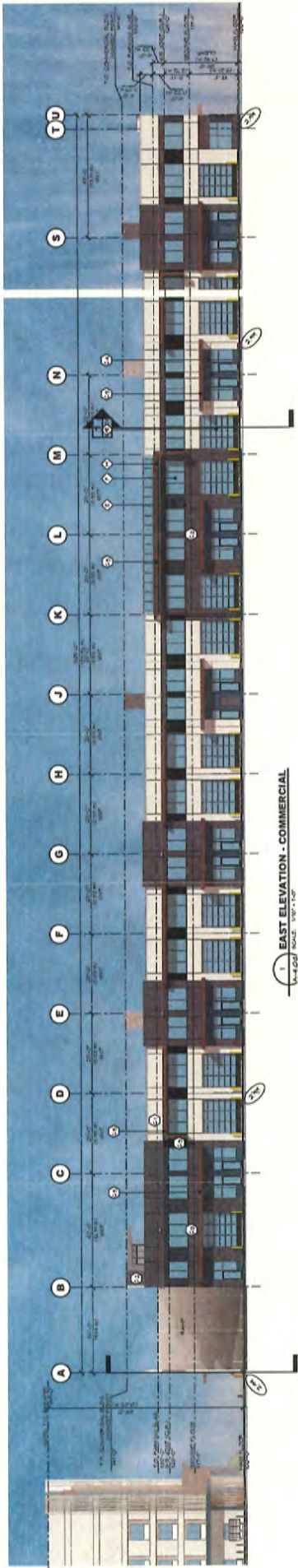
- ◇ CONCRETE TILT UP PANEL - PAINTED
- ◇ REGIONAL CONCRETE - PAINTED
- ◇ PAINTED METAL CLAD PANELS
- ◇ STONEPOINT FINISH - BLACK PAINTED ALUMINUM
- ◇ STONEPOINT SLABS - CLEAR
- ◇ STEEL WAREHOUSE - PAINTED
- ◇ STEEL SECTIONAL OVERHEAD DOORS
- ◇ ALUMINUM PANELS WITH GLASS PANELS
- ◇ LIGHT FINISH - SEE ELECTRICAL DWG
- ◇ NOT AN EXPLICIT LIGHTING CONDITION
- ◇ PANELS, SLABS, ROOFING, TO MATCH WITH SHEDS
- ◇ STEEL WAREHOUSE - PAINTED
- ◇ CONCRETE CLAD PANELS - PAINTED
- ◇ GROUND FLOOR PANELS - BLACK PAINTED ALUMINUM
- ◇ GROUND FLOOR SLABS - CLEAR
- ◇ UNDESIGNED ROOF
- ◇ STEEL SECTIONAL OVERHEAD DOORS WITH WOOD PANELS
- ◇ UNDESIGNED SPINE
- ◇ LIGHTER COVER FOR AC UNITS
- ◇ PAINTED METAL, WAREHOUSE
- ◇ BRICK VENEER

THE MATERIALS SHOWN HEREIN ARE FOR INFORMATION ONLY. THE MATERIALS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT SHALL BE DETERMINED BY THE ARCHITECT AND SHALL BE APPROVED BY THE CLIENT. MATERIALS INDICATED HEREIN MAY NOT BE APPLICABLE.

PROJECT COLOURS

- ALL PAINT COLOURS TO BE SHOWN FOLLOWING SWS
- ① (H) FIELD COLOUR 1
- ② (H) FIELD COLOUR 2
- ③ (H) FIELD COLOUR 3
- ④ (H) FIELD COLOUR 4
- ⑤ (H) FIELD COLOUR 5
- ⑥ (H) FIELD COLOUR 6
- ⑦ (H) FIELD COLOUR 7
- ⑧ (H) FIELD COLOUR 8
- ⑨ (H) FIELD COLOUR 9
- ⑩ (H) FIELD COLOUR 10
- ⑪ (H) FIELD COLOUR 11
- ⑫ (H) FIELD COLOUR 12
- ⑬ (H) FIELD COLOUR 13
- ⑭ (H) FIELD COLOUR 14
- ⑮ (H) FIELD COLOUR 15
- ⑯ (H) FIELD COLOUR 16
- ⑰ (H) FIELD COLOUR 17
- ⑱ (H) FIELD COLOUR 18
- ⑲ (H) FIELD COLOUR 19
- ⑳ (H) FIELD COLOUR 20
- ㉑ (H) FIELD COLOUR 21
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- ㊾ (H) FIELD COLOUR 49
- ㊿ (H) FIELD COLOUR 50

<p>ARCHITECTURE PANEL 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.1111 WWW.ARCHITECTUREPANEL.COM</p>	<p>ORION CONSTRUCTION 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.1111 WWW.ORIONCONSTRUCTION.COM</p>	<p>PROFESSIONAL ENGINEER STATE OF COLORADO NO. 12345 EXPIRES 12/31/2024</p>	<p>PROJECT NAME: ENTERTAINMENT BOULEVARD REDEVELOPMENT COMMERCIAL BUILDING ELEVATIONS</p>	<p>DATE: 15</p>	<p>SCALE: A-4.0c</p>
			<p>PROJECT NUMBER: 123456789</p>	<p>CLIENT: 123456789</p>	<p>ARCHITECT: 123456789</p>



1 EAST ELEVATION - COMMERCIAL
1/4" = 1'-0" SCALE

PROJECT COLOURS

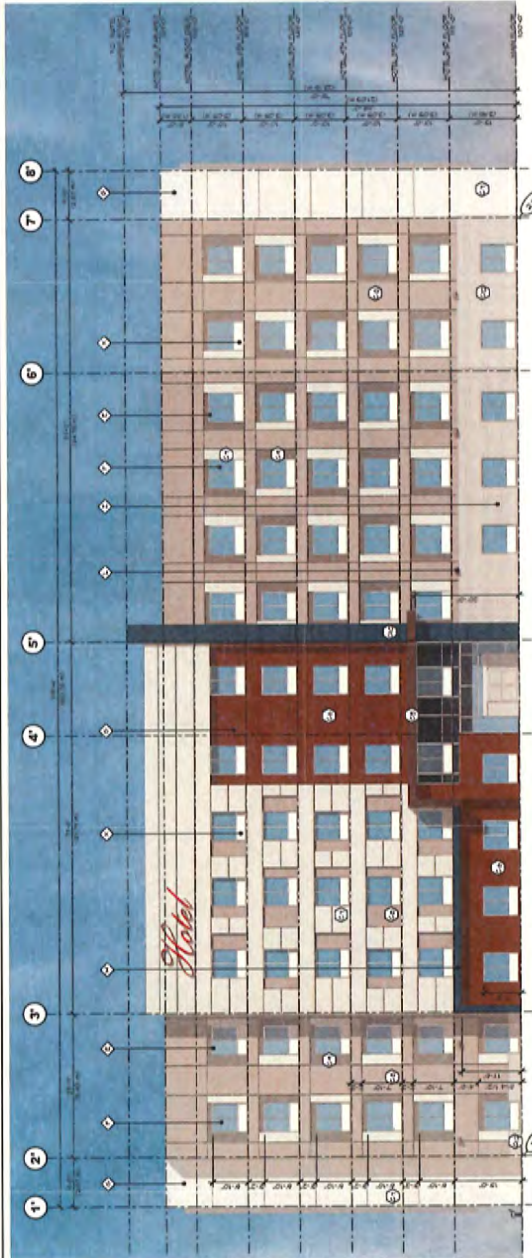
- ALL PAINT COLOURS TO BE SUPPLIED BY THE PAINTER
- 1. PAINT COLOUR 1
 - 2. PAINT COLOUR 2
 - 3. PAINT COLOUR 3
 - 4. PAINT COLOUR 4
 - 5. PAINT COLOUR 5
 - 6. PAINT COLOUR 6
 - 7. PAINT COLOUR 7
 - 8. PAINT COLOUR 8
 - 9. PAINT COLOUR 9
 - 10. PAINT COLOUR 10
 - 11. PAINT COLOUR 11
 - 12. PAINT COLOUR 12
 - 13. PAINT COLOUR 13
 - 14. PAINT COLOUR 14
 - 15. PAINT COLOUR 15

MATERIAL LEGEND

- 1. CONCRETE TYPICAL FINISH - PAINTED
- 2. CONCRETE TYPICAL FINISH - UNPAINTED
- 3. POLISHED METAL CAP TYPING
- 4. STAINLESS STEEL TYPING
- 5. STAINLESS STEEL TYPING
- 6. STAINLESS STEEL TYPING
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- 14. STAINLESS STEEL TYPING
- 15. STAINLESS STEEL TYPING

USE THE FINISHES AND MATERIALS AS SHOWN ON THIS ELEVATION UNLESS NOTED OTHERWISE. MATERIALS NOTED OTHERWISE SHALL BE USED THROUGHOUT THE BUILDING UNLESS INDICATED OTHERWISE.

<p>ORION CONSTRUCTION</p> <p>ORION CONSTRUCTION INC. 1000 BAYVIEW AVENUE, SUITE 1000 SCARBOROUGH, ONTARIO M1B 2Y7 TEL: (416) 291-1111 WWW.ORIONCONSTRUCTION.COM</p>	<p>PROJECT: ENTERTAINMENT BOULEVARD REDEVELOPMENT COMMERCIAL BUILDING ELEVATIONS</p> <p>DATE: 15</p>
	<p>PROJECT: ENTERTAINMENT BOULEVARD REDEVELOPMENT COMMERCIAL BUILDING ELEVATIONS</p> <p>DATE: 15</p>



2 SOUTH ELEVATION - HOTEL - 11X17
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION - HOTEL - 11X17
SCALE: 3/32" = 1'-0"

PROJECT COLOURS

- ALL PAINT COLOURS TO BE SPECIFIED INCLUDING FIELD
- 1) PAINT COLOUR 1
 - 2) PAINT COLOUR 2
 - 3) PAINT COLOUR 3
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 - 100) PAINT COLOUR 100

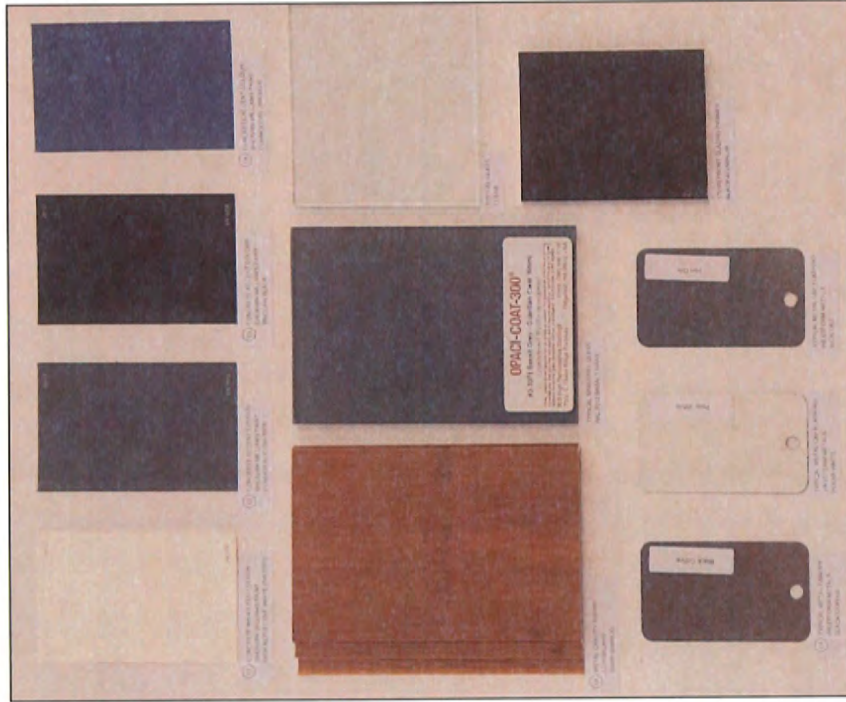
MATERIAL LEGEND

- 1) CONCRETE TYPICAL FINISH - PAINTED
- 2) METAL PANELS - PAINTED
- 3) PAINTED METAL PANELS
- 4) STAINLESS STEEL PANELS
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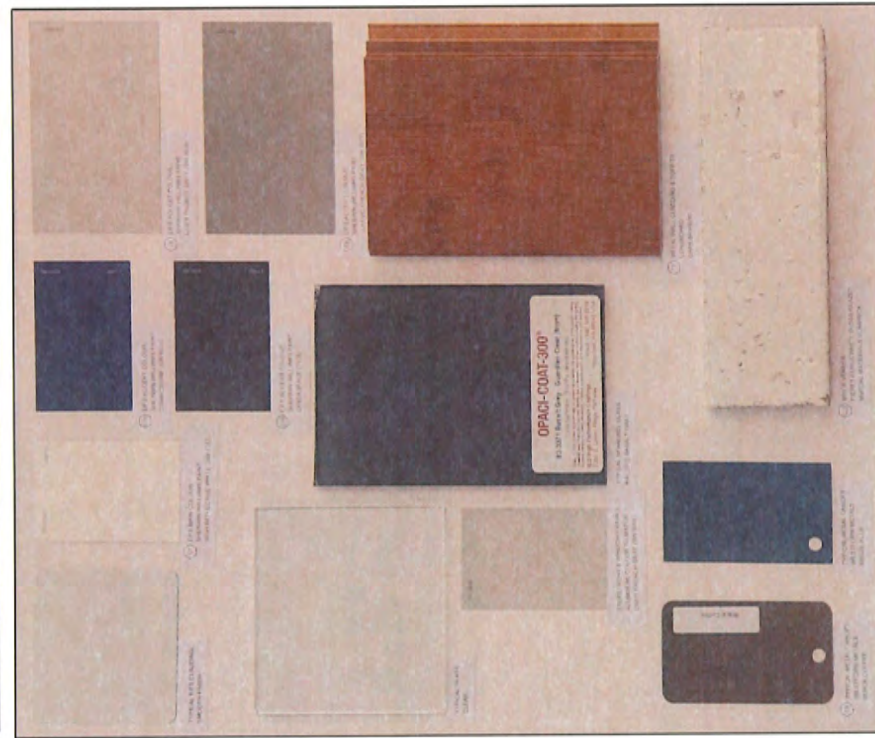
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<p>ORION CONSTRUCTION ORION CONSTRUCTION 1000 WEST 10TH AVENUE DENVER, CO 80202 PHONE: 303.733.2222</p>	<p>PROJECT: ENTERTAINMENT BOULEVARD REDEVELOPMENT HOTEL BUILDING ELEVATIONS</p>	<p>DATE: 15</p>	<p>SCALE: A-4.1a</p>

COMMERCIAL BUILDING MATERIAL & COLOUR BOARD



HOTEL MATERIAL & COLOUR BOARD



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		<p>PROJECT: ENTERTAINMENT BOULEVARD REDEVELOPMENT</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PROJECT: HOTEL MATERIAL & COLOUR BOARD</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>

ENTERTAINMENT BOULEVARD REDEVELOPMENT
COLOUR & MATERIAL BOARDS

2

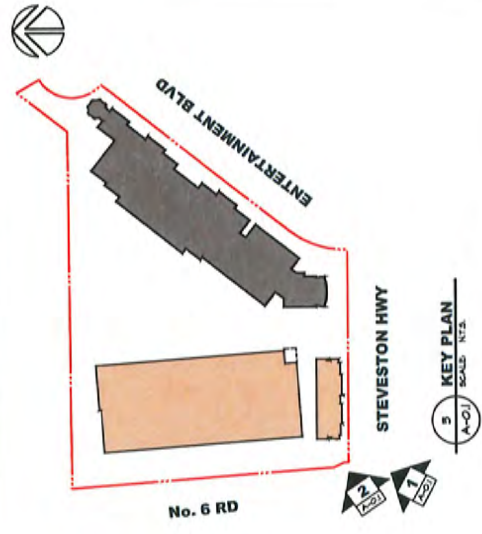
A-6.0a




1 BIRDSEYE VIEW FROM SOUTHWEST CORNER
SCALE: N.T.S.



2 VIEW OF SOUTHWEST CORNER
SCALE: N.T.S.



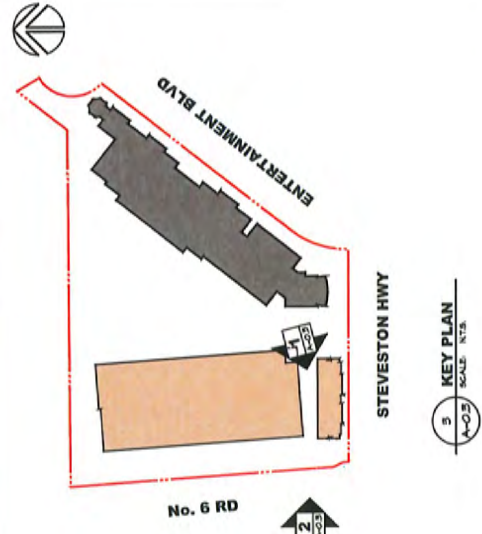
 <p>P ARCHITECTURE PANEL INC. 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 PHONE: (303) 733-2344</p>	<p>PROJECT MANAGER - CONTRACTORS</p> <p>ORION CONSTRUCTION</p> <p>ORION CONSTRUCTION 1400 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 PHONE: (303) 733-2344</p>	<p>NO. DATE REVISION</p> <table border="1"> <tr><td>1</td><td>10/15/20</td><td>ISSUE FOR PERMITTING</td></tr> <tr><td>2</td><td>10/15/20</td><td>ISSUE FOR PERMITTING</td></tr> <tr><td>3</td><td>10/15/20</td><td>ISSUE FOR PERMITTING</td></tr> <tr><td>4</td><td>10/15/20</td><td>ISSUE FOR PERMITTING</td></tr> <tr><td>5</td><td>10/15/20</td><td>ISSUE FOR PERMITTING</td></tr> <tr><td>6</td><td>10/15/20</td><td>ISSUE FOR PERMITTING</td></tr> <tr><td>7</td><td>10/15/20</td><td>ISSUE FOR PERMITTING</td></tr> <tr><td>8</td><td>10/15/20</td><td>ISSUE FOR PERMITTING</td></tr> <tr><td>9</td><td>10/15/20</td><td>ISSUE FOR PERMITTING</td></tr> <tr><td>10</td><td>10/15/20</td><td>ISSUE FOR PERMITTING</td></tr> <tr><td>11</td><td>10/15/20</td><td>ISSUE FOR PERMITTING</td></tr> <tr><td>12</td><td>10/15/20</td><td>ISSUE FOR PERMITTING</td></tr> </table>	1	10/15/20	ISSUE FOR PERMITTING	2	10/15/20	ISSUE FOR PERMITTING	3	10/15/20	ISSUE FOR PERMITTING	4	10/15/20	ISSUE FOR PERMITTING	5	10/15/20	ISSUE FOR PERMITTING	6	10/15/20	ISSUE FOR PERMITTING	7	10/15/20	ISSUE FOR PERMITTING	8	10/15/20	ISSUE FOR PERMITTING	9	10/15/20	ISSUE FOR PERMITTING	10	10/15/20	ISSUE FOR PERMITTING	11	10/15/20	ISSUE FOR PERMITTING	12	10/15/20	ISSUE FOR PERMITTING
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12	10/15/20	ISSUE FOR PERMITTING																																				
<p>PROJECT PROPOSED BUILDING FOR</p> <p>ENTERTAINMENT BOULEVARD REDEVELOPMENT</p> <p>OWNER: NHT ENTERPRISES LLC, DENVER, CO OWNER: NHT ENTERPRISES LLC, DENVER, CO</p> <p>RENDERINGS</p> <p>NO. 4</p>																																						
<p>DATE: 10/15/20</p> <p>SCALE: N.T.S.</p> <p>PROJECT NO: A-0-1</p> <p>DATE PLOTTED: 10/15/20</p> <p>DRAWING NUMBER: A-0-1</p>																																						



1 VIEW TO WEST BETWEEN BUILDINGS
SCALE: N.T.S.



2 VIEW TO EAST BETWEEN BUILDINGS
SCALE: N.T.S.



3 KEY PLAN
SCALE: N.T.S.

ARCHITECTURE PANEL
 ARCHITECTURE PANEL
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.ARTISTSANDARCHITECTS.COM

ORION CONSTRUCTION
 ORION CONSTRUCTION
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.ORIONCONSTRUCTION.COM

PROJECT REVISIONS / CORRECTIONS

NO.	DATE	DESCRIPTION	BY	DATE	REVISION
1	10/12/20	ISSUE FOR PERMIT	AS		
2	10/12/20	ISSUE FOR PERMIT	AS		
3	10/12/20	ISSUE FOR PERMIT	AS		
4	10/12/20	ISSUE FOR PERMIT	AS		
5	10/12/20	ISSUE FOR PERMIT	AS		
6	10/12/20	ISSUE FOR PERMIT	AS		
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11	10/12/20	ISSUE FOR PERMIT	AS		
12	10/12/20	ISSUE FOR PERMIT	AS		
13	10/12/20	ISSUE FOR PERMIT	AS		

PROJECT: ENTERTAINMENT BOULEVARD REDEVELOPMENT
 ADDRESS: 1000 WEST 10TH AVENUE, DENVER, CO
 OWNER: [REDACTED]

DATE: 10/12/20
 SCALE: N.T.S.

PROJECT NUMBER: A-0-3
 SHEET NUMBER: 4

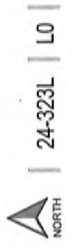
RENDERINGS



ENTERTAINMENT BLVD REDEVELOPMENT

14111 ENTERTAINMENT BLVD | RICHMOND | BC

LANDSCAPE DRAWINGS



| 24-323L | L0 |



LEGEND

- CONCRETE EXISTING FINISH
- STAMPED CONCRETE FINISH
- LANDSCAPE BED
- LANDSCAPE HARDWARE
- TABLE
- BENCH
- BIKE RACK
- PROPERTY LINE
- UTILITIES
- NET WORKLINE
- FREE PROJECTION WALL
- UNDERSTAIR EXPANSION ZONE
- ROOT BARRIER
- EXISTING WALK TO BE RETAINED
- EXISTING WALK TO BE RELOCATED
- SMILEY TREES

PROJECT INFORMATION

- 201711 - PROJECT PREPARATION
- 201712 - PROJECT PREPARATION
- 201801 - PROJECT PREPARATION
- 201802 - PROJECT PREPARATION
- 201803 - PROJECT PREPARATION
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- 203011 - PROJECT PREPARATION
- 203012 - PROJECT PREPARATION



ENTERTAINMENT BLVD REDEVELOPMENT

4111 ENTERTAINMENT BLVD
ROANOKE, VA

ENLARGEMENT PLAN 1

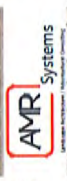
SCALE

- 1" = 10'
- 1/4" = 10'
- 1/8" = 10'
- 1/16" = 10'
- 1/32" = 10'
- 1/64" = 10'

L1.1



ENLARGEMENT 1, SHEET L1.2



AMR Systems
 10000 North American Blvd, Suite 100
 Dallas, TX 75243
 (972) 440-1000
 www.amrsystems.com

LEGEND

	CONCRETE
	STAMPED CONCRETE
	ASPHALT
	GRASS
	LANDSCAPE
	DOTTED LANDSCAPE
	SOIL
	13.4 FT SOIL AT A DEPTH OF 1 m
	PROPERTY LINE
	TRUCK LANE
	TRUCK PROTECTION FENCE
	ASBESTOS LIAISON ZONE
	ROOT BARRIER
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	STREET LIGHT

1	ASBESTOS	ASBESTOS LIAISON ZONE
2	ASBESTOS	ASBESTOS LIAISON ZONE
3	ASBESTOS	ASBESTOS LIAISON ZONE
4	ASBESTOS	ASBESTOS LIAISON ZONE
5	ASBESTOS	ASBESTOS LIAISON ZONE
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9	ASBESTOS	ASBESTOS LIAISON ZONE
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11	ASBESTOS	ASBESTOS LIAISON ZONE
12	ASBESTOS	ASBESTOS LIAISON ZONE
13	ASBESTOS	ASBESTOS LIAISON ZONE
14	ASBESTOS	ASBESTOS LIAISON ZONE
15	ASBESTOS	ASBESTOS LIAISON ZONE
16	ASBESTOS	ASBESTOS LIAISON ZONE
17	ASBESTOS	ASBESTOS LIAISON ZONE
18	ASBESTOS	ASBESTOS LIAISON ZONE
19	ASBESTOS	ASBESTOS LIAISON ZONE
20	ASBESTOS	ASBESTOS LIAISON ZONE



ENTERTAINMENT BLVD
 REDEVELOPMENT
 14111 ENTERTAINMENT BLVD
 RICHMOND, TX

ENLARGEMENT PLAN 3

DATE	1/28/20
BY	AMR
CHECKED BY	AMR
SCALE	AS SHOWN
PROJECT NO.	14111-001
DATE PLOTTED	1/28/20
PLANNER	AMR

L1.3



LEGEND

	CONCRETE LANDMARK PAVING
	SHADED CONCRETE PAVING
	TURF
	UNSHADED BED
	EXISTING LANDSCAPE
	TREE
	TREE BACK SHELL
	PROPERTY LINE
	RETENTION LINE
	TREE PROTECTION FENCE
	AROUND LAMP POST ZONE
	ROOF BARRIER
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	STREET METER

201414	EXISTING TREE PROTECTION
201415	EXISTING TREE REMOVAL
201416	EXISTING TREE MAINTENANCE
201417	EXISTING TREE REPLACEMENT
201418	EXISTING TREE COORDINATION
201419	EXISTING TREE COORDINATION RESPONSE
201420	EXISTING TREE COORDINATION RESPONSE
201421	EXISTING TREE COORDINATION RESPONSE
201422	EXISTING TREE COORDINATION RESPONSE
201423	EXISTING TREE COORDINATION RESPONSE
201424	EXISTING TREE COORDINATION RESPONSE
201425	EXISTING TREE COORDINATION RESPONSE
201426	EXISTING TREE COORDINATION RESPONSE
201427	EXISTING TREE COORDINATION RESPONSE
201428	EXISTING TREE COORDINATION RESPONSE
201429	EXISTING TREE COORDINATION RESPONSE
201430	EXISTING TREE COORDINATION RESPONSE

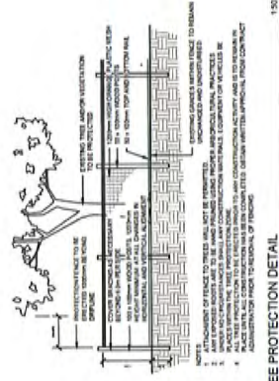
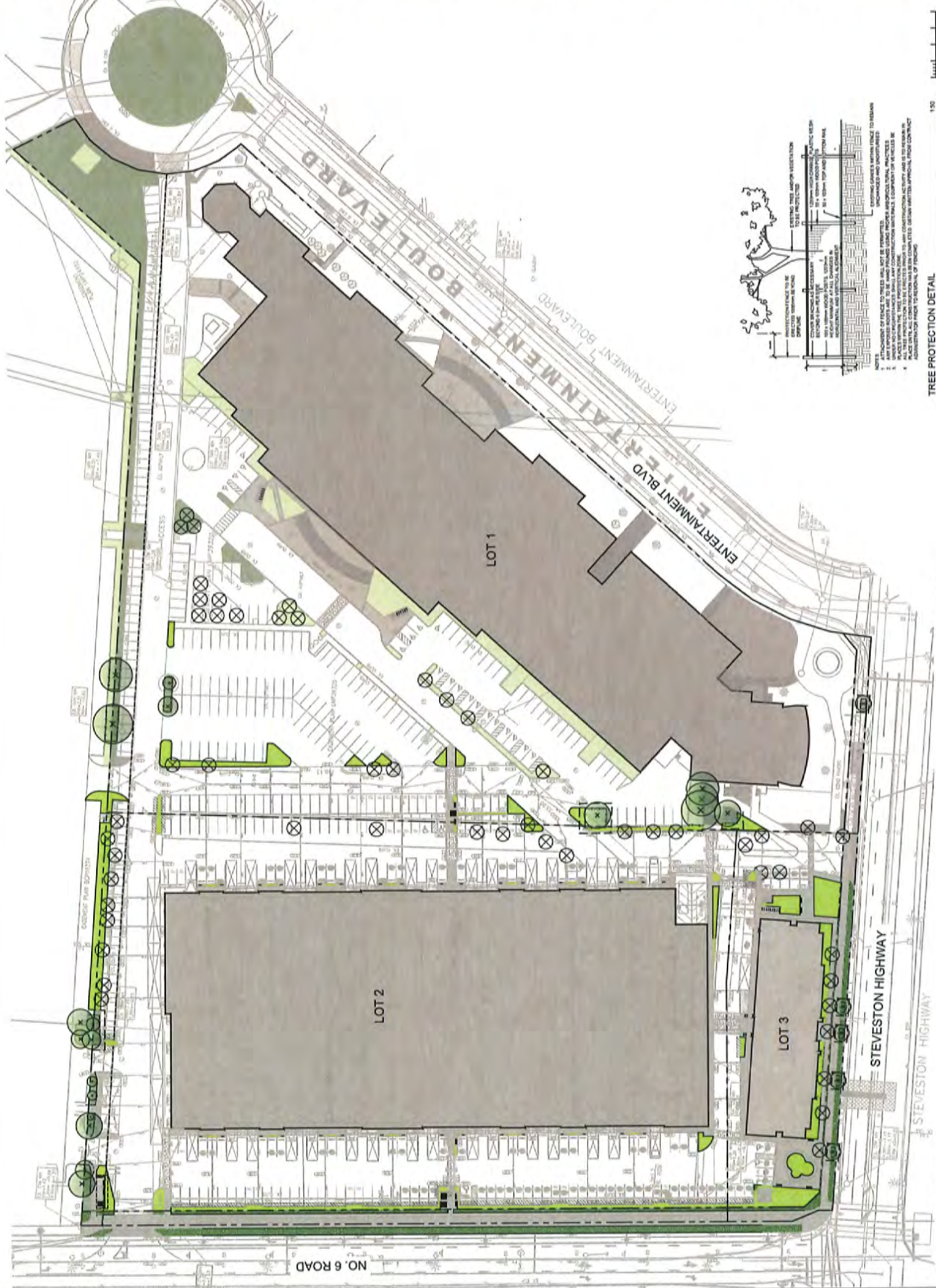


ENTERTAINMENT BLVD REDEVELOPMENT
 14111 ENTERTAINMENT BLVD
 RICHMOND, BC

TREE MANAGEMENT PLAN

DATE	14.05.2014
SCALE	AS SHOWN
PROJECT NO.	14-001
CLIENT	14-001
PROJECT NAME	14-001
PROJECT LOCATION	14-001
PROJECT NO.	14-001
PROJECT NAME	14-001
PROJECT LOCATION	14-001

L1.4



- LEGEND**
- CONCRETE SIDEWALK FINISH
 - STARTED CONCRETE FINISH
 - LANDSCAPE
 - EXISTING LANDSCAPE
 - TABLE
 - REAR
 - FRONT
 - PRIORITY LINE
 - 10% PROTECTION FENCE
 - ADJACENT SURFACE FINISH
 - ROOT BARRIER
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE RELOCATED
 - STREET LIGHT



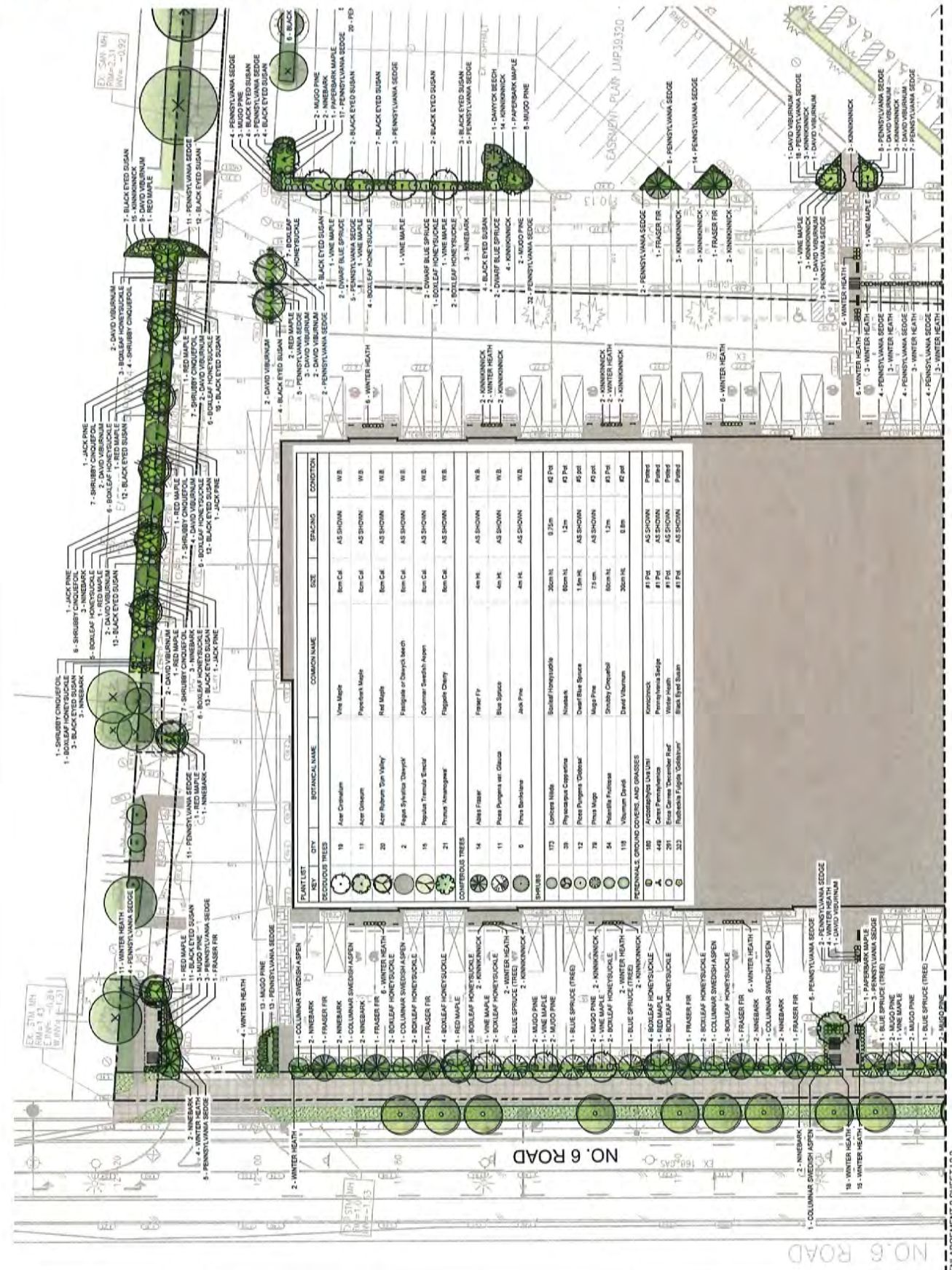
PLANT LIST

NO.	SYMBOL	COMMON NAME	SIZE	EMERG.	CONDITION
1	(Symbol)	Jack Pine	8m Cal	AS SHOWN	WB
2	(Symbol)	Shrubby Cinquifol	8m Cal	AS SHOWN	WB
3	(Symbol)	Black Eyed Susan	8m Cal	AS SHOWN	WB
4	(Symbol)	Black Eyed Susan	8m Cal	AS SHOWN	WB
5	(Symbol)	Black Eyed Susan	8m Cal	AS SHOWN	WB
6	(Symbol)	Black Eyed Susan	8m Cal	AS SHOWN	WB
7	(Symbol)	Black Eyed Susan	8m Cal	AS SHOWN	WB
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99	(Symbol)	Black Eyed Susan	8m Cal	AS SHOWN	WB
100	(Symbol)	Black Eyed Susan	8m Cal	AS SHOWN	WB



ENTERTAINMENT BLVD REDEVELOPMENT
 14111 ENTERTAINMENT BLVD
 RICHMOND, BC

PLANTING PLAN ENLARGEMENT 1
 L2.1



LEGEND

	CONCRETE SYMBOL FINISH
	GRASS
	PLANTING BED
	LANDSCAPE BED
	EXISTING LANDSCAPE
	TALL TREE
	MEDIUM TREE
	SMALL TREE
	PROPERTY LINE
	RETENTION LINE
	TREE PROTECTION FENCE
	EXPANSION ZONE
	BUMP
	EXISTING TREE TO BE PLANTED
	EXISTING TREE TO BE REMOVED
	STREET TREES

21010	ASBESTOS REMEDIATION
21020	ASBESTOS TESTING
21030	ASBESTOS REMEDIATION
21040	ASBESTOS TESTING
21050	ASBESTOS REMEDIATION
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21120	ASBESTOS TESTING
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21170	ASBESTOS REMEDIATION
21180	ASBESTOS TESTING
21190	ASBESTOS REMEDIATION
21200	ASBESTOS TESTING

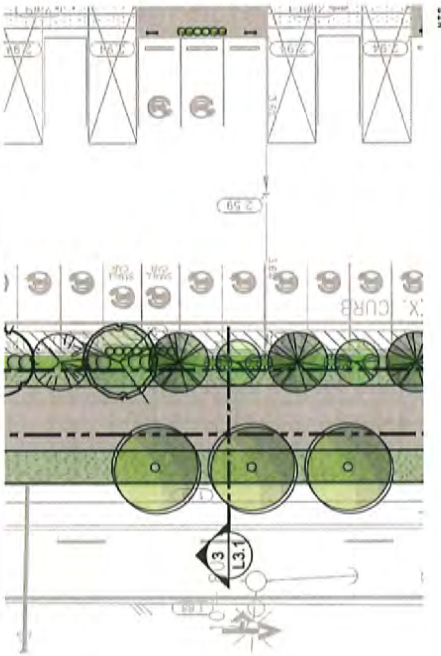


ENTERTAINMENT BLVD REDEVELOPMENT
 PROJECT LOCATION
 4411 ENTERTAINMENT BLVD
 ROCKINGHAM, NC

LANDSCAPE SECTIONS

DATE	NOV 19
SCALE	1/4" = 1'-0"
DESIGNED BY	AMR
CHECKED BY	AMR
DATE PLOTTED	NOV 19 2013 12:22
PROJECT NO.	2013-012

L3.1



3 WEST SITE SECTION



4 SOUTH SITE SECTION



ARCHITECTURE PANEL INC.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW.ARCHITECTUREPANEL.COM

SMI *Strategic Management Inc.*
 PROFESSIONAL ELECTRICAL CONSULTING
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW.SMICONSULTING.COM

THIS PROJECT HAS BEEN EXAMINED UNDER THE FOLLOWING APPLICABLE CODES:
 NATIONAL ELECTRICAL CODE (NEC) 2014
 NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72) 2012
 NATIONAL ELECTRICAL SAFETY CODE (NESC) PERMIT TO MAINTAIN #0000729

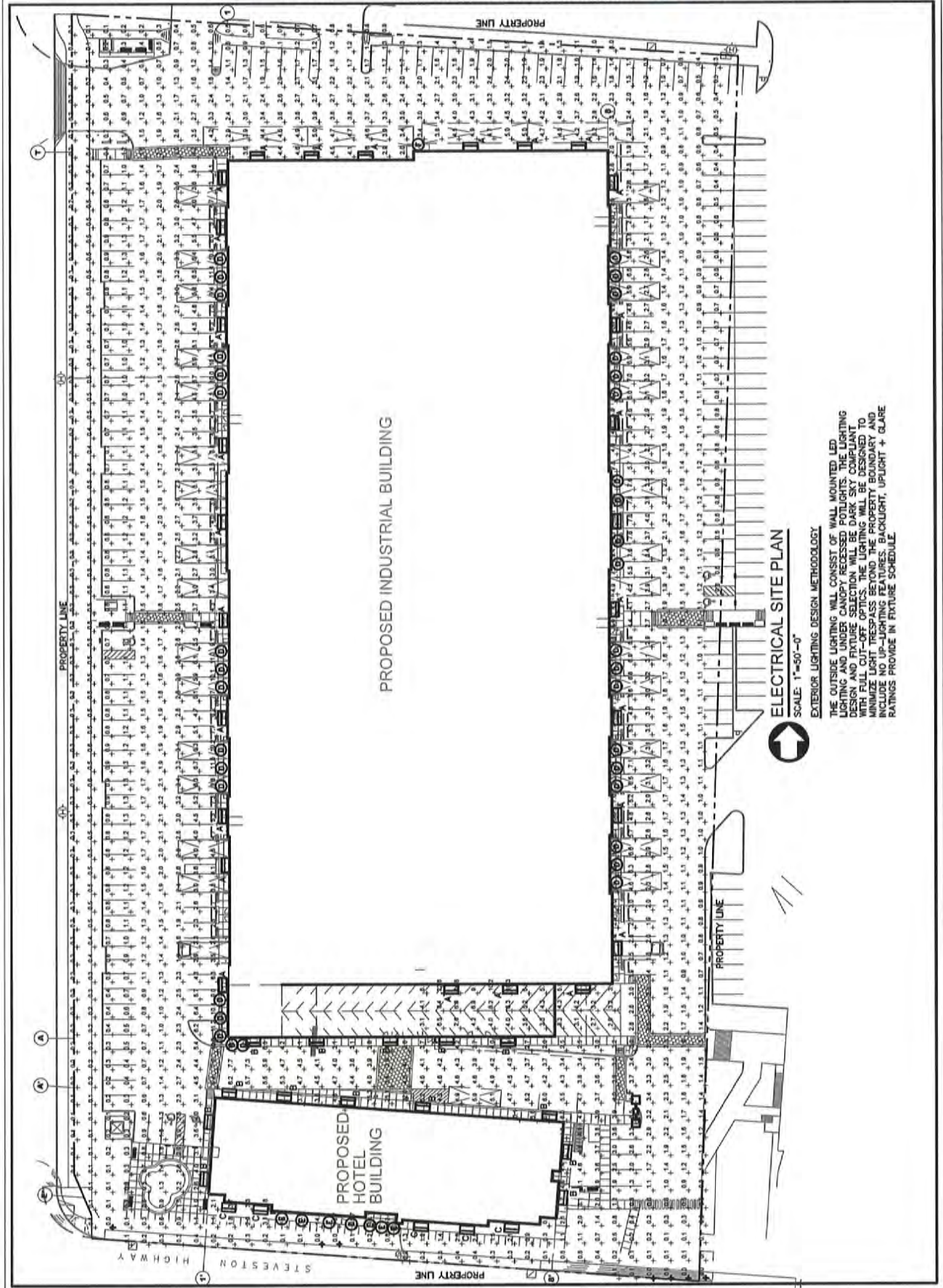
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ORION CONSTRUCTION
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-1111

ENTERTAINMENT BLVD REDEVELOPMENT
 PROJECT NUMBER: ED1 001

ELECTRICAL DEVELOPMENT PLAN

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PROPOSED INDUSTRIAL BUILDING

PROPOSED HOTEL BUILDING

ELECTRICAL SITE PLAN
 SCALE: 1"=50'-0"

EXTERIOR LIGHTING DESIGN METHODOLOGY
 THE OUTSIDE LIGHTING WILL CONSIST OF WALL MOUNTED LED LIGHTING AND UNDER CANOPY RECESSED POTLIGHTS. THE LIGHTING DESIGN AND FIXTURE SELECTION WILL BE DARK SKY COMPLIANT WITH FULL CUT-OFF OPTICS. THE LIGHTING WILL BE DESIGNED TO MINIMIZE LIGHT TRESPASS BEYOND THE PROPERTY BOUNDARY AND INCLUDE LIGHTING FOR SIGNAGE, BACKLIGHT, UPLIGHT + GLARE RATINGS PROVIDED IN FUTURE SCHEDULE.

ARCHITECTURE PANEL INC.
 100-1000 BAY AVE
 LANGLEY BC V3V 0E2
 TEL: (604) 591-1111

SEE DRAWING AND THE DESIGN AND AT ALL
 INDICATED BY THE ARCHITECT'S NOTES
 THE ARCHITECT'S NOTES TAKE PRECEDENCE OVER ALL
 OTHER DOCUMENTS AND SPECIFICATIONS
 THE ARCHITECT'S NOTES TAKE PRECEDENCE OVER ALL
 OTHER DOCUMENTS AND SPECIFICATIONS

SMI Consultants Group Ltd
 Professional Electrical Consulting
 100-1000 BAY AVE
 LANGLEY BC V3V 0E2
 TEL: (604) 591-1111

THIS PROJECT HAS BEEN DESIGNED UNDER
 THE FOLLOWING APPLICABLE CODES:
 BUILDING CODE: B.C. 2024
 ELECTRICAL CODE: ASHRAE 90.1 (2019)
 USE: RESIDENTIAL - APARTMENTS

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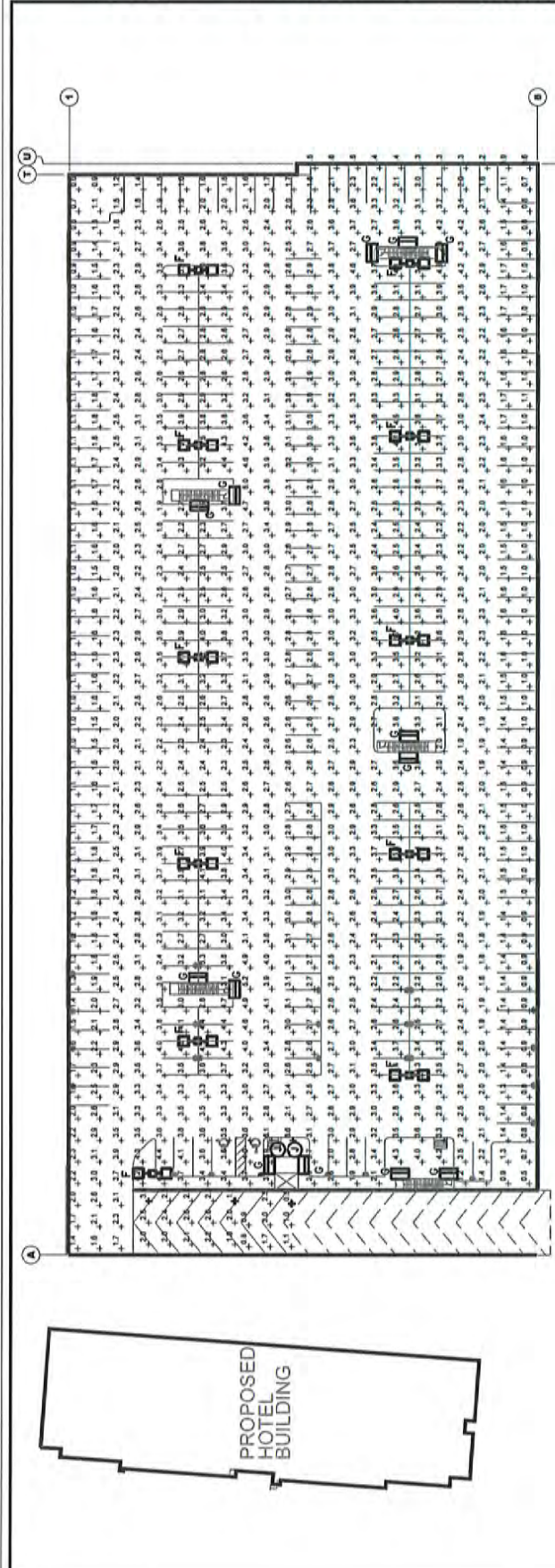
ORION CONSTRUCTION
 100-1000 BAY AVE
 LANGLEY BC V3V 0E2
 PHONE: (604) 591-3994

PROJECT: ENTERTAINMENT BLVD REDEVELOPMENT
 ADDRESS: 1111 ENTERTAINMENT BLVD, HOVANIA, BC

DRAWING: ELECTRICAL DEVELOPMENT
 SHEET: PARKING ROOF

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PROJECT NUMBER: ED2 001
 SHEET: 2



ELECTRICAL ROOF PARKING PLAN

SCALE: 1"=50'-0"

EXTERIOR LIGHTING DESIGN METHODOLOGY

THE OUTSIDE LIGHTING WILL CONSIST OF WALL MOUNTED LED LIGHTING AND UNDER CANOPY RECESSED POTLIGHTS. THE LIGHTING DESIGN AND FIXTURE SELECTION WILL BE DARK SKY COMPLIANT WITH LIGHT POLLUTION REDUCTION STRATEGIES. LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT AND INCLUDE NO UP-LIGHTING FEATURES. BACKLIGHT, UPLIGHT + GLARE RATINGS PROVIDE IN FIXTURE SCHEDULE.

FIXTURE SCHEDULE

TYPE	SYMBOL	DESCRIPTION	LAMPS	MOUNTING
A		WALL MOUNTED LED WALL PACK C/W CUTOFF TYPE IV OPTICS. B2-U0-G2	LED 72W, 4000K	WALL MOUNTED +28" AFF
B		WALL MOUNTED LED WALL PACK C/W CUTOFF TYPE IV OPTICS. B1-U0-G2	LED 47W, 4000K	WALL MOUNTED +12" AFF
C		WALL MOUNTED LED WALL PACK C/W CUTOFF TYPE II OPTICS. B0-U0-G0	LED 10W, 4000K	WALL MOUNTED +12" AFF
D		HIGH LUMEN 6" LED POTLIGHT C/W CLEAR ALZAK REFLECTOR. B0-U0-G1	LED 34W, 4000K	RECESSED IN SOFFIT
E		HIGH LUMEN 6" LED POTLIGHT C/W CLEAR ALZAK REFLECTOR. B0-U0-G1	LED 22W, 4000K	RECESSED IN SOFFIT
F		DUAL MOUNT LED AREA LIGHTS C/W CUTOFF TYPE III OPTICS. B2-U0-G4	LED 2x102W, 4000K	POLE MOUNTED, +25'-0" AFF
G		WALL MOUNTED LED WALL PACK C/W CUTOFF TYPE IV OPTICS. B1-U0-G0	LED 19W, 4000K	WALL MOUNTED +12" AFF
H		WALL MOUNTED LED WALL PACK C/W CUTOFF TYPE IV OPTICS. B1-U0-G2	LED 58W, 4000K	WALL MOUNTED +20" ABOVE RAMP
J		4" LED POTLIGHT C/W CLEAR ALZAK REFLECTOR. B0-U0-G0	LED 17W, 4000K	RECESSED IN SOFFIT

THANK YOU

ORION CONSTRUCTION

Unit #105 - 19923 80A Avenue
Langley, BC, V2Y 0E2

info@orionconstruction.ca
604-362-2994

orionconstruction.ca