



City of  
Richmond

**Report to Development Permit Panel**  
Planning and Development Department

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Acting General Manager, Planning and  
Development  
**Date:** June 5, 2012  
**File:** DP 11-595288  
**Re:** **Application by Marquee Hotels, Richmond Inc. for a Development Permit at  
10688 No. 6 Road**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of a 42-room addition onto the existing 106-room Holiday Inn Express hotel at 10688 No. 6 Road on a site zoned Entertainment.

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

Brian J. Jackson, MCIP  
Acting General Manager, Planning and Development

BJJ: mm  
Att.

## Staff Report

### Origin

Marquee Hotels, Richmond Inc. has applied to the City of Richmond for permission to construct a 42-room addition onto an existing hotel on a site zoned Entertainment & Athletics (CEA) Zone at 10688 No. 6 Road. The project involves an addition to the contemporary four-storey, 106-room Holiday Inn Express. This building was constructed under a Development Permit issued in 2006 which included full development of the site with the hotel building and excess parking lot area.

### Development Information

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

The development site is located at the southeast corner of No. 6 Road and Triangle Road at the northwest edge of the Riverport commercial entertainment area with the Richmond Ice Centre and Silver City Theatre complex immediately to the east and south respectively. On the other side of this urban/rural boundary, the hotel faces agricultural and rural residential areas to the north and west.

Specifically, development surrounding the subject site is as follows:

- To the north, across Triangle Road from the subject site, there are parcels, with agricultural buildings, zoned “Agricultural District (AG1)” in the Agricultural Land Reserve (ALR);
- To the east, there is the adjacent Richmond Ice Centre on a parcel zoned “Athletics and Entertainment District (AE)”;
- To the south, lies a large surface parking lot and Silver City Theatre Complex that are also zoned “Athletics and Entertainment (AE)”;
- To the west, across No. 6 Road from the subject site, there are several parcels zoned “Agricultural District (AG1)” in the ALR with agricultural and rural residential buildings and vacant parcels zoned “Athletics and Entertainment District (AE).”

### Staff Comments

The proposed hotel addition 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, the proposal complies with the intent of the applicable sections of the Official Community Plan and is in compliance with the Entertainment & Athletics (CEA) Zone.

The proposed addition will be connected to a private sewage treatment plant on the adjacent property in the same manner that the current hotel building is served. As a condition of issuance

of the Development Permit, the applicant is required to provide letters from the sewage plant owner and a qualified wastewater professional confirming access and capacity sufficient to serve the proposed hotel addition. No storm sewer work is required and water fire flow analysis will be undertaken at building permit. City Transportation has confirmed that road frontage improvements on No. 6 and Triangle Roads are both on the Road DCC program and are not required to be undertaken by the applicant, but will be undertaken by the City.

### **Advisory Design Panel Comments**

The Advisory Design Panel reviewed the application on May 9, 2012. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

### **Analysis**

#### *Conditions of Adjacency*

- The development site is bounded by the Richmond Ice Centre's west concrete wall of approximately 10 m (33 ft.) in height and front surface parking lot to the east. A large surface parking lot for the Silver City Theatre Complex is located immediately to the south.
- The hotel building is afforded views to the north and west over farms and rural residential properties in the ALR with distant views of the North Shore Mountains.
- An identifiable pedestrian connection to the arenas from the front entrance of the hotel to the adjacent Ice Centre has been provided.
- The scale of the existing building and proposed addition relate well to the adjacent Ice Centre located on the opposite side of the subject parcel.

#### *Urban Design and Site Planning*

- The current building is perpendicular to the main No. 6 Road frontage while the proposed addition faces the intersection of No. 6 Road and Triangle Road at a 45 degree angle.
- The project includes 92 parking spaces, slightly more than the 87 spaces required under Zoning Bylaw 8500.
- The current access is maintained through the existing easement on the adjacent property to the south with no new access being provided.
- The current and proposed parking lot lighting will be oriented directly into the parking lot to avoid producing glare into adjacent properties.

- The existing screened permanent garbage and recycling enclosure along the east property line adjacent to the ice centre will serve the hotel along with an additional new and appropriately screened enclosure adjacent to the hotel building.
- An additional large WB 17 loading / bus loading zone is required and has been provided in front of the existing hotel building.
- Pedestrian routes within and to/from parking facilities have been clearly delineated with a change in paving texture and/or materials, and are logical in terms of directness, and wayfinding.

### *Architectural Form and Character*

- The proposed addition matches the detailed form and character of the existing four-storey Holiday Inn Express building and expresses itself as an integral part of the existing hotel building.
- Both the current building and proposed addition are predominately clad in stucco in two (2) earth tones with the darker tone at the base of the building combined with a lighter tone used on the upper floors of the building that contribute to reducing the perceived building mass.
- Hardi panels are applied as accent cladding on sections of the fourth floor. Heavy wood and metal brackets and trellises are placed just below the parapet line of the current and proposed building sections as well as at the lobby entrance to provide articulation and architectural detailing to the building. This architectural treatment reflects the architectural expression of the existing building.
- Fenestration, brackets and parapet heights have all been skilfully handled to provide articulation to the building elevations, similar to that provided in the original building.
- The applicant has included larger windows on the north and south elevations of the building and more windows on the west-facing ground elevation of the bicycle room.

### *Landscape Design and Open Space Design*

- Landscaping comprised of a combination of well-spaced trees, shrubs, and ornamental plants has been planted and will be maintained around the perimeter of the parking lot to screen the cars from public streets.
- A total of 162 trees of 6 cm (2.5 in.) caliper were planted on the site with the original Development Permit issued in 2006. However, 33 existing trees (under 20cm (8 in)) planted at the time of the original development permit are being removed, but 33 trees are being either replanted or replaced on-site, leaving no net loss of landscape trees.

- When mature, the landscaping should create a predominantly green character to the site during the spring and summer and screen the presence of large numbers of vehicles, both in the parking lot and on the surrounding properties.
- A small basketball / hockey court, located slightly below the finished site grade, is added between the existing and proposed buildings and is enclosed within a formal metal vertical picket fence evoking wrought iron.
- A long trellis, combined with the landscaping, screens the parking area from the adjacent Triangle Road.
- As part of the parking lot re-configuration, permeable pavers have been included in some parking areas that would aid in providing rain water infiltration to planted areas.
- There is an enlarged central landscape island which includes a relatively large landscaped area with tree planting that helps to visually break-up the parking area in front of the building entrance into smaller clusters.

### *Crime Prevention Through Environmental Design*

- The proposed addition is situated in such a way to provide additional surveillance of the private parking lot and public streetscape.
- Current and proposed lighting fixtures are located in such a way to provide safe pedestrian circulation from the parking areas to the hotel. All lighting fixtures will be hooded and downcast to prevent ambient light pollution and located to minimise conflict with neighbouring single-family dwellings.
- Public and semi-public spaces have been well defined and secured from private spaces. Symbolic barriers have been incorporated through changes in vegetation, grade and architectural features. (e.g. low walls, fences and trellises).

### *Accessibility*

- Barrier-free measures have been incorporated into the building design which meet the requirements of the BC Building Code. The four (4) accessible suites, at a rate of 1 to per 40 suites overall, are provided in accordance with the BC Access Handbook.

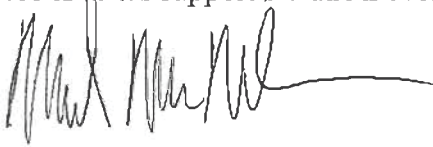
### *Sustainability*

- Permeable pavers have been applied in low-traffic areas to allow for storm water infiltration, and less storm runoff.

- Trees planted in the parking lot islands will provide shade in the summer to reduce the overall heat island effect.
- The majority of the planting is drought tolerant and many are native species.
- There is use of low-emitting interior finishing materials such as adhesives, sealants, paints and carpets.
- The addition is being constructed as a wood framed structure which will make use of regional materials, eco-certified wood, and materials with recycled content.
- Low flow fixtures will be specified to conserve water.

### Conclusions

Issues identified during the Development Permit Application design review process have been considered and addressed, including staff and Advisory Design Panel comments regarding adjacencies and landscape design. The proposed addition to the existing hotel enhances the existing built context, matches the architectural design and character of the existing building and creates a strong anchor at the intersection of No. 6 and Triangle Road. Therefore, staff recommends support for this Development Permit Application.



Mark McMullen  
Senior Coordinator-Major Projects

MM:rg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$145,928.00 based on an estimate provided by the landscape architect.
- Receipt of a stamped and sealed letter from a qualified wastewater management professional indicating that the private sewer system has capacity to handle the additional flows needs to be included along with a letter from the owner of the private sewer system to the applicant confirming access to the system.
- 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>).



**City of  
Richmond**

**Development Application Data Sheet**

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**DP 2011-595288**

**Attachment 1**

Address: 10688 No. 6 Road

Applicant: Marquee Hotels, Richmond Inc.

Owner: Emtias Esmail

Planning Area(s): 09 Fraser Lands

Floor Area: Gross: 7619.7 m<sup>2</sup>

Net:         

	Existing	Proposed
Site Area	7625 m <sup>2</sup>	7625 m <sup>2</sup>
Land Uses	Hotel	Hotel
OCP Designation	na	na
Zoning:	CEA ; Entertainment & Athletics	CEA; Entertainment & Athletics
Number of Units	106	42

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	1	1	None permitted
Lot Coverage	Max. 60%	26.68%	
Setback – Front Yard	Min. 3 m	3 m	
Setback – Side Yard	Min. 3 m	3 m	
Setback – Side Yard	No min.	n/a	
Setback – Rear Yard	No min.	n/a	
Height (m)	Max. none	13.62 m	
Lot Size	7625 m <sup>2</sup>	7625 m <sup>2</sup>	
Off-street Parking Spaces – Resident/Commercial	86	0	
Off-street Parking Spaces – Accessible	4	0	
Off-street Parking Spaces – Total	90	0	
Tandem Parking Spaces	Not permitted	n/a	
Indoor Amenity Space	Min 70 m <sup>2</sup>	n/a	
Outdoor Amenity Space			



**Attachment 2****Excerpt from the Minutes from  
The Design Panel Meeting**

**Wednesday, May 9, 2012 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

**3. DP 11-595288 – ADDITION OF 42 UNITS TO EXISTING 102 ROOM HOTEL**

APPLICANT: Marquee Hotels Richmond Inc.

PROPERTY LOCATION: 10688 No. 6 Road

**Applicant's Presentation**

Architect Simon Ho, Cotter Architects, and Landscape Architect Gerry Eckford, ETA Landscape Architecture, presented the project on behalf of the applicant.

**Panel Discussion**

*Comments from the Panel were as follows:*

- washrooms are accessed through a closet corridor per unit lay-out; would be useful to consider using sliding door to minimize wasted floor space; would also greatly enhance accessibility; *The applicant has confirmed that one room include within the addition will be accessible which provides a total of four accessible suites for the project (1 per 40 rooms).*
- consider relocating pedestrian connection to the front facade of Richmond Ice Centre to make connection to new secondary lobby, fully accessible connection, to respond to new desire lines likely from secondary lobby; *The applicant has confirmed that there is an existing pedestrian connection to the Ice Centre.*
- consider making basketball court into a multi-sport function; *The court is a very small informal court (not a full-size basketball court), but could used for a variety of sports.*
- overall, materiality works well; repeats what is existing;
- entry from the parking lot side works well;
- applicant has done a good job on a tricky site; hope that Transportation will allow to locate the trees on a pedestrian realm; will enhance the experience of hotel guests; *The applicant has confirmed that there is insufficient space to include more landscaping/trees on the City ROW after confirming location of proposed road and sidewalk to be 1.5m from property line.*



- architecturally, like the design; however, structurally, suggest no additional windows as the building is a 4-storey wood frame and lateral resistance is limited with limited exterior walls already; *The applicant has already included additional large windows on south elevation and since added additional windows on west elevation on the first floor bike room.*
- building is well done; disappointment at the appearance of the building from the corner of No. 6 Road and Triangle Road; needs landscaping as there is nothing there but a 4-storey building with a City ROW around the corner; strongly hope that Transportation will allow landscaping in the interim prior to the completion of the sidewalk and the road; and *The applicant has confirmed that there is insufficient space to include more landscaping/trees on the City ROW as noted above, after confirming location of proposed road and sidewalk to be 1.5m from property line.*
- building signage not an issue. *Locations for signage have been included in plans.*

#### Panel Decision

It was moved and seconded

*That DP 11-595288 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel*

CARRIED



No. DP 11-595288

To the Holder: MARQUEE HOTELS, RICHMOND INC.

Property Address: 10688 NO. 6 ROAD

Address: C/O COTTER ARCHITECTS INC.  
235-11300 NO. 5 ROAD  
RICHMOND, BC V7A 5J7

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 Architectural and Landscape Architecture Plans attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required with connection to an adjacent independent sewage treatment system.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$145,928.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 11-595288

To the Holder: MARQUEE HOTELS, RICHMOND INC.  
Property Address: 10688 NO. 6 ROAD  
Address: C/O COTTER ARCHITECTS INC.  
235-11300 NO. 5 ROAD  
RICHMOND, BC V7A 5J7

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7. 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. ISSUED BY THE COUNCIL THE  
DAY OF , .

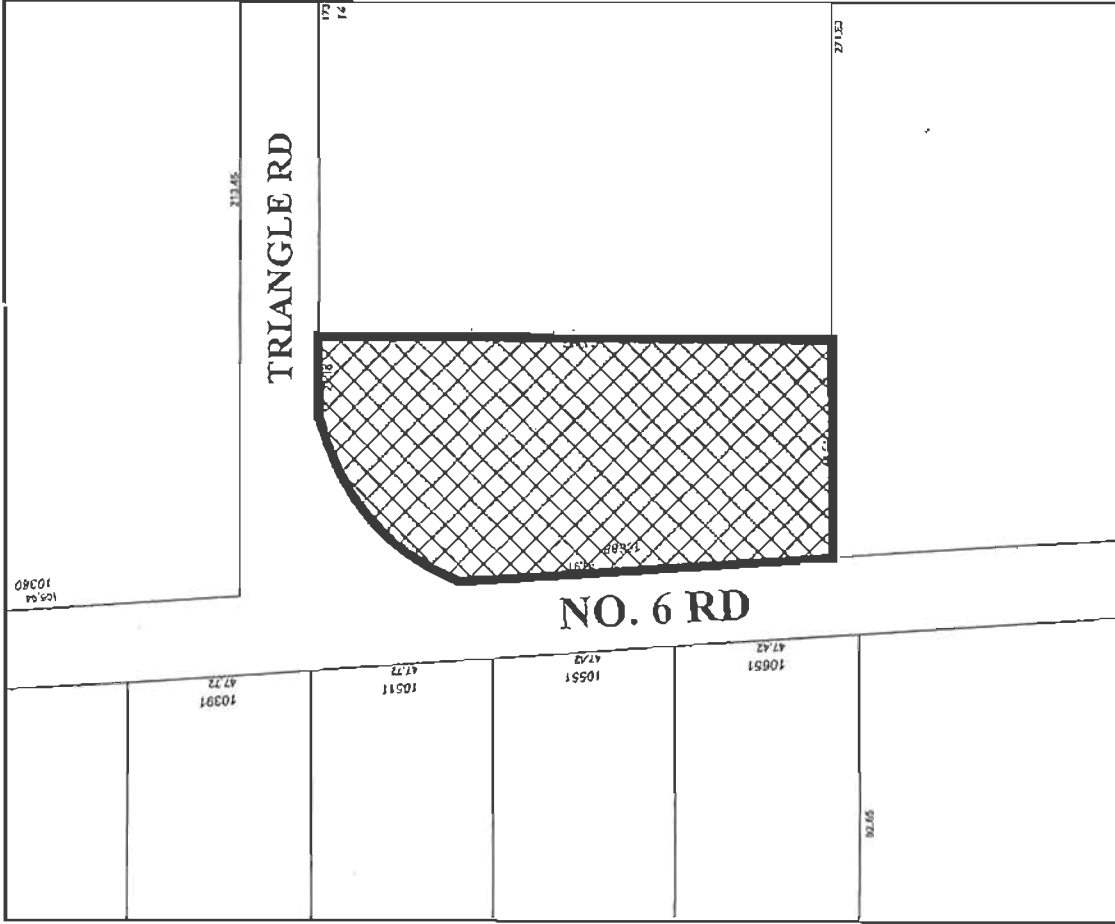
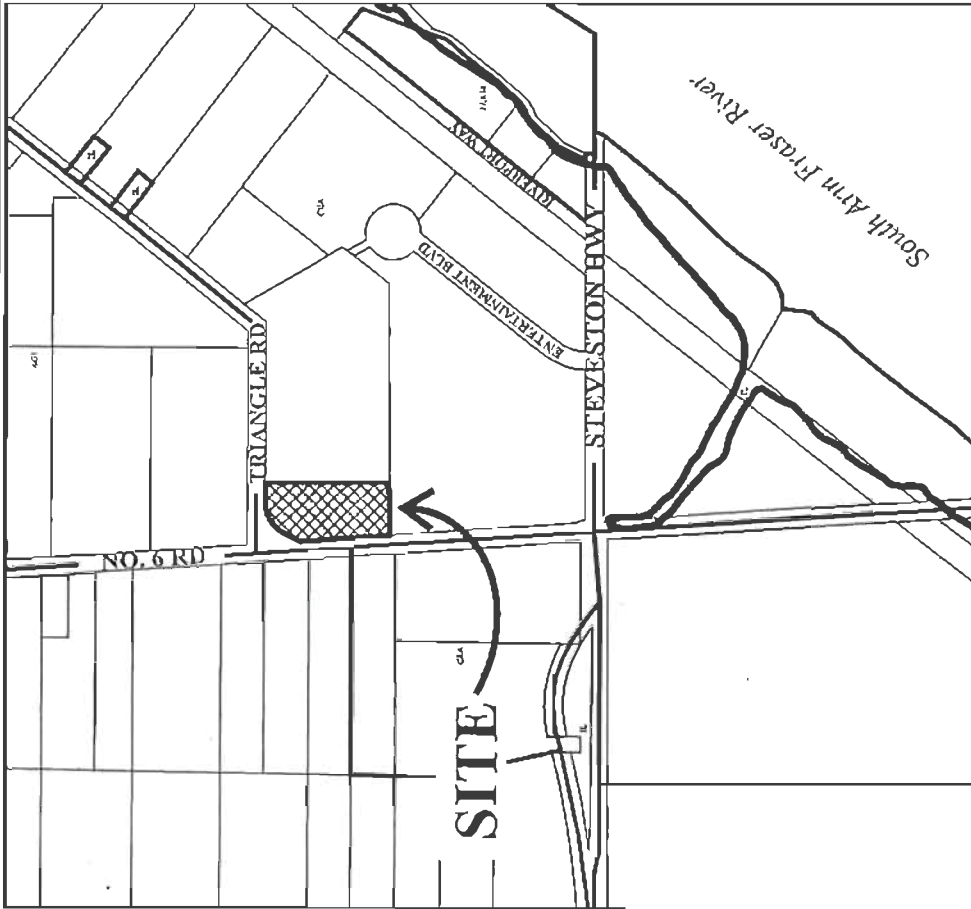
DELIVERED THIS DAY OF , .

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MAYOR



City of Richmond



Original Date: 12/13/11  
 Revision Date:  
 Note: Dimensions are in METRES

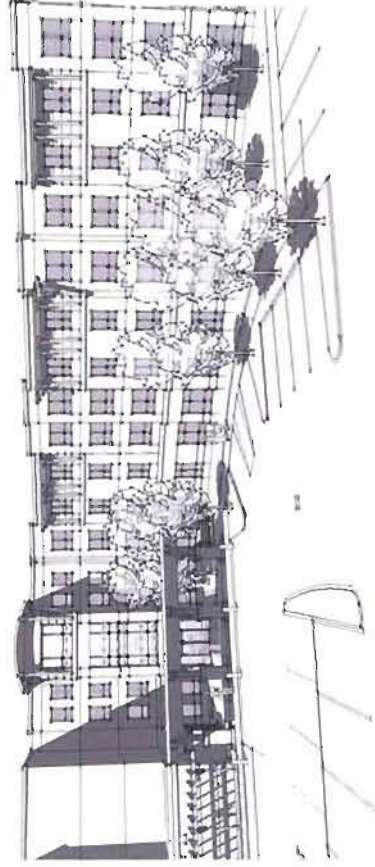
DP 11-595288  
 SCHEDULE "A"



# HOLIDAY INN EXPRESS ADDITION

10688 No.8 Road Richmond, BC V6W 1E7

Plan 1 June 05 2012  
DP 11-595288



DEVELOPMENT PERMIT PANEL SUBMISSION  
MAY, 2012

## PROJECT DIRECTORY

**OWNER:** Holiday Richmond Inc.  
2837 Main Street  
Coquitlam, BC V3C 3L4

**ARCHITECTURAL:**  
Cotter Architects  
Suite 235-11000 N.W.S. Road  
Richmond, BC V7A 5J7  
www.cotterarchitects.com  
T: (604)273-1111, F: (604)273-1471

**LANDSCAPE:**  
Eckford Dyckie + Associates  
1650 West 2nd Avenue  
Vancouver, BC V6C 1T4  
www.ead.ca  
T: (604)983-1456, F: (604)983-1459

**CIVIL:**  
Core Concept Consulting Ltd.  
225-2539 Vining Way  
Richmond, BC V6V 3B7  
T: (604)269-5045, F: (604)269-5043

**SURVEYORS:**  
Robert Pick & Topline  
3200-150th Street  
Richmond, BC V7A 5J7  
T: (604)270-5231, F: (604)270-1127

**STRUCTURAL:**  
Emory Structural Engineers  
200-1820 Rennie St.  
Vancouver, BC  
T: (604)255-7670, F: (604)255-7610

## PROJECT DATA

**LEGAL DESCRIPTION:**  
REG. 1, Plan LMP 2046, Section 33, Block 4, North, Range 5 West

**CIVIC ADDRESS:**  
10688 No.8 Road Richmond BC V6W 1E7

**SITE AREA:**  
7,420.1 sqm (82,078.5 sq ft)

**APPLICANT:**  
Cotter Architects

**MUNICIPAL ZONING:**  
CEA, Establishment & Activation

## DRAWING INDEX

ARCHITECTURAL	
A-000	COVER SHEET
A-001	DEVELOPMENT DATA SHEET / DESIGN RATIONALE
A-002	SKETCHUP VIEWS
A-003	EXISTING SITE PHOTOS
1-01	SURVEY
A-102	CONTEXT PLAN
A-103	SITE PLAN
A-201	GROUND FLOOR PLAN
A-201A	GROUND FLOOR AREA OVERLAY
A-202	2ND FLOOR PLAN
A-202A	2ND FLOOR AREA OVERLAY
A-203	3RD FLOOR PLAN
A-203A	3RD FLOOR AREA OVERLAY
A-204	4TH FLOOR PLAN
A-204A	4TH FLOOR AREA OVERLAY
A-205	ROOF PLAN
A-301	BUILDING ELEVATIONS
A-302	BUILDING ELEVATIONS
A-303	COLORIED ELEVATIONS
A-304	COMPRESSION ELEVATIONS
A-310	ENTRY CANOPY DETAILS

## LANDSCAPE

3-0	EXISTING BUILDING LANDSCAPE LAYOUT
3-1	TREE MANAGEMENT
3-2	LANDSCAPE PLAN
3-3	PLANTING PLAN
3-4	SECTIONS AND NOTES
3-7	LANDSCAPE DETAILS

## LOCATION MAP



















Holiday Inn Express  
 Addition

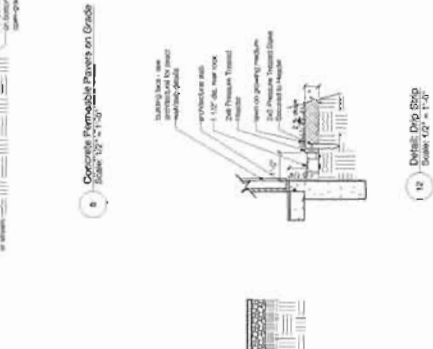
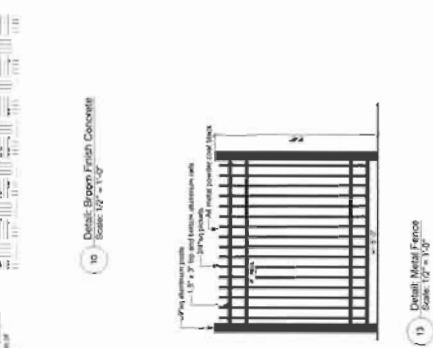
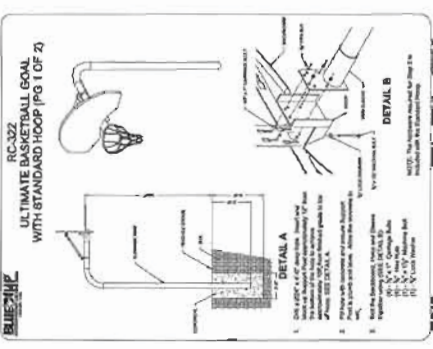
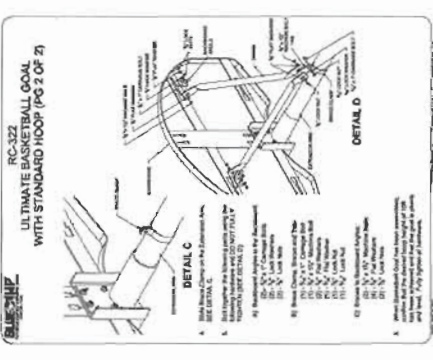
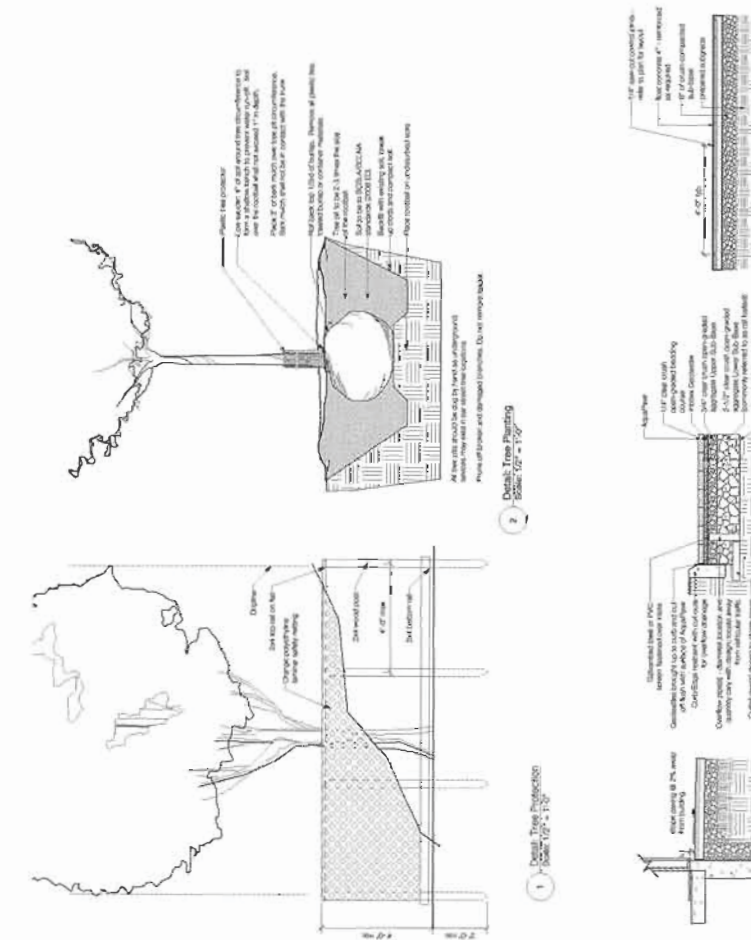
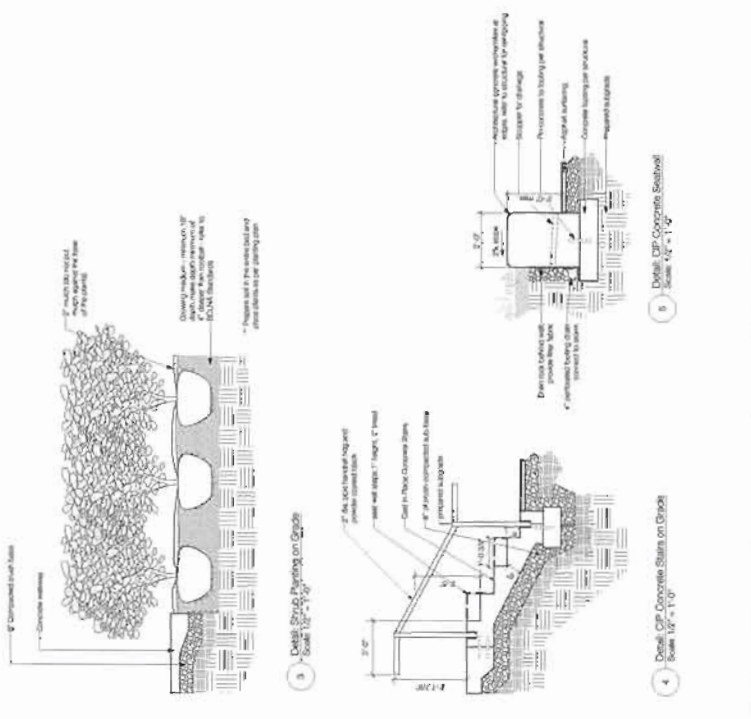
10328 Fox & Rose  
 Richmond, VA 23234  
 DP0111 5/20/12

Landscape Detail



10328 Fox & Rose  
 Richmond, VA 23234  
 DP0111 5/20/12

DATE	11/11/11
BY	J. J. [Name]
CHECKED BY	[Name]
SCALE	AS SHOWN
PROJECT	10328 Fox & Rose
DESCRIPTION	LANDSCAPE ARCHITECTURE
NO.	11/11/11
REV.	11/11/11
DATE	11/11/11
BY	J. J. [Name]
CHECKED BY	[Name]
SCALE	AS SHOWN
PROJECT	10328 Fox & Rose
DESCRIPTION	LANDSCAPE ARCHITECTURE
NO.	11/11/11
REV.	11/11/11
DATE	11/11/11



11 Detail Asphalt Surfacing  
 Scale: 1/2" = 1'-0"

12 Detail Dry Step  
 Scale: 1/2" = 1'-0"

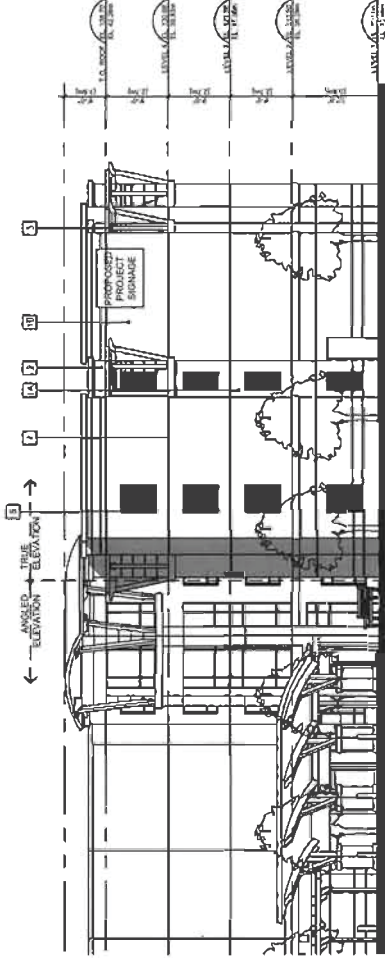
13 Detail Metal Fence  
 Scale: 1/2" = 1'-0"

14 Detail Basketball Hoop  
 Scale: 3/8" = 1'-0"

15 Detail Basketball Hoop  
 Scale: 3/8" = 1'-0"

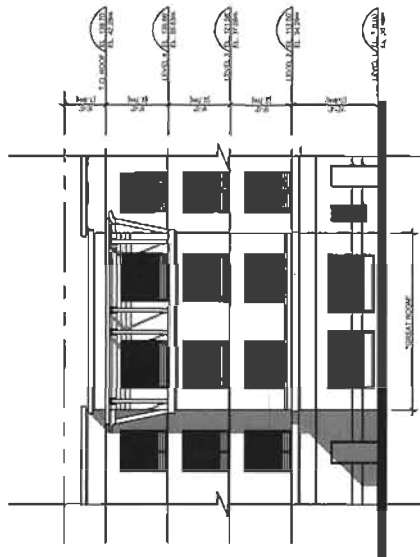
NOTES:

EXTERIOR FINISH SCHEDULE	
1A	FINISSED TYPE 1
1B	FINISSED TYPE 1
2	WHITE PANELS
3	STEEL TUBES BRACKETS AND TRILLIERS
4	FINISSED CONCRETE JOISTS
5	MATERIAL FINISHWORK



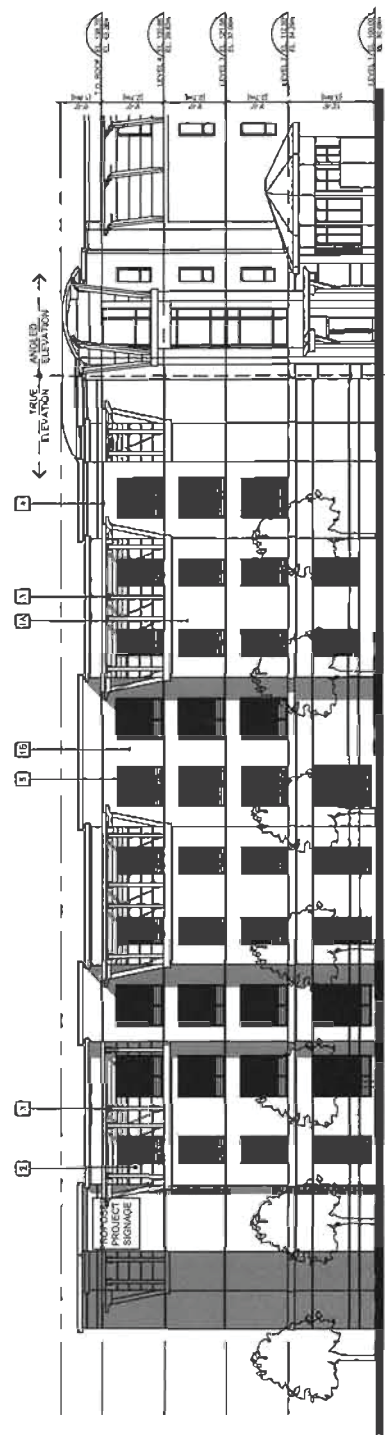
2 NORTH ELEVATION

A-301



1 'GREAT ROOM' PARTIAL EAST ELEVATION

A-301



3 WEST ELEVATION

A-301

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/05/2012
2	ISSUED FOR PERMIT	05/05/2012
3	ISSUED FOR PERMIT	05/05/2012
4	ISSUED FOR PERMIT	05/05/2012
5	ISSUED FOR PERMIT	05/05/2012
6	ISSUED FOR PERMIT	05/05/2012
7	ISSUED FOR PERMIT	05/05/2012
8	ISSUED FOR PERMIT	05/05/2012
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10	ISSUED FOR PERMIT	05/05/2012
11	ISSUED FOR PERMIT	05/05/2012
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26	ISSUED FOR PERMIT	05/05/2012
27	ISSUED FOR PERMIT	05/05/2012
28	ISSUED FOR PERMIT	05/05/2012
29	ISSUED FOR PERMIT	05/05/2012
30	ISSUED FOR PERMIT	05/05/2012

**cotter**  
ARCHITECTS

1001 N. 10TH ST.  
SUITE 1000  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.COTTERARCHITECTS.COM

Holiday Inn Express Addition  
Richmond, VA 23220

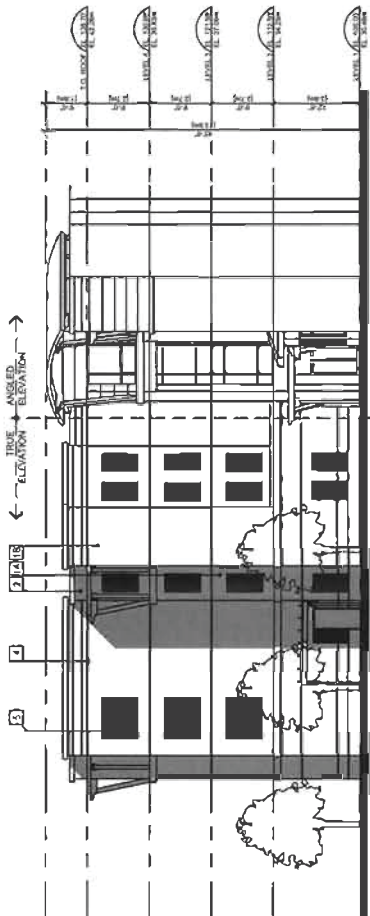
Marquette Hotels Richmond Inn

Plan 10 June 05 2012  
DP 11-595288

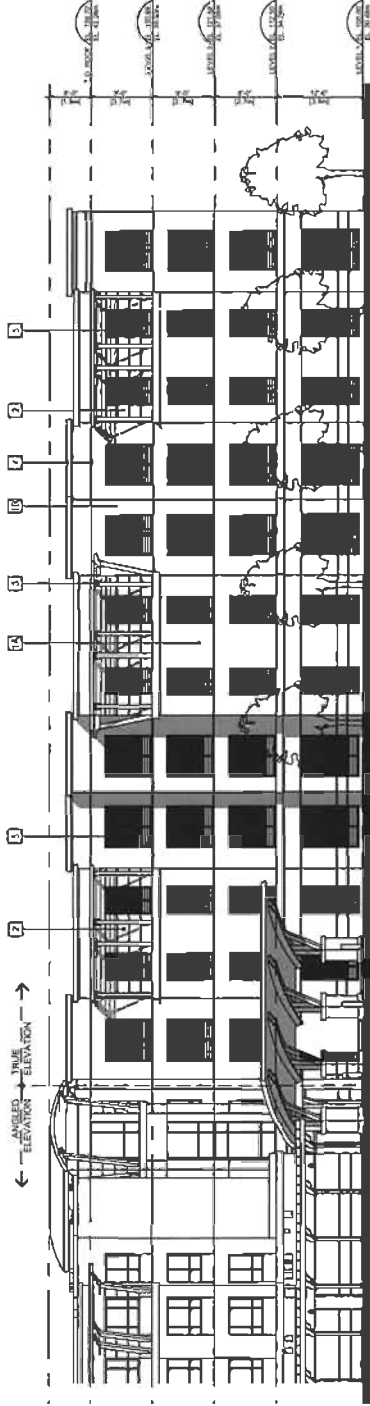
A-301

NOTES:

EXTERIOR FINISH SCHEDULE	
1A	STUCCO TYPE 1
1B	STUCCO TYPE 2
2	PAINT FINISH
3	STEEL TUBES, BRACKETS AND TRILLERS
4	STUCCO CONTROL JOINTS
5	ALUMINUM FINISH



1 SOUTH ELEVATION  
A-309



2 EAST ELEVATION  
A-307

PROJECT:	HOLIDAY INN EXPRESS ADDITION
CLIENT:	MARQUESS HOTELS RICHMOND INC.
ARCHITECT:	COTTER ARCHITECTS
DATE:	JUNE 05, 2012
SCALE:	AS SHOWN
DESIGNER:	ARCHITECT
DRAWN BY:	ARCHITECT
CHECKED BY:	ARCHITECT
DATE:	JUNE 05, 2012

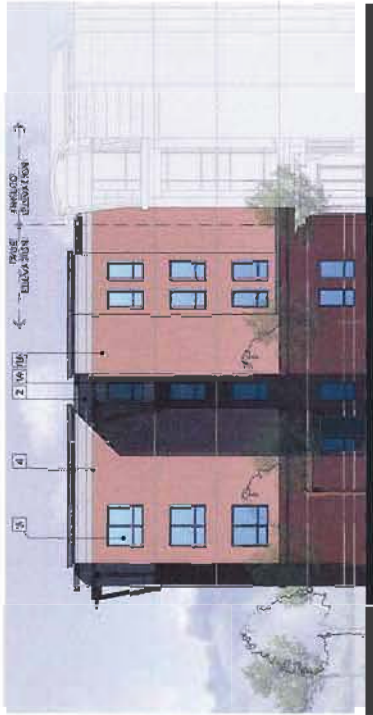
**cotter**  
ARCHITECTS  
4011 LEECH ROAD, SUITE 100, RICHMOND, VA 23234  
703.261.1111  
www.cotterarchitects.com

Holiday Inn Express Addition  
10000 Leech Road  
Richmond, VA 23234

Marquest Hotels Richmond Inc.

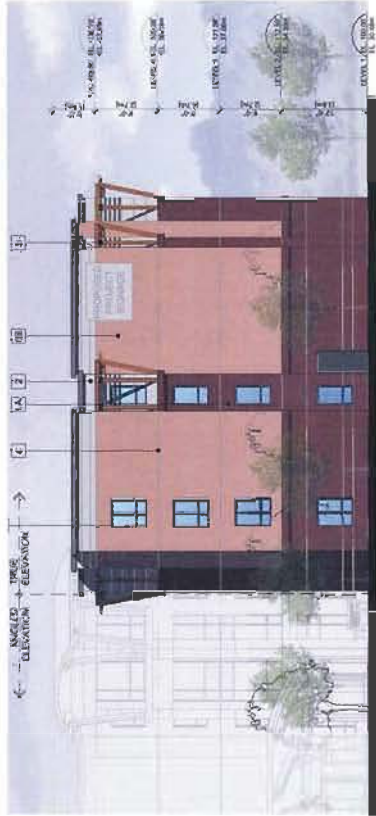
Plan 11 June 05 2012  
DP 11-595288

DATE:	JUNE 05, 2012
SCALE:	AS SHOWN
DESIGNER:	ARCHITECT
DRAWN BY:	ARCHITECT
CHECKED BY:	ARCHITECT
DATE:	JUNE 05, 2012



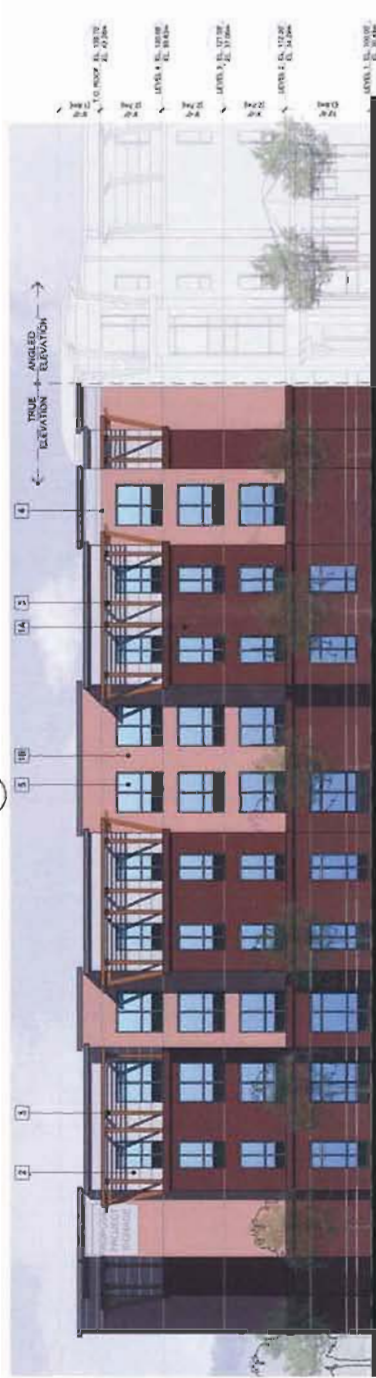
1 SOUTH ELEVATION

A-303



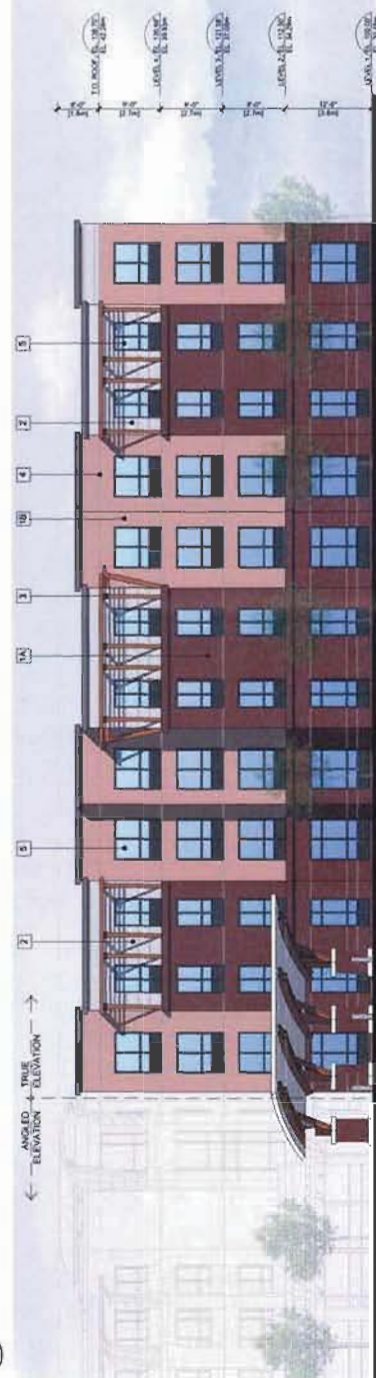
2 NORTH ELEVATION

A-303



3 WEST ELEVATION

A-303



4 EAST ELEVATION

A-303

NOTES

EXTERIOR FINISH SCHEDULE

- 1A TRUSS TYPE 1
- 1B TRUSS TYPE 2
- 2 WOOD PANELS
- 3 VINYL TRIMMER BRACKET/SLAB FLOORS
- 4 FLOOR CONTROL JOISTS
- 5 ALL OTHERS UNLESS NOTED

NO.	DESCRIPTION	DATE
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100	ISSUED FOR PERMITS	05/22/12

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4001 - 13000 AVENUE, RICHMOND, VA 23221  
Tel: 804.772.1100 Fax: 804.772.1101  
www.cotterarchitects.com

Holiday Inn Express Addition  
13000 AVENUE, RICHMOND, VA 23221

Marquee Hotels Richmond Inc.

PROJECT: HOLIDAY INN EXPRESS ADDITION  
DATE: 05/22/12  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN  
SHEET: A-303 OF 303

REVISED Coloured Elevations





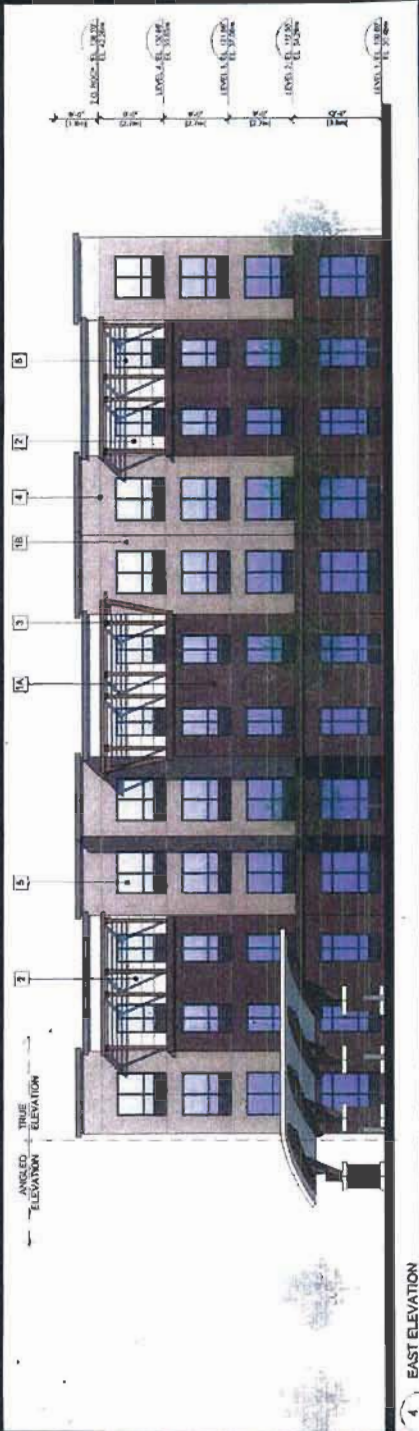
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Holiday Inn Express Addition  
10688 No. 6 Road  
DP 2011 595288

5 WINDOWS/FLASHING/  
CAPPING  
Color: Standard Brown

Plan 14 June 05 2012  
DP 11-595288



EAST ELEVATION

2 HARDI PANEL (James Hardie)  
Texture: Smooth Color: Cobble Stone

1A STUCCO (STO-Kenroc)  
Texture: Fine  
Color: Bed and Breakfast (BM CC-184)

1B STUCCO (STO-Kenroc)  
Texture: Fine  
Color: Sandpaper Beige (BM CC-368)

1A STUCCO (STO-Kenroc)  
Texture: Fine  
Color: Bed and Breakfast (BM CC-184)

3 TIMBER BRACKET & TRELLIS  
Color: Bryant Gold (BM HC-7)

2 STUCCO CONTROL JOINTS  
Color: Acrylic Aluminum

NOTES:

NO.	DATE	DESCRIPTION
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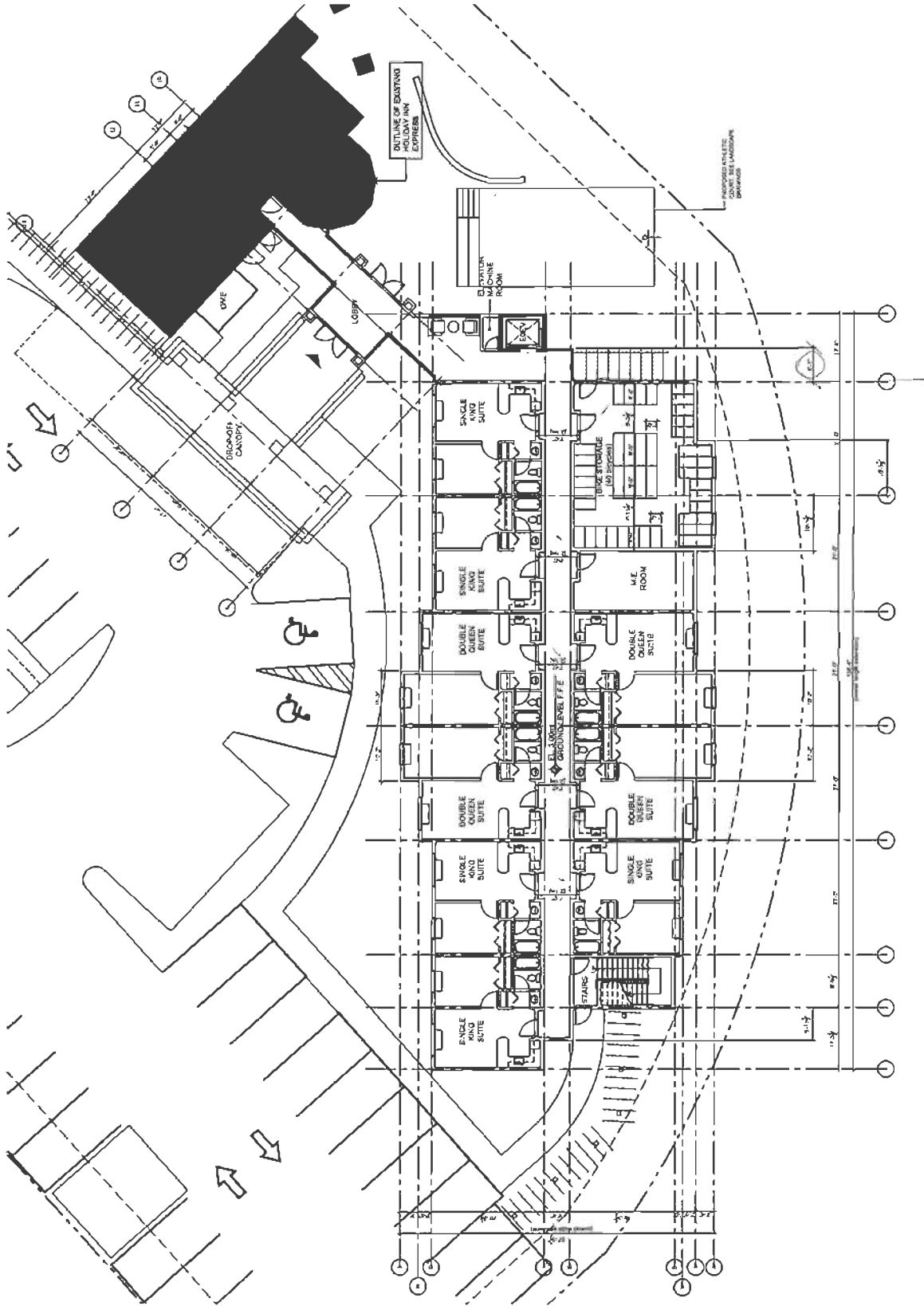
Holiday Inn Express Addition  
RICHMOND, VA

Max-Jane Hotels Richmond Inc.

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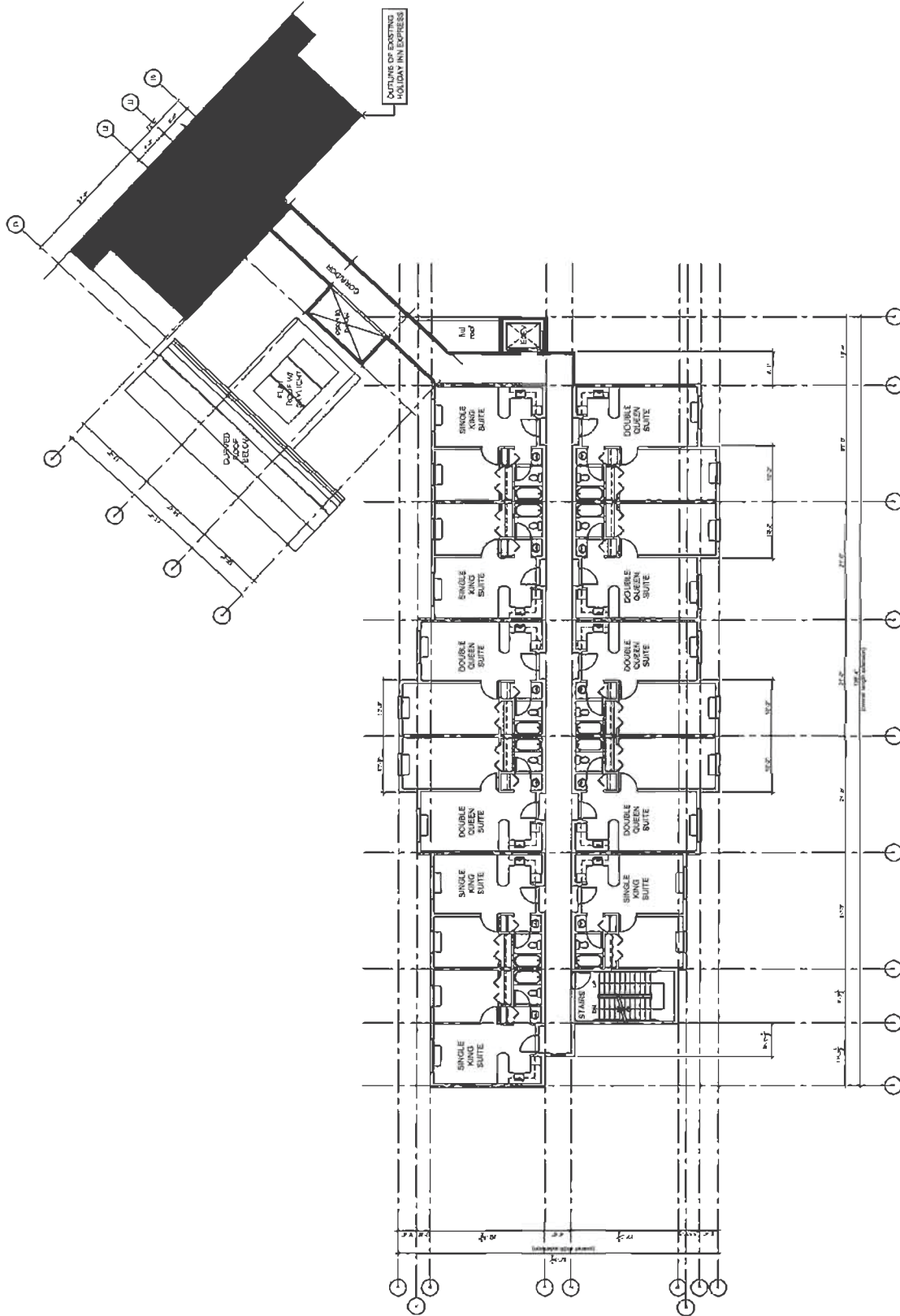
Ground Floor Plan

A-201



1 GROUND FLOOR LEVEL  
A-201

NOTES



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20	06/05/12	ISSUED FOR PERMIT

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WWW.COTTERARCHITECTS.COM

**Holiday Inn Express Addition**  
Richmond, VA  
Project No. 11-595288

Marquette Hotels Richmond Inc.

Reference Plan June 05 2012  
DP 11-595288

NO.	DATE	DESCRIPTION
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1 2ND FLOOR LEVEL

11-595288

A-202

NOTES

PROJECT:	HOLIDAY INN EXPRESS, RICHMOND, VA
DATE:	06/05/2012
SCALE:	AS SHOWN
DRAWN BY:	ARCHITECTS
CHECKED BY:	ARCHITECTS
DATE:	06/05/2012
PROJECT:	HOLIDAY INN EXPRESS, RICHMOND, VA
DATE:	06/05/2012
SCALE:	AS SHOWN
DRAWN BY:	ARCHITECTS
CHECKED BY:	ARCHITECTS
DATE:	06/05/2012



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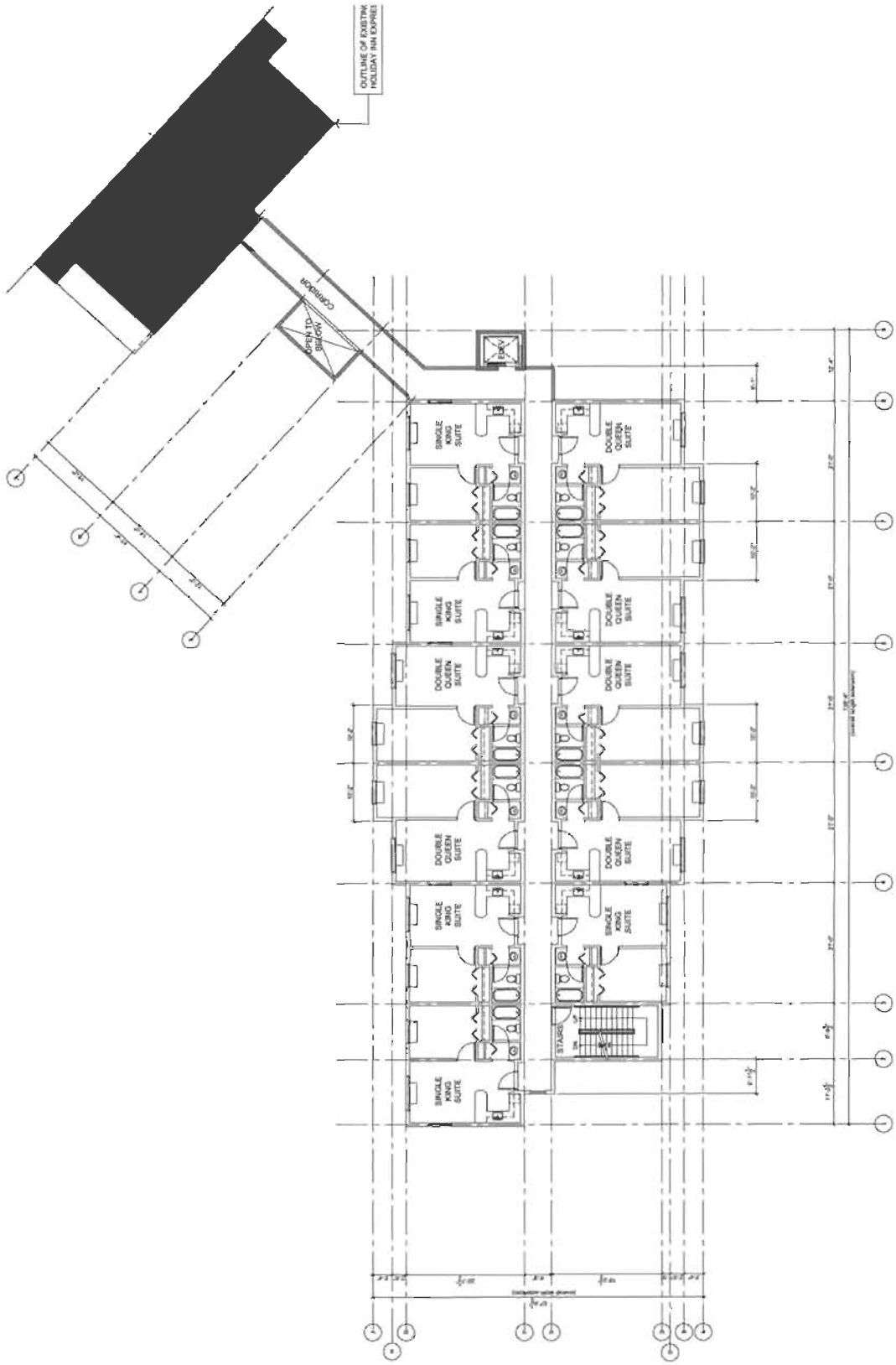
Reference Plan June 05 2012  
DP 11-595288

Client: Marquis Hotels Richmond Inc.

DATE:	06/05/2012
SCALE:	AS SHOWN
DRAWN BY:	ARCHITECTS
CHECKED BY:	ARCHITECTS
DATE:	06/05/2012

Project: Holiday Inn Express Addition  
Location: Richmond, VA

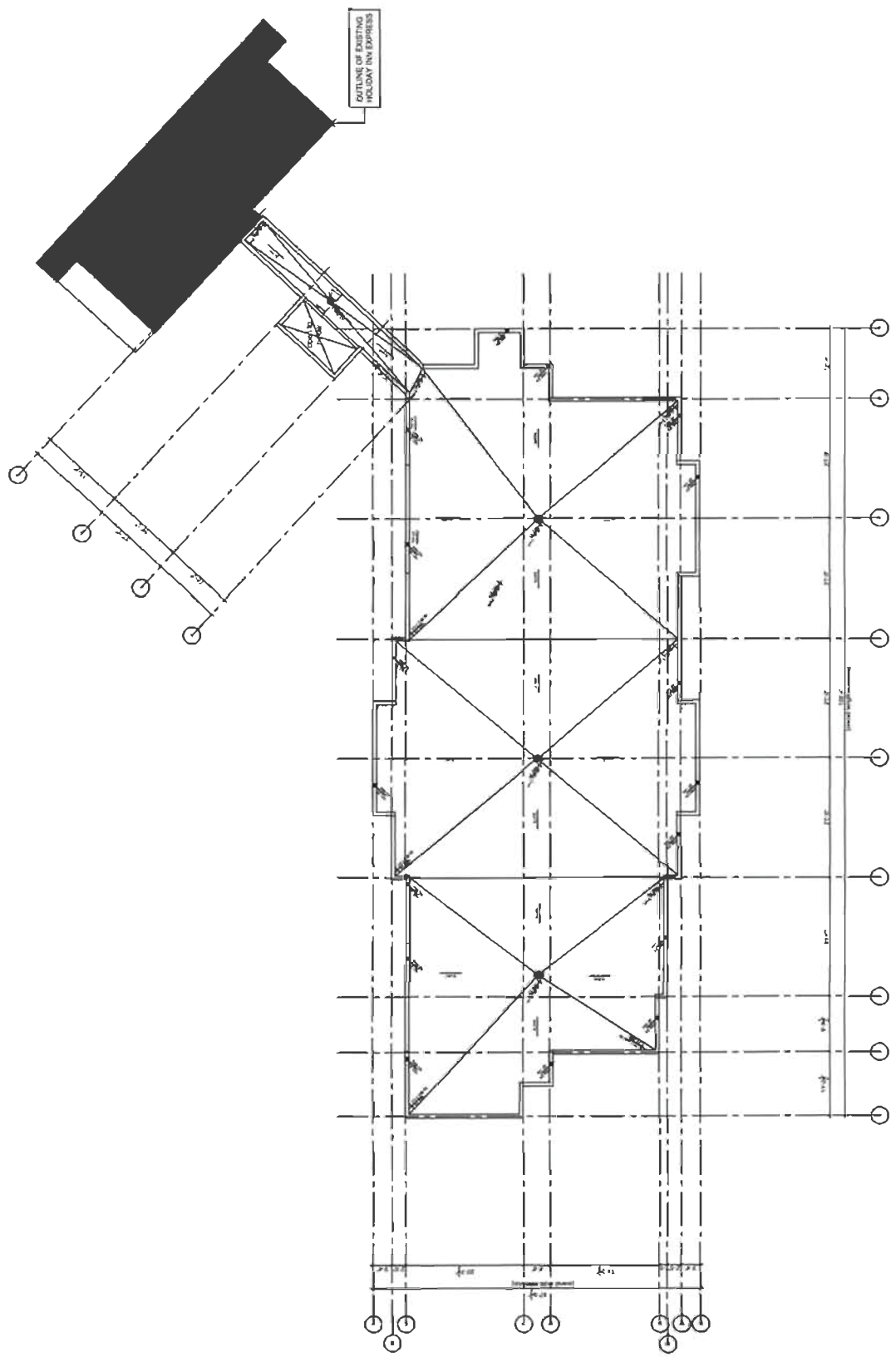
A-203



1 3RD FLOOR LEVEL  
A-203



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NO.	DESCRIPTION	DATE
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 4000 W. BROADWAY, SUITE 100  
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 TEL: 303.733.1111  
 FAX: 303.733.1112  
 WWW.COTTERARCHITECTS.COM

**Holiday Inn Express Addition**  
 1400 W. BROADWAY, SUITE 100  
 DENVER, CO 80202

Reference Plan June 05 2012  
**DP 11-595288**

NO.	DESCRIPTION	DATE
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**A-205**

1 ROOF PLAN  
 A-205





NOTES:

PROJECT:	HOLIDAY INN EXPRESS ADDITION
DATE:	06/05/2012
DRAWN BY:	ARCHITECTS
CHECKED BY:	ARCHITECTS
SCALE:	AS SHOWN
PROJECT NO.:	DP 11-595288
CLIENT:	MARQUEE HOTELS INC.
ADDRESS:	1100 W. 10TH ST. SUITE 100
CITY:	MINNEAPOLIS, MN
STATE:	MINN.
COUNTRY:	USA

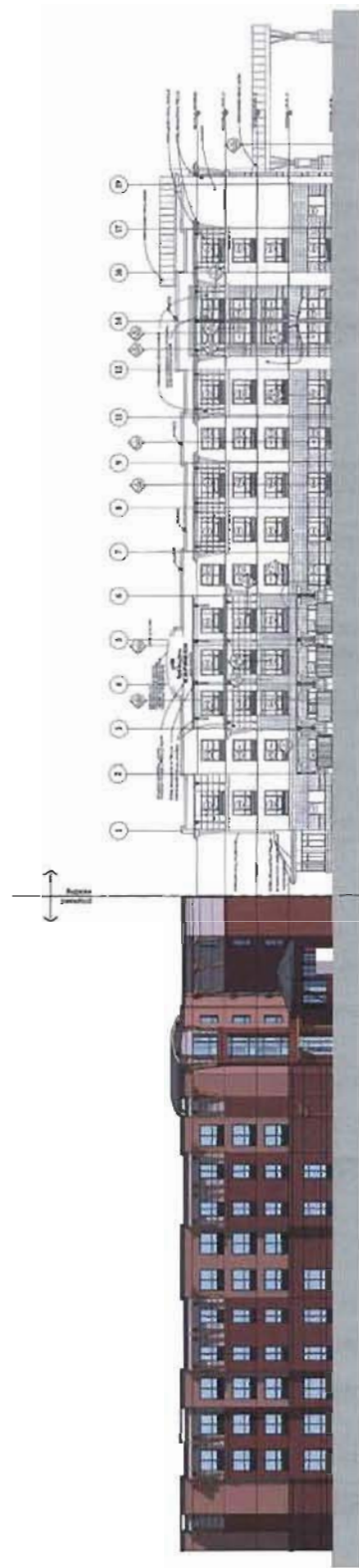
**cotter**  
 ARCHITECTS  
 1100 W. 10TH ST. SUITE 100  
 MINNEAPOLIS, MN 55408  
 TEL: 612.338.1100  
 FAX: 612.338.1101  
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PROJECT:  
 Holiday Inn Express Addition  
 1100 W. 10TH ST. SUITE 100  
 MINNEAPOLIS, MN 55408

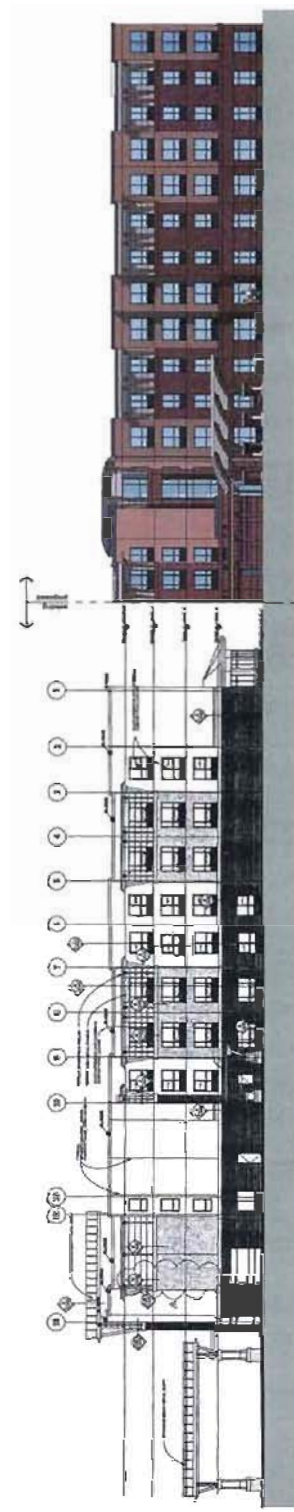
Reference Plan June 05 2012  
 DP 11-595288

DATE:	06/05/2012
SCALE:	AS SHOWN
PROJECT NO.:	DP 11-595288
CLIENT:	MARQUEE HOTELS INC.
ADDRESS:	1100 W. 10TH ST. SUITE 100
CITY:	MINNEAPOLIS, MN
STATE:	MINN.
COUNTRY:	USA

A-304



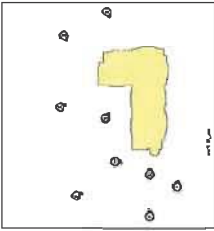
1 COMPARISON ELEVATION FACING WEST



2 COMPARISON ELEVATION FACING EAST



NOTES



(A)



(B)



(C)



(D)



(E)



(F)



(G)



(H)



(I)

DATE	PROJECT
DESCRIPTION	CLIENT
ARCHITECT	OWNER
ENGINEER	CONTRACTOR
INSPECTOR	PERMITS
PHOTOGRAPHER	REVISIONS
REVISIONS	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

**cotter**  
ARCHITECTS  
4010 LINDEN AVE., ROOMING 101, PHOENIX, AZ 85018  
PH: 602.998.1100 FAX: 602.998.1101  
WWW.COTTERARCHITECTS.COM

**Holiday Inn Express Addition**  
10000 N. 19th Ave. #100  
Phoenix, AZ 85021

Reference Plan June 05 2012  
**DP 11-595288**

Client: **Marquette Hotels, Inc.**  
Project: **Holiday Inn Express Addition**  
10000 N. 19th Ave. #100  
Phoenix, AZ 85021

PHOTOGRAPHER: **PHOTOS OF EXISTING**

Note: Photos taken October 2011

