



**Development Permit Panel
Wednesday, March 25, 2026**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Marie Fenwick, Director, Arts, Culture and Heritage

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on March 11, 2026 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 25-009422
(REDMS No. 8332562)

APPLICANT: David Lee

PROPERTY LOCATION: 12060 and 12080 No. 5 Road

INTENT OF PERMIT:

Permit the development of a two-storey industrial building on a site zoned “Light Industrial (IL)” and associated Environmentally Sensitive Areas compensation.

Applicant’s Comments

Marco Ciriello, representing Lo Studio Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

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- the proposed development includes a two-storey office and industrial building facing No. 5 Road, an extension of the existing rear lane to the north that will run along the rear (east side) of the subject site, and associated off-site Environmentally Sensitive Areas (ESAs) compensation;
- pedestrian access to the proposed building will be from No. 5 Road and vehicle access will be from the rear lane;
- the architectural form and character of the proposed building is similar to the existing industrial developments to the north (12020 and 12040 No. 5 Road) which are also owned by the same business organization;
- the proposed building is differentiated from the adjacent buildings to the north through articulation of its building façade;
- stairs and ramps leading to the building entrance are proposed to address the proposed grade change to meet the required building elevation;
- parking, loading and garbage areas are proposed at the back of the building; and
- sustainability features of the proposed development include, among others, a higher energy efficiency than the minimum required by the BC Building Code, high efficiency LED lighting, provision of Level 2 charging infrastructure for electric vehicle (EV) parking stalls, water conservation features and provision for future rooftop solar infrastructure.

Alex Sartori, NEXT Environmental Inc., with the aid of the same visual presentation, spoke about the proposed development's impact on off-site Environmentally Sensitive Areas (ESAs), noting that (i) the required grading along the rear (east side) of the subject site to construct the rear lane extension will require the removal of six trees on the adjacent property to the east, and (ii) to compensate for the tree removals on the adjacent property to the east, the applicant is proposing off-site ESA compensation through planting of trees on the property to the north at 12851 Rice Mill Road and along the public pathway south of 12851 No. 5 Road.

Meredith Mitchell, M2 Landscape Architecture Inc., with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the proposed landscaping for the subject site is similar in character to the landscaping on the adjacent development to the north, (ii) bike racks are proposed in front of the building, (iii) a landscaped area in front of the building is proposed to provide an outdoor amenity space for employees, which includes a picnic table and a cable trellis with climbing vines to soften the building wall behind, (iv) the three trees originally proposed to be planted on the street frontage will be moved into the larger landscaped area on the back of the property to achieve the required soil volume requirements, (v) proposed on-site planting includes a mix of evergreen and deciduous trees and other plant materials, and (vi) irrigation will be provided for all landscaped areas on the site.

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Staff Comments

Joshua Reis, Director, Development, noted that (i) the subject development permit application includes an ESA compensation for the off-site ESA impacts of the proposed development, (ii) the proposed off-site ESA compensation will result in approximately 1,020 square metres of ESA net habitat gain to compensate for the approximately 405 square metres of ESA on neighbouring lots impacted as a result of the proposed development, (iii) the City's Parks Department has reviewed and supports the proposed ESA compensation and the applicant is required to enter into a servicing agreement to secure the ESA compensation works, and (iv) there is a Servicing Agreement associated with the project which includes, among others, frontage improvements, construction of the rear lane, and servicing and utility connections that have been secured through the rezoning application.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the green wall behind the seating area consists of a two-storey high cable trellis planted with a mix of broadleaf evergreen and deciduous climbing vines and are visible from the street, (ii) the proposed mix of deciduous and coniferous trees and shrubs for on-site planting would provide a good habitat for birds and insects, and (iii) the proposed on-site lighting will include downward lighting fixtures and are DarkSky compliant to avoid light spillover onto neighbouring properties.

In reply to a query from the Panel regarding the off-site ESA compensation planting on two City properties near the subject site, staff noted that (i) the applicant will be required to enter into a servicing agreement with the City prior to Development Permit issuance, (ii) the applicant will coordinate with the City's Parks Department but will be responsible for the planting and maintenance of the proposed off-site ESA compensation planting during the five-year maintenance period, and (iii) the applicant is required to enter into a Landscape Agreement that includes a five-year monitoring and annual reporting of the ESA plantings by a Qualified Environmental Professional (QEP).

The Panel noted that the applicant only highlighted the Rice Mill Road location for the proposed off-site ESA compensation plantings but there is a second location on No. 5 Road near the subject site where off-site ESA compensation plantings will occur.

Also, staff noted that (i) the landscape plans presented by the applicant in the meeting differ from the plans provided to the panel for consideration, in particular the applicant proposes the relocation of the three trees originally proposed to be planted on the street frontage to the rear of the property, and (ii) staff will work with the applicant to ensure that the proposed landscape plan, as presented by the applicant, will be properly updated prior to the application moving forward to Council should the Panel endorse the application.

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In reply, the applicant clarified that the planting beds on the street frontage will not be removed and that the three trees originally proposed to be planted on the street frontage will be moved to the larger planting beds on the back of the site to achieve the required soil volumes.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application subject to the revisions to the landscape plan. In addition, the Panel noted the applicant's thorough presentation, attention to detail, and the comprehensive ESA compensation planting program.

Panel Decision

It was moved and seconded

That a Development Permit be issued at 12060 and 12080 No. 5 Road, which would permit the development of a two-storey industrial building on a site zoned "Light Industrial (IL)" and associated Environmentally Sensitive Areas compensation.

CARRIED

2. DEVELOPMENT PERMIT 25-037550
(REDMS No. 8280988)

APPLICANT: JM Architecture Inc.

PROPERTY LOCATION: 3071 St. Edwards Drive

INTENT OF PERMIT:

Permit exterior renovations to the existing building at 3071 St. Edwards Drive on a site zoned "Auto-Orientated Commercial (CA)".

Applicant's Comments

Joe Minton, JM Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, highlighting the following:

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- the subject development permit application includes revisions to the exterior cladding materials and colours of the existing 11-storey hotel building, landscape improvements, provision of bicycle storage in the pavilion building, and provision of electric vehicle (EV) parking spaces;
- the proposed exterior building renovation is the first stage of a larger future redevelopment of the subject site;
- the proposed exterior cladding materials for the hotel building includes an Exterior Insulation and Finish System (EIFS) with three different colour arrangements and textures;
- the existing porte cochère materials will be updated to include porcelain slabs and strip lighting;
- the existing building roof and façade and will be repainted to dark blue and white and light gray, respectively;
- the pavilion building will be repainted to match the updated façade of the hotel tower; and
- an enclosed garbage and recycling area is proposed at the back of the building pavilion.

Donald Duncan, of Donald VS Duncan Landscape Architect, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) a new pedestrian access between the main hotel building entrance and St. Edwards Drive that includes a new paving stone pathway is proposed, (ii) existing planted areas on the site will be enhanced with new plantings, and (iii) invasive ivy around the rear of the building is proposed to be removed.

Staff Comments

Joshua Reis, Director, Development noted that (i) the subject development permit application will facilitate improvements to the exterior of the building including changes in materials and colours and localized landscape improvements, (ii) the proposed pedestrian connection from St. Edwards Drive to the hotel main entrance will support additional pedestrian activity and provides a clearly marked path for the safety of pedestrians, (iii) four electric vehicle (EV) parking stalls provided with Level 2 charging infrastructure are proposed on-site and a legal agreement securing EV parking stalls is to be registered on Title prior to Development Permit issuance, (iv) there is no Servicing Agreement associated with the proposal given the scale of the development, and (v) no new signage is proposed as part of the subject Development Permit application as all signage on-site is currently existing.

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Panel Discussion

In reply to queries from the Panel, the applicant confirmed that (i) the proposed pedestrian pathway includes provisions for letdowns and curb cuts and has been designed to provide accessibility to pedestrians with mobility challenges, (ii) the proposed strip lighting for the hotel building runs vertically on each frontage and only provides lighting over the face of the building and not directed to neighbouring developments, (iii) the proposed LED strip lighting can be programmed to different colours and is located against the white surface of the building, and (iv) the proposed building lighting is not anticipated to impact neighbouring developments.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application and staff were directed to work with the applicant to clarify the intensity of the proposed strip lighting and other lighting details on the building to avoid light pollution to neighbouring developments.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit exterior renovations to the existing building at 3071 St. Edwards Drive on a site zoned "Auto-Orientated Commercial (CA)".

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, April 15, 2026, be cancelled.

CARRIED

4. Date of Next Meeting: April 29, 2026

6.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:22 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, March 25, 2026.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 25, 2026

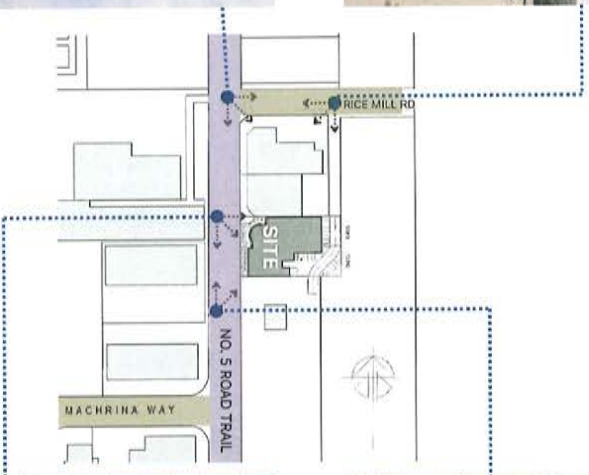
LSA LO STUDIO
architecture



Hayden Phase III
12060 No 5 Road Richmond, British Columbia

DP Panel Presentation

- Architectural Plans
- Design Rationale and Sustainability Strategy
- Environmental Plans
- Landscape Plans
- Accessibility strategy



Design Rationale

This letter is a description of the two-storey industrial development proposed for the sites located at the above captioned address. The building faces No 5 Road, where the main entrance and pedestrian path are located. The main floor is elevated from the level of the street and, therefore, stairs and a ramp provide a way to reach this higher elevation.

Vehicular access is provided from the proposed lane along the east Property Line (where also parking, loading and garbage enclosure are located). Main doors create a secondary entrance from the lane as well. Steps and ramps are not necessary on this side since the grading of the lane are approximately at the main floor elevation.

The architectural character of the building carries a style that is common to the two existing structures North of the subject site (owned by the same client). The main feature is at the entrance, where a round form highlights its location. The main door is covered by a glazed canopy that protects the door from the elements and, at the same time, defines its location at a smaller scale. The entrance opens into an interior double-height atrium where the reception and curved stairs are located and lead to the second floor. At the top of the stairs, double-glazed doors provide access to a conference room that, through internal glazing, overlooks the atrium. Another door leads to the remaining offices on the second floor.

The building is fundamentally divided into two functions: The two storeys at the front (with a double-height atrium and curved stairs) are occupied by offices. The area at the back is mainly industrial with high ceilings.

Materials are constituted principally by glazing and painted concrete walls (Tilt-up). Elegant landscaped areas front the construction. Landscaping is mainly grass, to complement the architectural forms, without obstructing them. A green wall project the landscaping vertically on the façade.

The bike storage is located on the interior to provide a secure, controlled area having continuous visual security, protected from rain, wind & temperature variations. lit by interior lights of the building, and potential to have electrical ground fault outlets for use.

Sustainability Strategies

Sustainability Targets

The City of Richmond has requirement for 10% better energy efficiency than minimum code requirements. The applicable minimum code requirements are established via Section 10.2 – Energy Efficiency of the British Columbia Building Code 2024 (BCBC). The project's chosen path to demonstrate compliance is via the Energy Cost Budget Method of the ASHRAE 90.1-2019 standard – a pathway permitted under Section 10.2 of the BCBC. This established the energy-related target for the building. There were no other sustainability targets established for the project to inform the design.

Energy Target - Methodology

An energy modelling simulation was completed to assess the project design against the energy-related target. The proposed design energy cost is modelled against the baseline design which is based on mandatory and prescriptive provisions under Section 11 – Energy Cost Budget of ASHRAE 90.1-2019. The necessary level of performance improvement beyond the baseline was achieved through a combination of enhanced building envelope performance, efficient mechanical systems, and optimized lighting energy use.

Energy Conservation Features

The energy conservation features included in the project design are outlined below across three categories. Together, these strategies reduce overall building energy consumption and operational costs while supporting the project's sustainability goals and energy performance target

1. Envelope:

The building envelope has been designed to exceed baseline requirements through the use of high-performance elements, including:

- Glazing with improved thermal performance relative to the baseline, with a U-value of 1.87 W/m²K.
- Insulation in walls, roof, and doors beyond the minimum requirements of the ASHRAE baseline.

2. Mechanical:

- Mechanical systems strategies significantly contributed reduced heating demand
- Utilization of energy recovery Ventilators to recover heat from exhaust air and transfer it to incoming fresh air, reducing heating demand.
- Inclusion of demand control ventilation technology on rooftop units, allowing ventilation rates to adjust based on occupancy levels for office spaces. This reduces unnecessary ventilation during periods of low occupancy and lowers the associated heating

3. Lighting:

Lighting energy consumption is reduced by optimized lighting power densities of 0.30 W/ft² in warehouse and 0.48 W/ft² in offices, resulting in approximately 37% lower lighting energy use compared to the ASHRAE baseline. Lower lighting loads also contribute to reduced cooling demand.





LEGEND

- Site Boundary
- Proposed Building Footprint
- Proposed Driveway
- City of Vancouver Environmental Sensitive Area
- City of Vancouver Environmental Sensitive Area

Site Location

NOTES:

- 1. The content is part of a NEBT project and is not to be used for any other purpose without the written consent of the City of Vancouver.
- 2. This content is not to be used for any other purpose without the written consent of the City of Vancouver.

Scale: 1:500

0 5 10m

PROJECT INFORMATION

Client: **Prem Construction Ltd.**

Project Name: **Environmentally Sensitive Area Development Permit**

Project Number: **PR03/1002**

Project Date: **04**

Impacts within the ESA

LSA architecture



Symbol	Common Name	Latin Name	Count	Comments
A	black cottonwood	Populus nigra	9	2.0m container grown (min. no. 7 prof.); densely branched; well established
Am	bigleaf maple	Acer macrophyllum	6	2.0m container grown (min. no. 7 prof.); densely branched; well established
Be	black cherry	Prunus americana	6	no. 5 prof. 1.5m min.; densely branched; well established



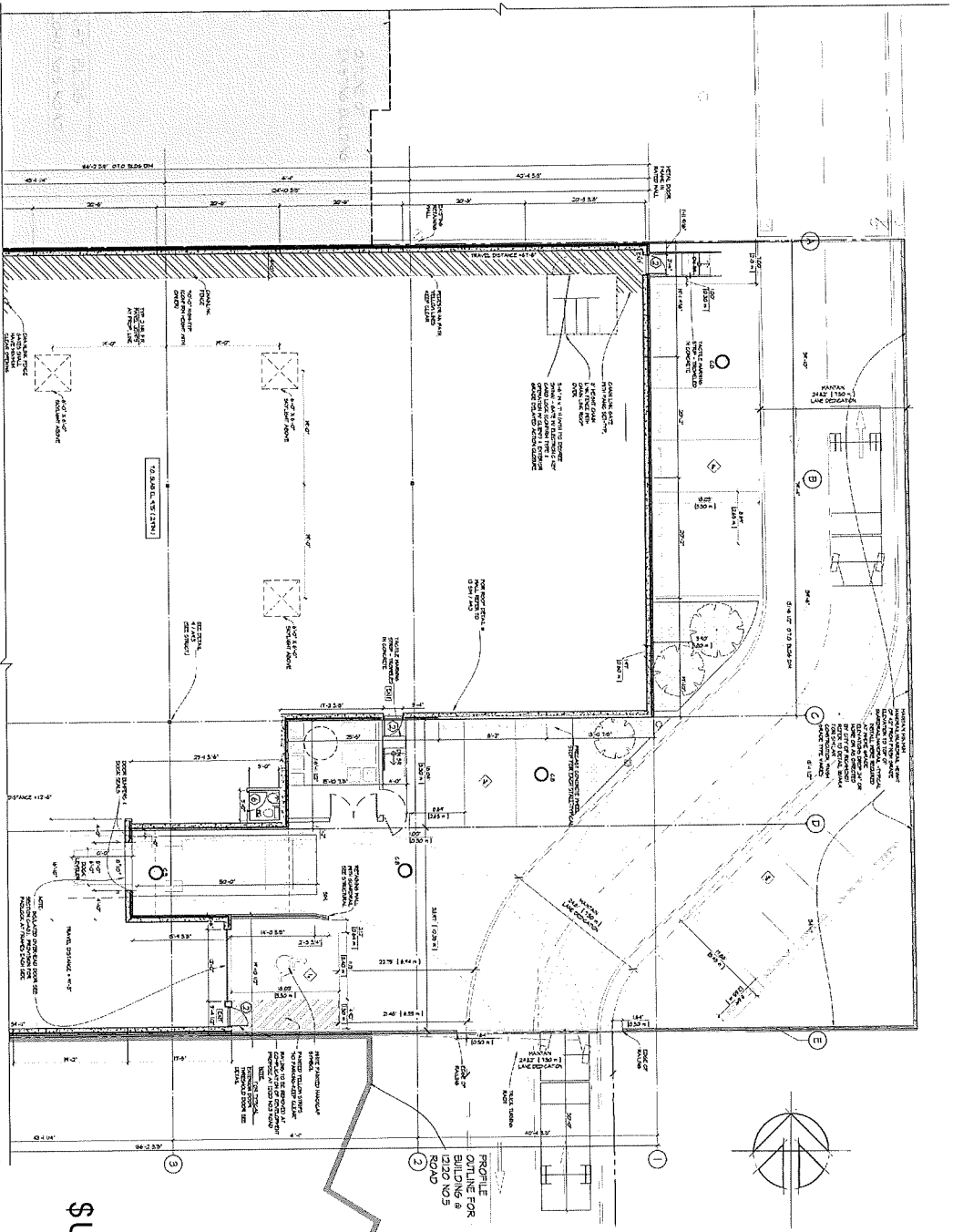
LEGEND
 City of Raleigh Environmentally Sensitive Area
 Agricultural, Total Acreage Area: 5502'



DATE: 04/24/2017
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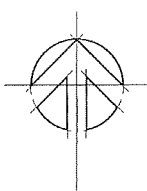
Proposed Compensation Plan



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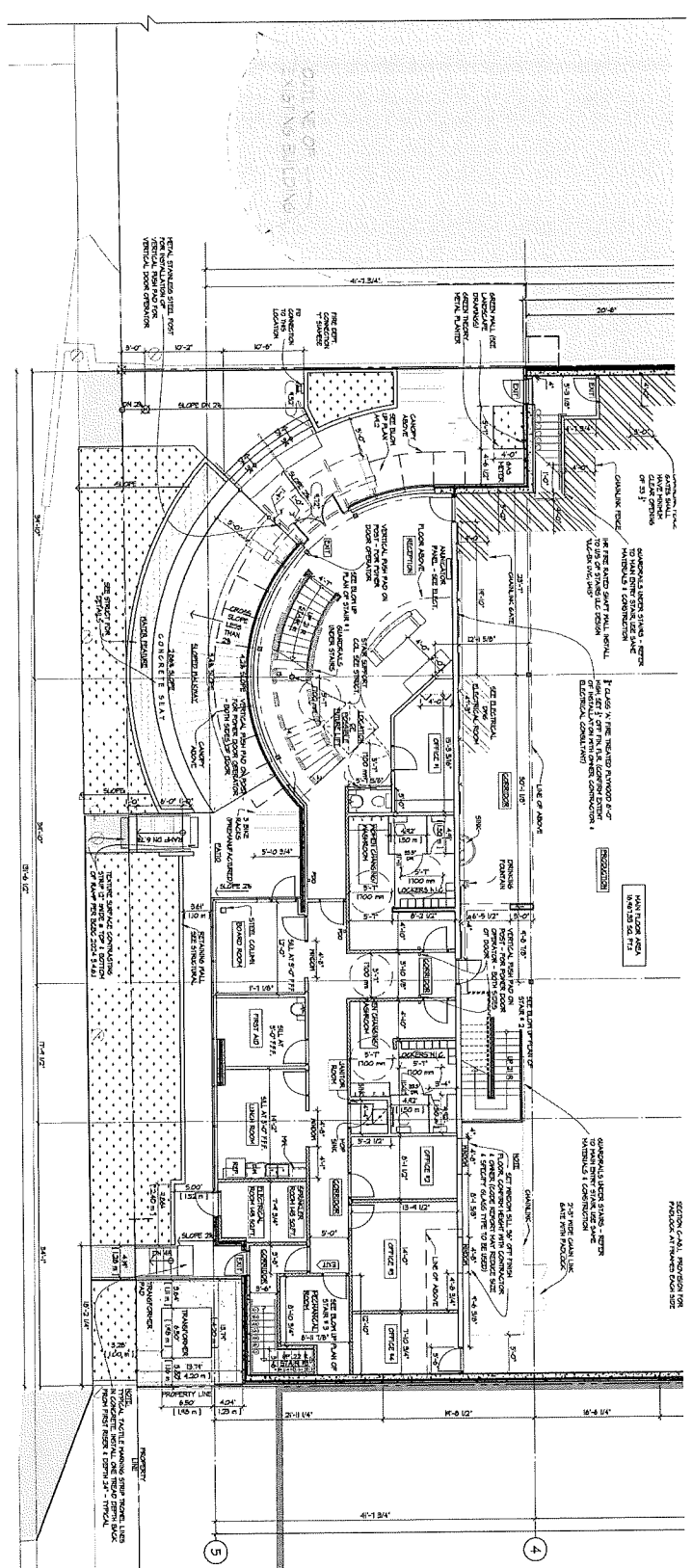
PROPOSED FOR
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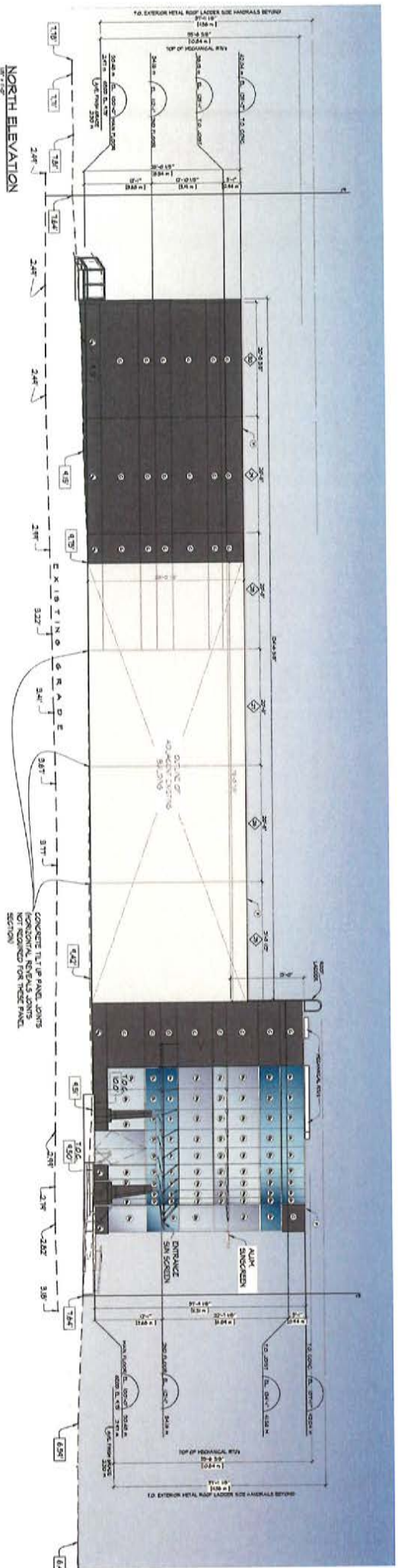
- LEGEND: GENERAL**
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MAIN FLOOR PLAN

DRAWN TO BE MAILED CHS/IT



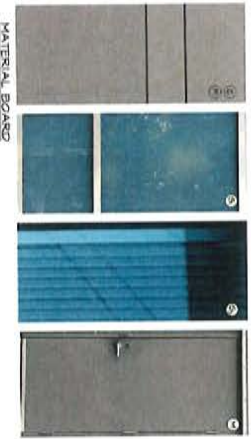
\$ UFKMFWKUD300QV 0 DDO) BRUSOX
 LO STUDIO
 LSA architecture



NORTH ELEVATION

MATERIAL BOARD

EXT. FINISH SCHEDULE	PAINT REFERENCE COLORS
(1) CONCRETE TIE UP PANEL JOINTS	(1) CONCRETE TIE UP PANEL JOINTS
(2) CONCRETE TIE UP PANEL JOINTS	(2) CONCRETE TIE UP PANEL JOINTS
(3) CONCRETE TIE UP PANEL JOINTS	(3) CONCRETE TIE UP PANEL JOINTS
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MATERIAL BOARD

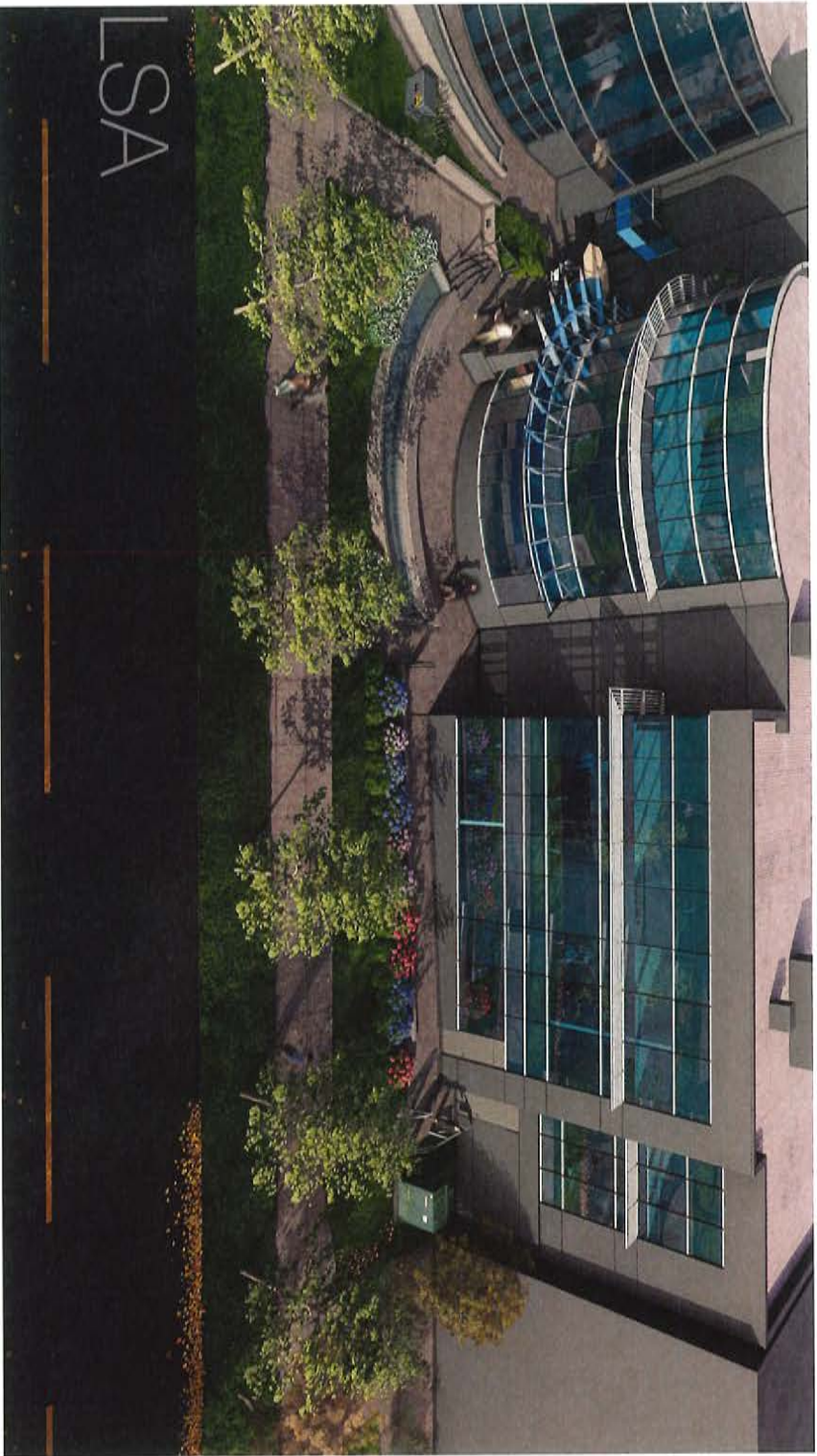


Architectural Plans - Streetscapes
LO STUDIO
LSA architecture



Architectural Plans - Perspectives

LSA LO STUDIO
architecture



Architectural Plans - Perspectives

LSA LO STUDIO
architecture



Architectural Plans - Perspectives

LSA LO STUDIO
architecture

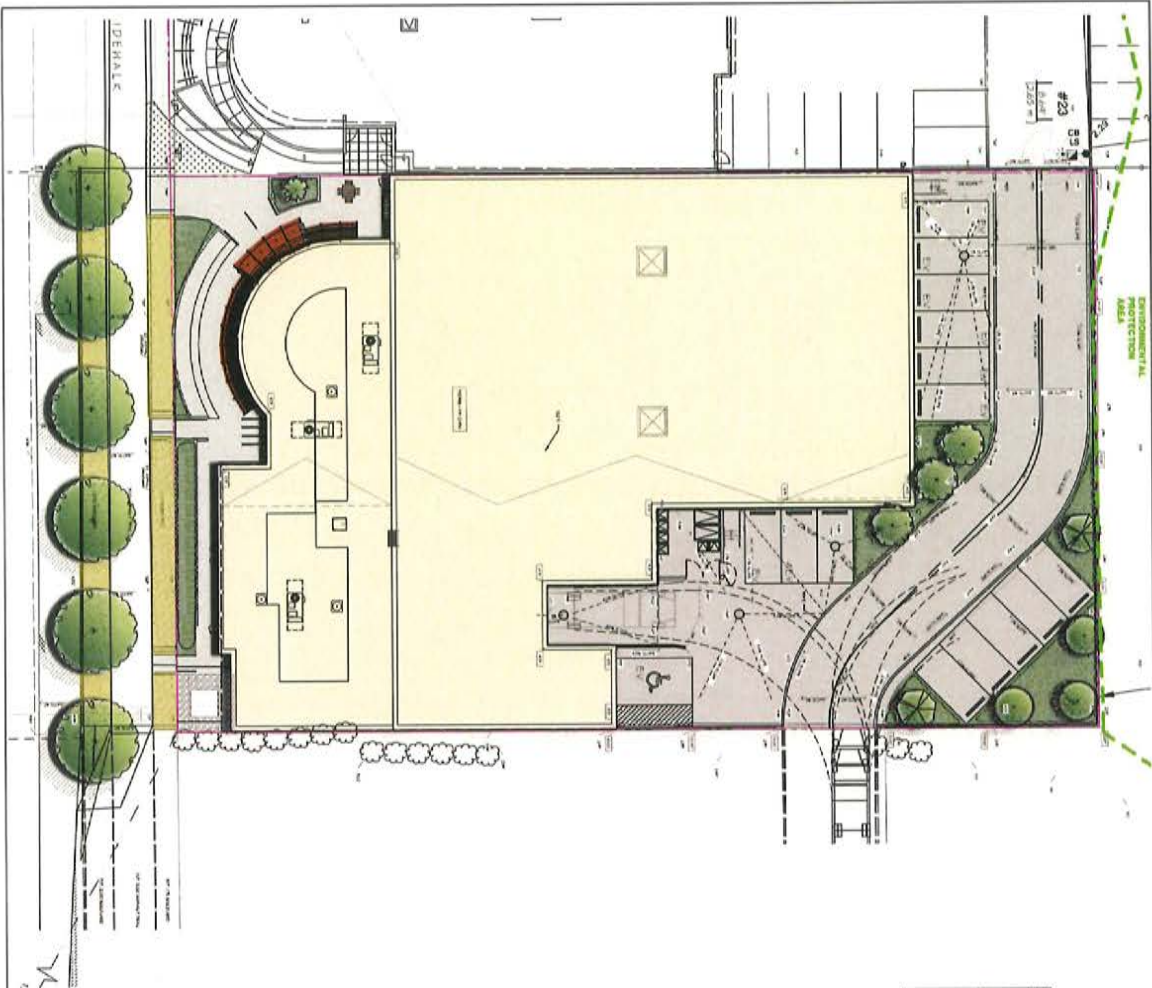


Architectural Plans - Perspectives

LSA LO STUDIO
architecture



Architectural Plans - Perspectives
LSA LO STUDIO
architecture



PLANT SCHEDULE - ON-SITE TREES

NO.	SYM.	COMMON NAME	PLANTED SIZE / SPECIES	NO. AND NUMBER
1	○	SPRING-BLOOMING HYDRANGEA	COMMON NAME	NO. AND NUMBER
2	○	SPRING-BLOOMING HYDRANGEA	COMMON NAME	NO. AND NUMBER
3	○	SPRING-BLOOMING HYDRANGEA	COMMON NAME	NO. AND NUMBER
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50	○	SPRING-BLOOMING HYDRANGEA	COMMON NAME	NO. AND NUMBER

PLANT SCHEDULE - OFF-SITE STREET TREES

NO. 1: PLANTED SIZE / SPECIES

NO. 2: PLANTED SIZE / SPECIES

NO. 3: PLANTED SIZE / SPECIES

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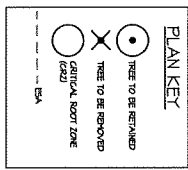
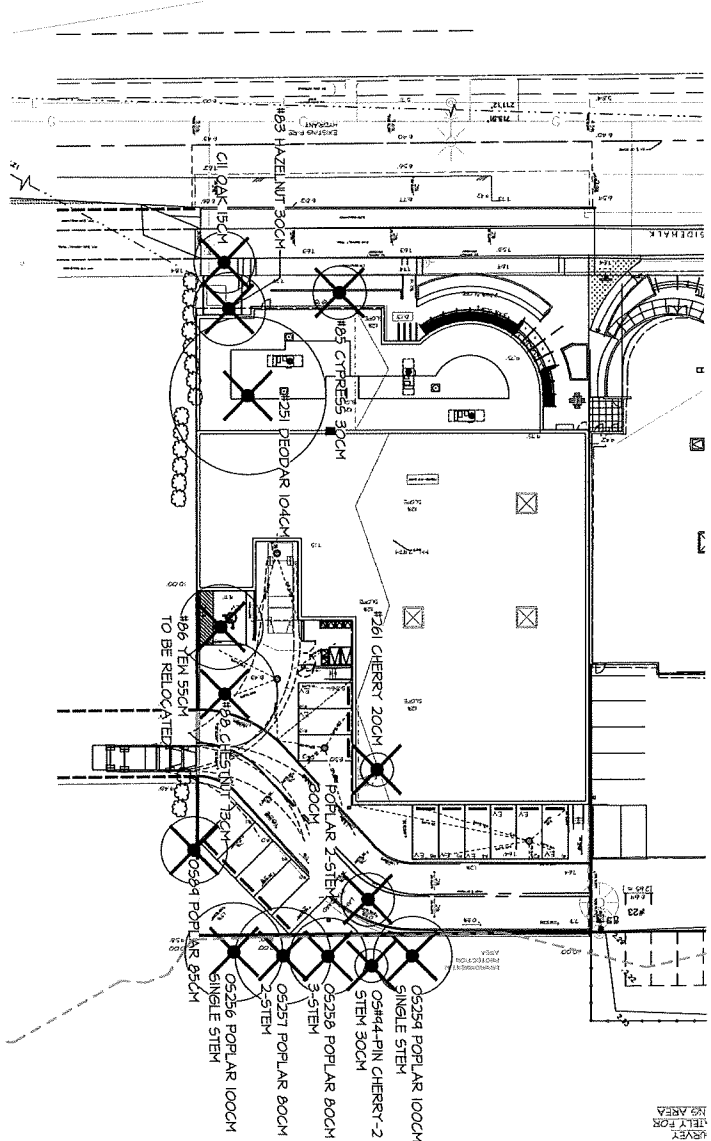
LANDSCAPE ARCHITECTURE

4220 - 25 Street Newns
New Westminster, British Columbia
V3M 5S3 0M4
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2a.com

INDUSTRIAL OFFICE DEVELOPMENT
2306 NO. 5 RD.
RICHMOND, BC

RENDERING

DATE: 07/17/2018
SCALE: 1/8" = 1'-0"
SHEET: L1
OF: 7



NO.	DATE	DESCRIPTION	BY	CHK.
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50	2006-03-29	ISSUED FOR PERMIT	ML	ML

PROJECT:
INDUSTRIAL OFFICE DEVELOPMENT
 12060 NO. 5 RD,
 RICHMOND, BC

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 2006-03-29
 DRAWN BY: ML
 CHECKED BY: ML
 SCALE: AS SHOWN

DATE: 2006-03-29
 DRAWN BY: ML
 CHECKED BY: ML
 SCALE: AS SHOWN

DATE: 2006-03-29
 DRAWN BY: ML
 CHECKED BY: ML
 SCALE: AS SHOWN

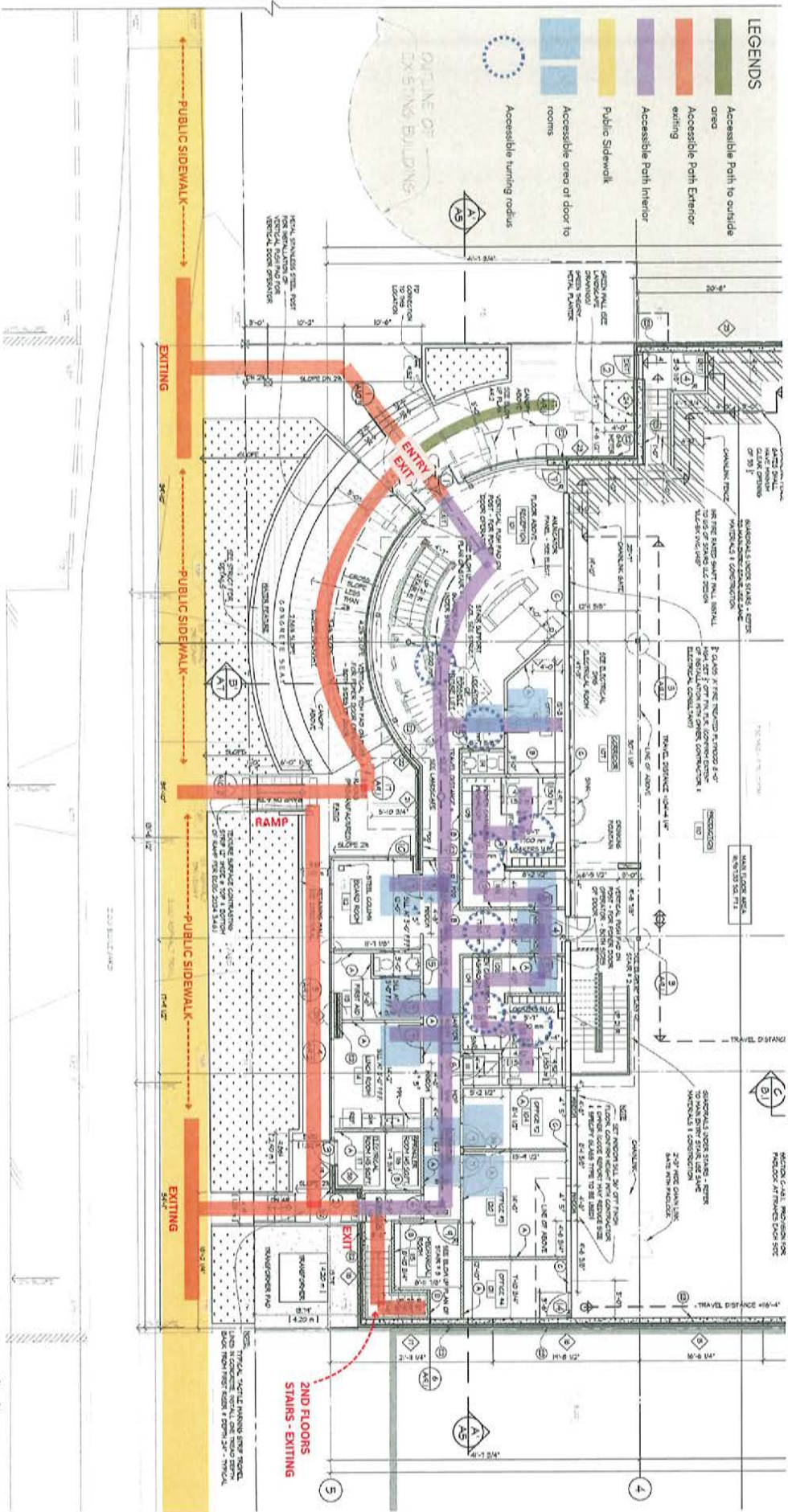
M2

LANDSCAPE ARCHITECTURE

4020 - 35 Street West
 New Westminster, British Columbia
 V3M 3J7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com

IRLA-BC

2006-03-29



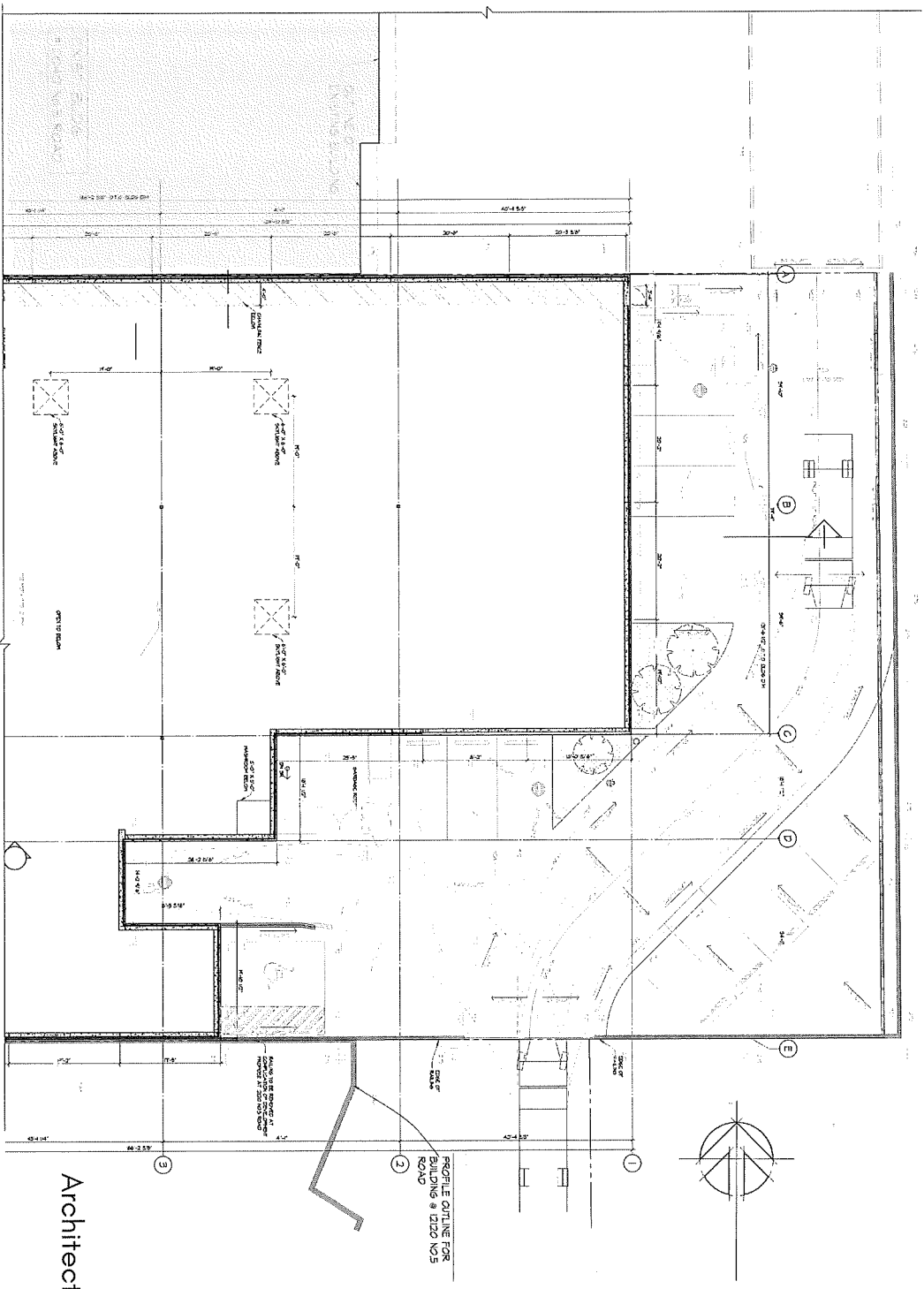
LEGENDS

- Accessible Path to outside area
- Accessible Path Exterior exiting
- Accessible Path Interior
- Public Sidewalk
- Accessible area of door to rooms
- Accessible turning radius

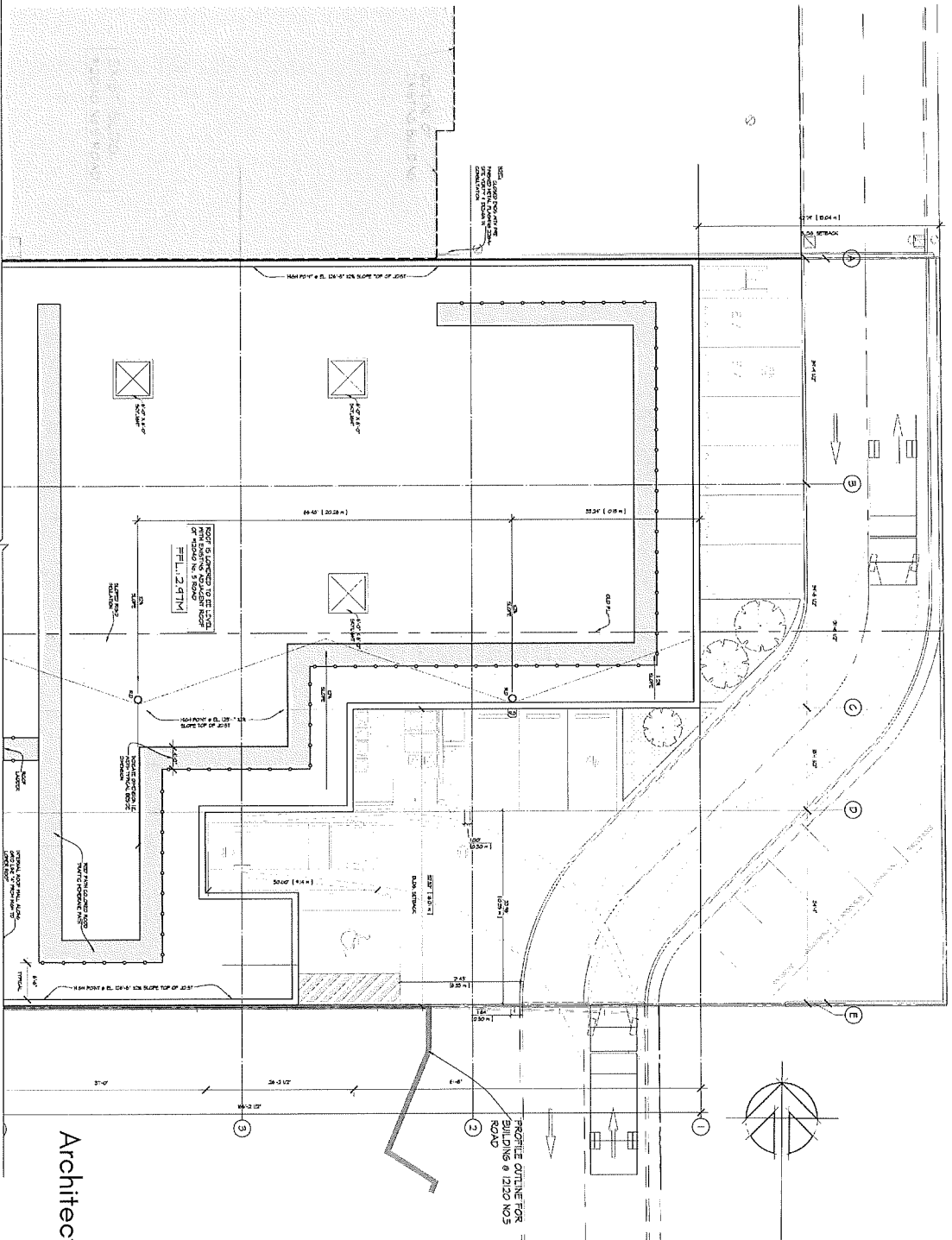
2ND FLOORS STAIRS - EXITING

LSA LO STUDIO
architecture

Thank You



Architectural Plans - Second Floorplan
 LSA LO STUDIO
 architecture



PROFILE OUTLINE FOR BUILDING @ 1250 N 5 ROAD

Architectural Plans - Roof Plan

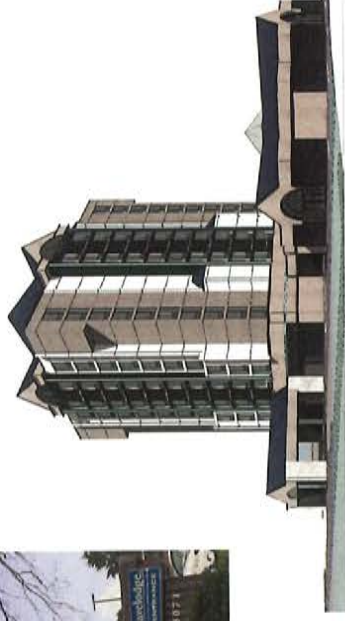
LSA LO STUDIO architecture

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2026

ISSUED FOR DEVELOPMENT PERMIT
DATED : 17TH MARCH 2026

3077 SLEEDWARDS DR
RICHMOND, BC

DRAWING LIST	
A-000	COVER SHEET
A-100	ISSUED FOR DEVELOPMENT PERMIT
A-101	ISSUED FOR DEVELOPMENT PERMIT
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SCOPE OF WORK :

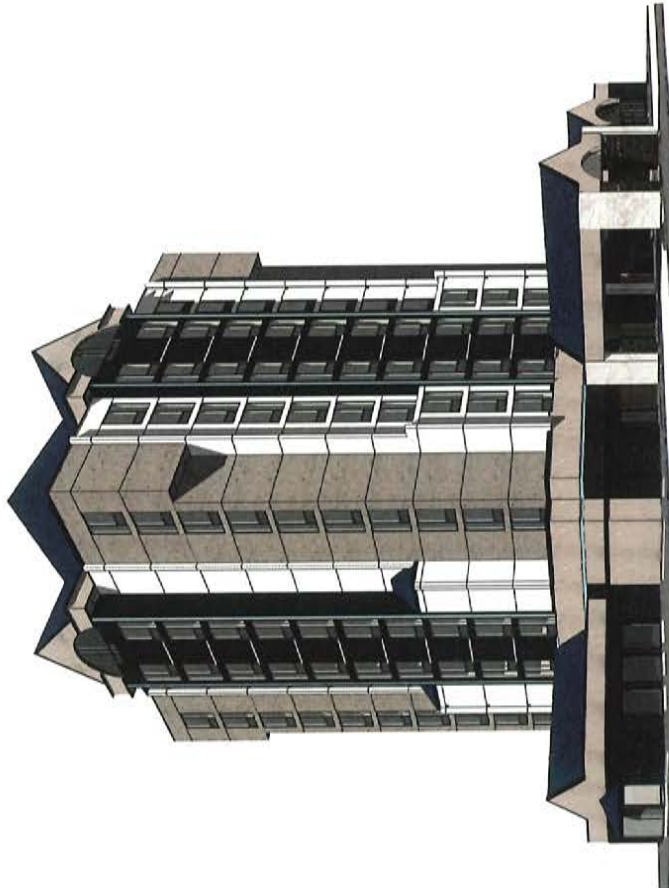
Includes exterior facade colour change with minor additions of lights and trim elements.
No changes to building height, area, massing, or exterior spaces.



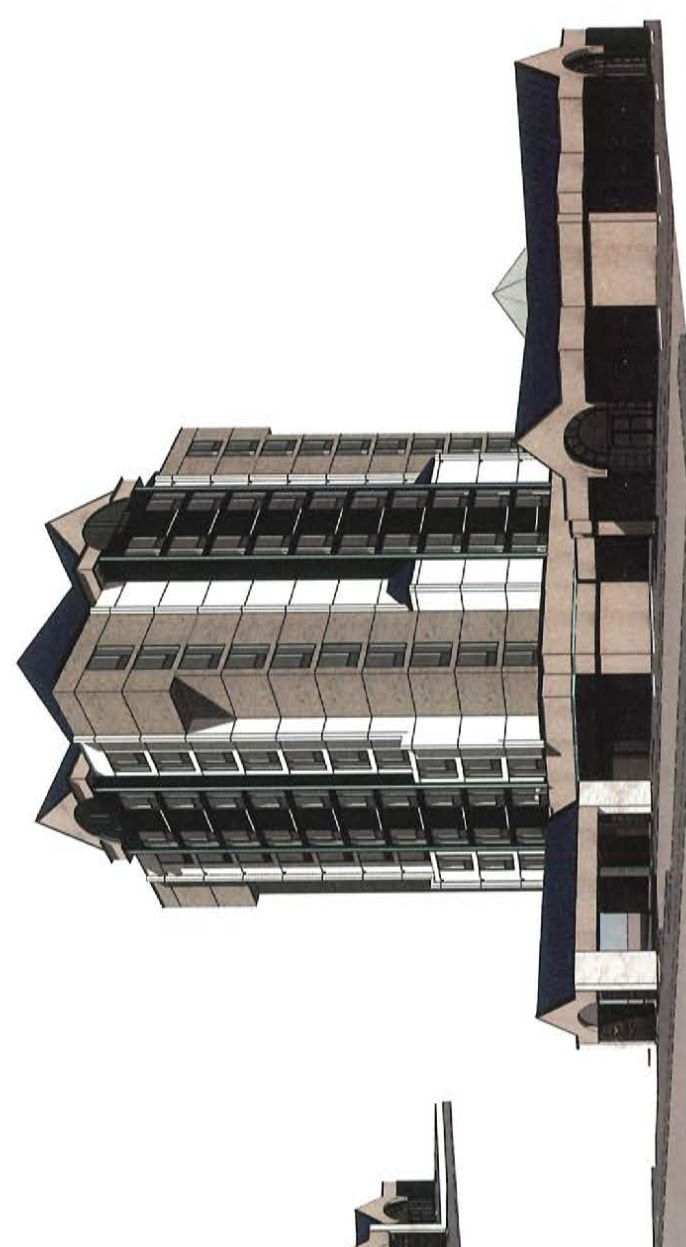
DIRECTORY	
OWNER	WESTMONT HOSPITALITY GROUP 5099 EXPLORER DRIVE, UNIT 500, MISSISSAUGA, ON, L4W4T9 547-297-4795 EMAIL: allen.yang@whg.com Contact: Allen Yang
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ENVELOPING CONSULTANTS	LEVEL 5 CONSULTING LTD 275 EAST 27TH STREET NORTH VANCOUVER, V7L 1Y9 904-929-9893 EMAIL: brenda@level5consulting.ca Contact: BRENDA SHAW

JM Architecture Inc.
DESIGNING THE WORLD AS IT SHOULD BE

2025-07 TRAVEL LODGE EXTERIORS



1 20' VIEW
3/8\"/>



2 20' VIEW
3/8\"/>

Project Name: TRAVELODGE EXTERIORS
 Revision: 02
 Date: 02/15/2024

Project No: 2024-03
 Project Name: TRAVELODGE EXTERIORS
 Scale: 1/8\"/>

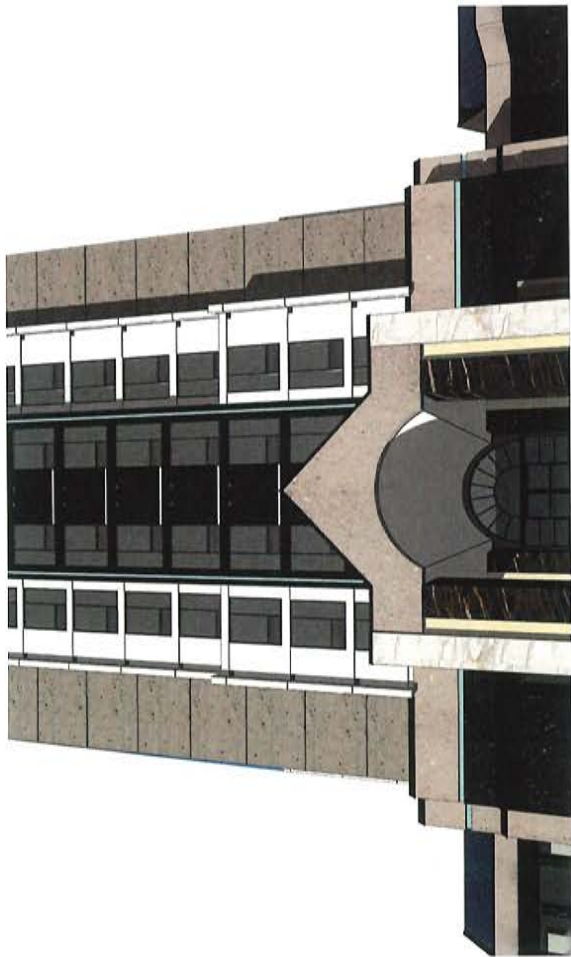
Project: 2
 Sheet: 3
 Project: TRAVELODGE EXTERIORS
 Sheet: A-001

DO NOT SCALE DRAWING

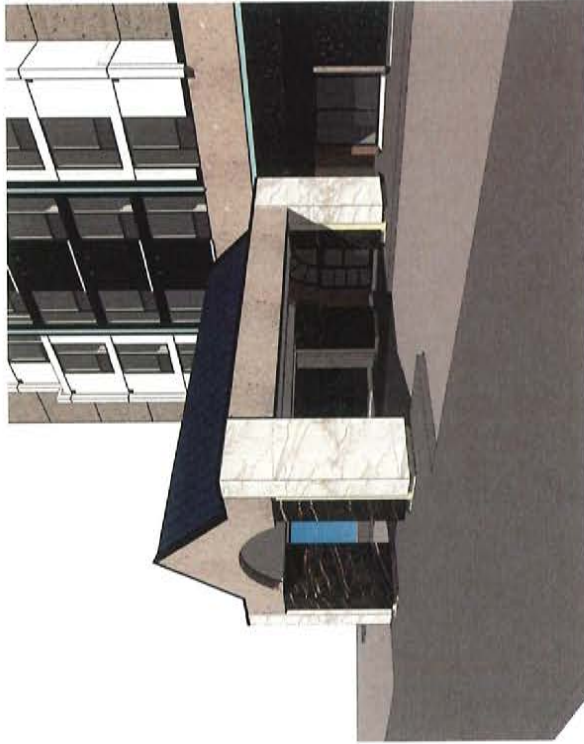
FOR MORE INFORMATION, CONTACT THE ARCHITECT AT THE ADDRESS LISTED BELOW. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT.

Architect: JMA Architects, Inc.
 10000 Old Branch Road, Suite 100
 Dallas, TX 75242
 Phone: (214) 343-1111
 Fax: (214) 343-1112
 Email: info@jmaarchitects.com

NO.	DATE	DESCRIPTION
1	02/15/2024	ISSUED FOR PERMIT
2	02/15/2024	ISSUED FOR PERMIT
3	02/15/2024	ISSUED FOR PERMIT
4	02/15/2024	ISSUED FOR PERMIT
5	02/15/2024	ISSUED FOR PERMIT
6	02/15/2024	ISSUED FOR PERMIT
7	02/15/2024	ISSUED FOR PERMIT
8	02/15/2024	ISSUED FOR PERMIT
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15	02/15/2024	ISSUED FOR PERMIT
16	02/15/2024	ISSUED FOR PERMIT
17	02/15/2024	ISSUED FOR PERMIT
18	02/15/2024	ISSUED FOR PERMIT
19	02/15/2024	ISSUED FOR PERMIT
20	02/15/2024	ISSUED FOR PERMIT



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



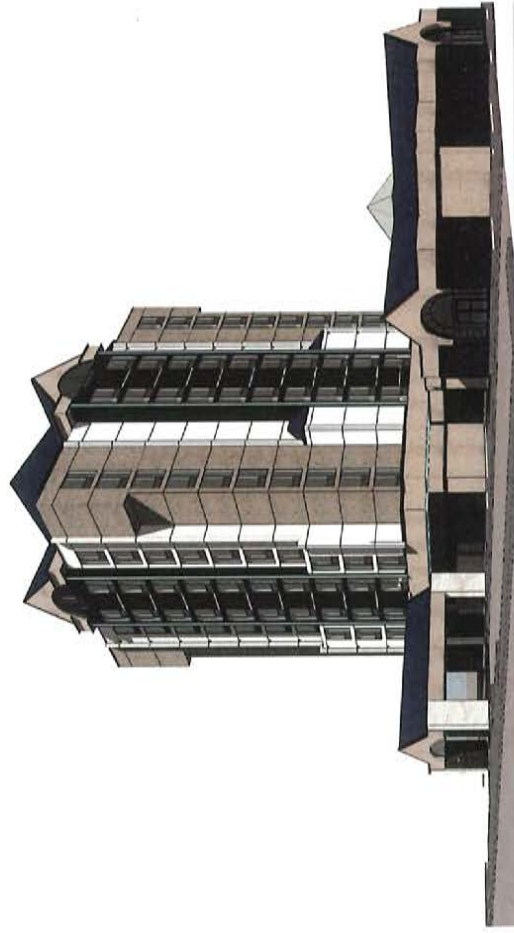
2 PERSPECTIVE
Scale: 1/8" = 1'-0"

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<p>JMA Architecture, Inc. Architectural & Interior Design 11111 15th Avenue, Suite 100 Denver, CO 80202 Phone: (303) 755-1111 www.jmaarch.com</p>	
<p>Project Name: TRAVELodge EXTERIORS</p>	
<p>Client: TRAVELodge</p>	
<p>Architect: PERSPECTIVES</p>	
<p>DATE: 2013-03-15</p>	<p>SCALE: 1/8" = 1'-0"</p>
<p>PROJECT NO: 2013-01</p>	<p>DATE: 04</p>
<p>NO. OF SHEETS: 3</p>	<p>SHEET NO: A-902</p>



PICTURE OF EXISTING BUILDING

1 EXISTING LOOK OF BUILDING



BUILDING WITH PROPOSED COLOUR SCHEME

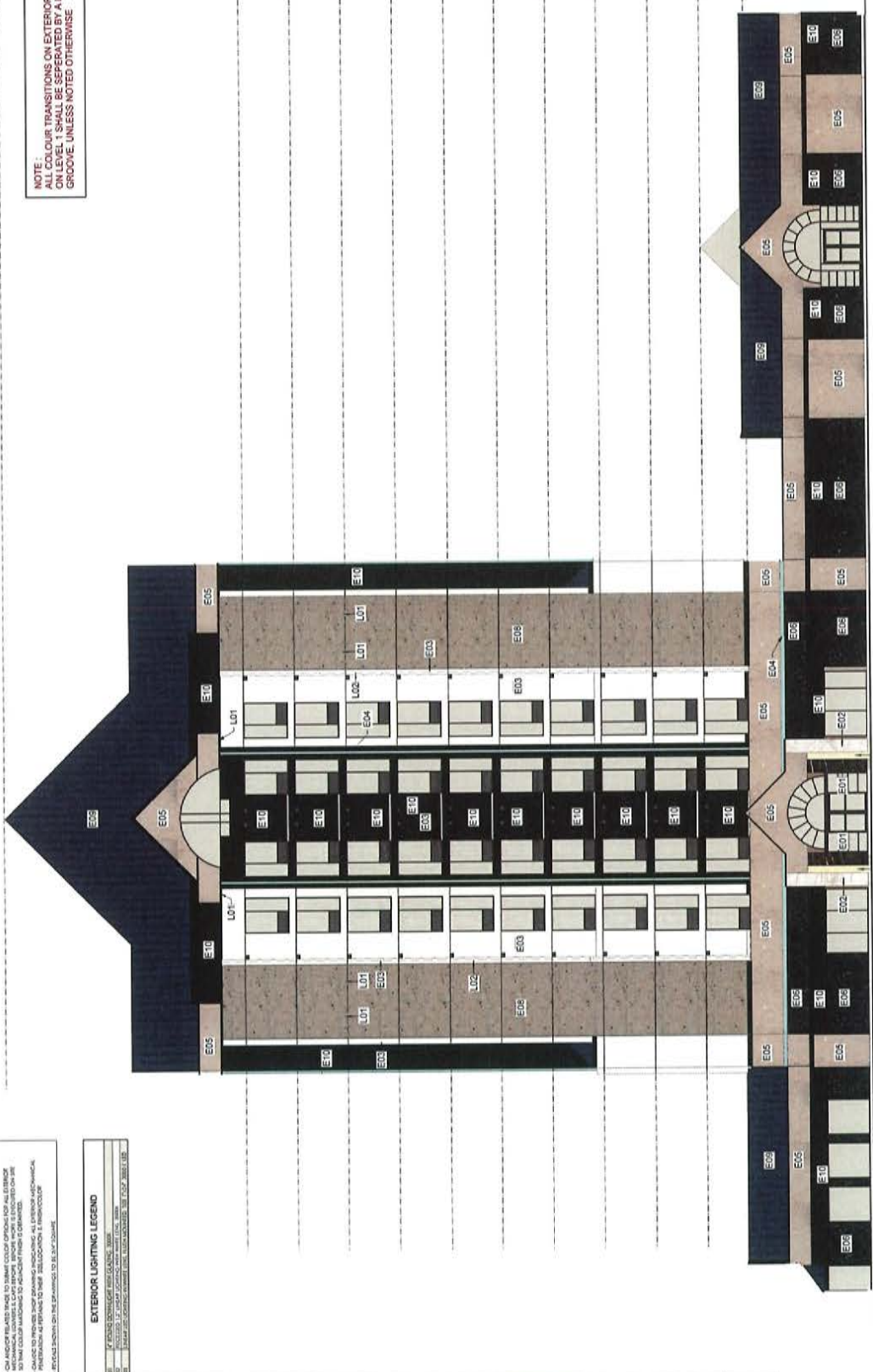
2 PROPOSED LOOK OF BUILDING

COPYRIGHT & USE OF DOCUMENTS		REVISED DATE		PROJECT NO.		DATE		SCALE		PROJECT NO.		DATE	
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76	2027-09-01	76	2024-03-15	76	2024-07	76	2024-07	76	1:100	76	2024-07	76	2024

TOP OF ROOF
143'-0.9"

NOTE:
ALL COLOUR TRANSITIONS ON EXTERIOR ELEVATION
ON LEVEL 1 SHALL BE SEPARATED BY A RECESSED
GROOVE, UNLESS NOTED OTHERWISE

- LEVEL 12 120'-0.9"
- LEVEL 11 110'-0.5"
- LEVEL 10 100'-0.0"
- LEVEL 09 89'-11.5"
- LEVEL 08 79'-11.1"
- LEVEL 07 69'-10.6"
- LEVEL 06 59'-10.1"
- LEVEL 05 49'-9.6"
- LEVEL 04 39'-9.2"
- LEVEL 03 29'-8.7"
- LEVEL 02 19'-8.2"
- LEVEL 01 0.0"



NOTES:
1- MATERIALS SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE.
2- ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
3- ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
4- ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
5- ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.

EXTERIOR LIGHTING LEGEND

1	1" SQUARE
2	2" SQUARE
3	3" SQUARE
4	4" SQUARE
5	5" SQUARE
6	6" SQUARE
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100	100" SQUARE

MT	DESCRIPTION	REFERENCE IMAGE
E01	3000 SERIES PORCELAIN SLAB	
E02	CALCANTA CALIDA PORCELAIN SLAB	
E03	EIFS SYSTEM COAT FINISHES WITH EPoxy FOR STAIN RESISTANCE. BY DURABOND, WHITE DOVE BI	
E04	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, NAVY BLUE	
E05	BENJAMIN MOORE: 2065-50	
E06	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, CANTONAL DOLOMITE WHITE	
E07	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, LIGHT GREY	
E08	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, BLACK IVANE	
E09	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E10	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E11	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E12	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E13	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E14	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E15	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E16	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E17	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E18	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E19	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E20	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E21	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E22	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E23	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E24	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E25	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E26	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E27	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E28	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E29	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E30	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E31	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E32	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E33	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E34	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E35	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E36	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E37	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E38	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E39	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
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E41	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E42	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E43	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
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E97	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E98	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E99	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	
E100	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, DURABOND, LIGHT GREY	

Project Name: TRAVELOGUE EXTERIORS

Client: TRAVELOGUE EXTERIORS

Date: 2024-01-15

Project No: 2024-01

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

Sheet No: A-204

DO NOT SCALE DRAWING

1 EAST ELEVATION - REVEAL LOCATION

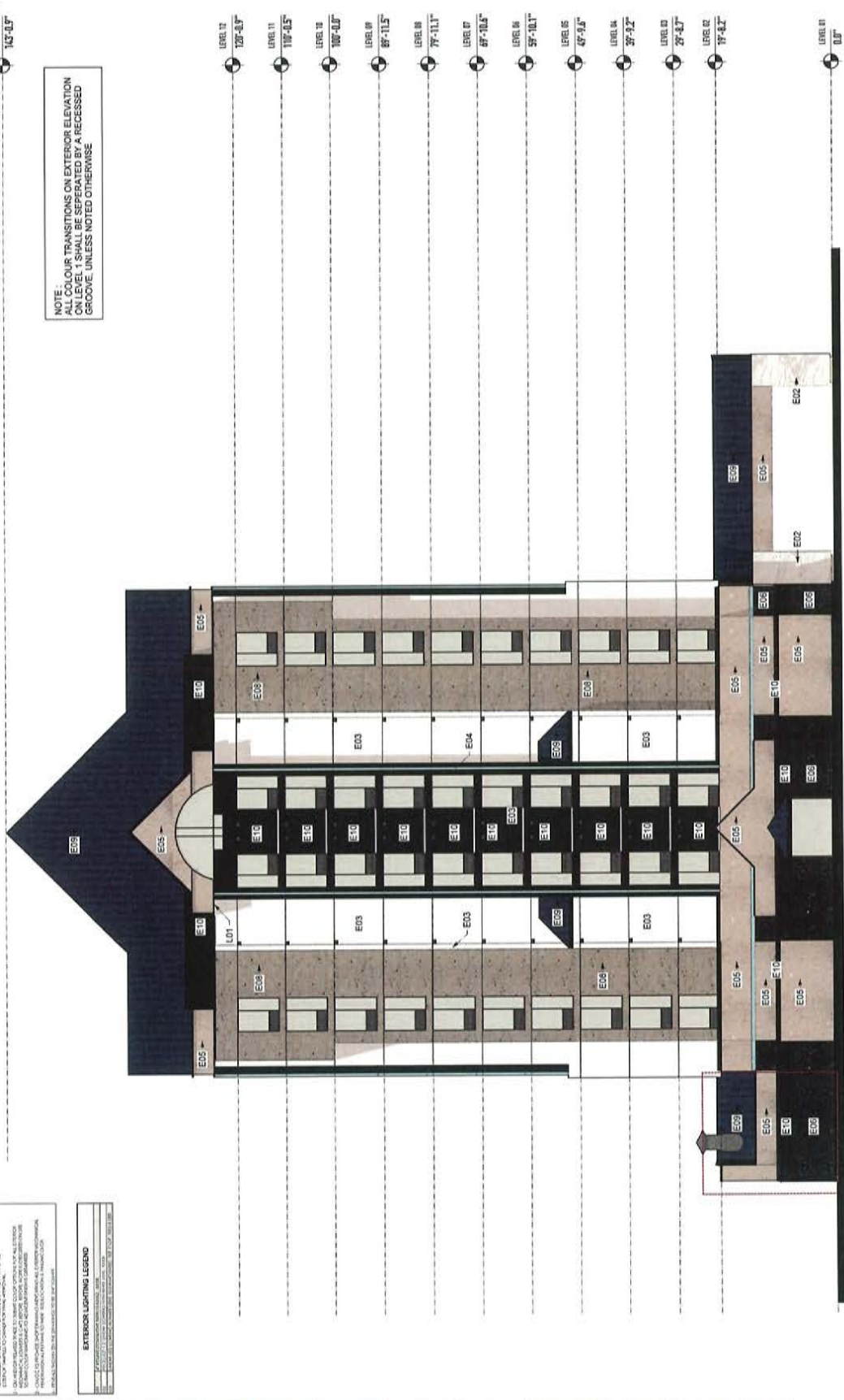
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TOP OF ROOF
143'-0.7"

NOTE:
ALL COLOUR TRANSITIONS ON EXTERIOR ELEVATION
ON LEVEL 1, SHALL BE SEPERATED BY A RECESSED
GROOVE, UNLESS NOTED OTHERWISE



NOTE:
CONTRACTOR SHALL PROVIDE ALL MATERIALS TO BE USED IN THE EXTERIOR ELEVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

EXTERIOR LIGHTING LEGEND

1	RECESSED GROOVE
2	FLUSH MOUNTED LIGHT
3	RECESSED LIGHT
4	FLUSH MOUNTED LIGHT
5	RECESSED LIGHT
6	FLUSH MOUNTED LIGHT
7	RECESSED LIGHT
8	FLUSH MOUNTED LIGHT
9	RECESSED LIGHT
10	FLUSH MOUNTED LIGHT

EXTERNAL MATERIAL LEGEND

ID	DESCRIPTION	REFERENCE IMAGE
E01	NOTE: DESH PORCELAIN SLAB	
E02	NOTE: DESH PORCELAIN SLAB	
E03	EPFS SYSTEM COAT FINISHES WITH EPFAY FOR STAIN RESISTANCE BY DURABOND, WHITE COVE (B)	
E04	EPFS SYSTEM MARBLE COAT FINISHED BY DURABOND, NAVY BLUE BENJAMIN MOORE: 2028-50	
E05	EPFS SYSTEM MARBLE COAT FINISHED BY DURABOND, GENSTONE DOLOMITE WHITE	
E06	EPFS SYSTEM MARBLE COAT FINISHED BY DURABOND, BLACK MARINE	
E07	EPFS SYSTEM MARBLE COAT FINISHED BY DURABOND, LIGHT GREY BENJAMIN MOORE: 2128-50	
E08	EPFS SYSTEM MARBLE COAT FINISHED BY DURABOND, ANTISQUASH BRICKS WITH GREEN BENJAMIN MOORE: 2124-10	
E09	STAINING REMAINING ROOF, NAVY SLATE COLOR	
E10	EPFS SYSTEM MARBLE COAT FINISHED BY DURABOND, ANSHELL CARBON (A) (B) BENJAMIN MOORE: 2124-10	

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

Project Name: TRAVELORGE EXTERIORS
Location: TRAVELORGE EXTERIORS
Date: 2023-02
Project No: 2023-02
Scale: 1/8" = 1'-0"

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Tampa, FL 33606
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www.jma-architects.com

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1	2023-02-01	ISSUED FOR PERMITTING
2	2023-02-01	ISSUED FOR PERMITTING
3	2023-02-01	ISSUED FOR PERMITTING
4	2023-02-01	ISSUED FOR PERMITTING
5	2023-02-01	ISSUED FOR PERMITTING
6	2023-02-01	ISSUED FOR PERMITTING
7	2023-02-01	ISSUED FOR PERMITTING
8	2023-02-01	ISSUED FOR PERMITTING
9	2023-02-01	ISSUED FOR PERMITTING
10	2023-02-01	ISSUED FOR PERMITTING

South Elevation - REVEAL LOCATION
Project No: 2023-02
Scale: 1/8" = 1'-0"

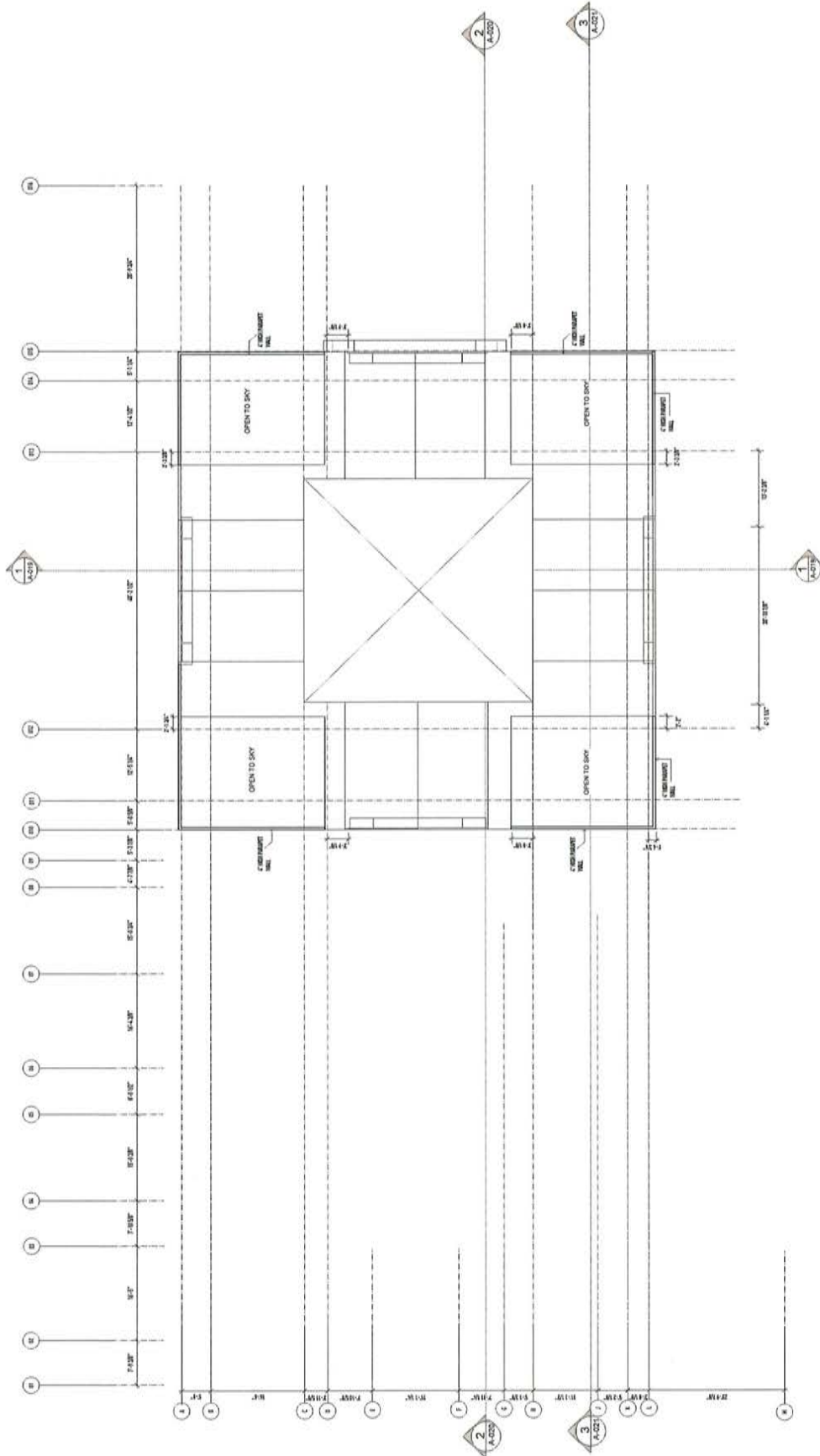
DATE: 2023-02-01
SCALE: 1/8" = 1'-0"

PROJECT: TRAVELORGE EXTERIORS
LOCATION: TRAVELORGE EXTERIORS

PROJECT NO: 2023-02
SCALE: 1/8" = 1'-0"

DATE: 2023-02-01
SCALE: 1/8" = 1'-0"

PROJECT: TRAVELORGE EXTERIORS
LOCATION: TRAVELORGE EXTERIORS



TRAVELLOGE EXTERIORS

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LEVEL 12 ROOF PLAN

DATE: 2024-03
 PROJECT: 2024-01
 SCALE: 1/8" = 1'-0"

DO NOT SCALE DRAWING

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NO.	DATE	DESCRIPTION
1	2024-03-01	ISSUED FOR PERMITS
2	2024-03-01	ISSUED FOR PERMITS
3	2024-03-01	ISSUED FOR PERMITS
4	2024-03-01	ISSUED FOR PERMITS
5	2024-03-01	ISSUED FOR PERMITS
6	2024-03-01	ISSUED FOR PERMITS
7	2024-03-01	ISSUED FOR PERMITS
8	2024-03-01	ISSUED FOR PERMITS
9	2024-03-01	ISSUED FOR PERMITS
10	2024-03-01	ISSUED FOR PERMITS