



**City of Richmond**  
Planning and Development Department

**Report to  
Development Permit Panel**

---

**To:** Development Permit Panel

**Date:** July 10, 2006

**From:** Jean Lamontagne  
Director of Development

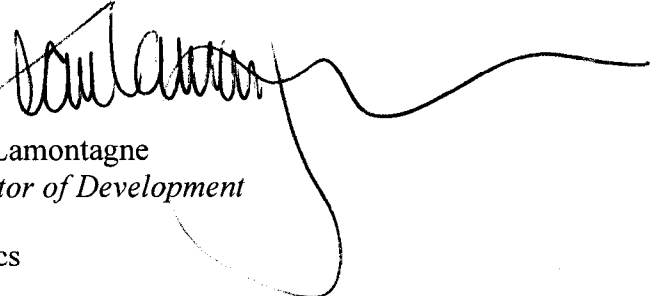
**File:** DP 05-309265

**Re:** **Application by Burrowes and Huggins Architects for a Development Permit at 10688 No. 6 Road (formerly 14060 Triangle Road)**

---

**Staff Recommendation**

That a Development Permit be issued which would permit the construction of a five-storey hotel of approximately 5,525 m<sup>2</sup> (59,500 ft<sup>2</sup>) with approximately 105 rooms at 10688 No. 6 Road (formerly 14060 Triangle Road) on a site zoned "Athletics and Entertainment District (AE)".



Jean Lamontagne  
*Director of Development*

TCB:cs  
Att.

## Staff Report

### Origin

Burrowes Huggins Architects has applied to the City of Richmond for permission to develop a 5 storey hotel of approximately 5,525 m<sup>2</sup> (59,500 sq. ft.) with approximately 105 rooms at 10688 No 6 Road (formerly 14060 Triangle Road) on a site zoned "Athletics and Entertainment District (AE)". The site currently contains a parking lot.

### Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### History

The site is located within the Riverport Area and is zoned "Athletics and Entertainment District (AE)", east of No. 6 Road and south of Triangle Road. Rezoning are listed below:

- 1997 – RZ 97-117077: subject properties are rezoned from "Light Industrial (I2)" to "Athletics and Entertainment (AE)" to enable the development of a significant recreation complex in south-east Richmond including an aquatic centre, ice arena, cinema complex, bowling centre, sporting goods stores, brewery and restaurant; and
- 2002 – RZ 02-199258: waterfront site east of the Riverport Entertainment Complex (separated from Riverport by a 30 m CN Rail right-of-way) rezoned from "Athletics and Entertainment District (AE)" to a "Comprehensive Development District (CD 134)" to enable a residential waterfront community consisting of rental housing, market condominiums, athletes' dormitories, restaurant and offices including substantial public open space, walkways, plaza areas and piers.

### Background

The site is located at the corner of No 6 and Triangle Roads at the western edge of the Riverport Entertainment District. Significant industrial uses to the east should be noted as generating industrial traffic on Triangle Road.

- to the north, (across Triangle Road from the subject site) agricultural parcels zoned "Agricultural District (AG1)" in the Agricultural Land Reserve;
- to the east, adjacent parcel zoned "Athletics and Entertainment District (AE)" containing an Ice Arena;
- to the south, adjacent parcel zoned "Athletics and Entertainment (AE)" containing a parking lot, cinema complex and retail outlets;
- to the west, (across No 6 Road from the subject site) agricultural parcels zoned "Agricultural District (AG1)" in the Agricultural Land Reserve and vacant parcels zoned "Athletics and Entertainment District (AE)"

### **Applicable Development Permit Guidelines**

Policy and criteria for the issuance of Development Permits are set forth in Bylaw 7100, *Richmond Official Community Plan (OCP)*:

- Schedule 1: 9.2 General Guidelines  
9.4 Commercial Development Permit Guidelines

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the requirements of the “Athletics and Entertainment District (AE)” zone.

### **Zoning Compliance/Variances**

No variances requested. The proposed development complies with the provisions of the “Athletics and Entertainment District (AE)” zone.

### **Advisory Design Panel Comments**

The Advisory Design Panel was February 22, 2006. A copy of the relevant excerpt from the Advisory Design Panel Minutes from February 22, 2006 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*'. All the comments from the Advisory Design Panel have been satisfactorily addressed.

### **Analysis**

The Applicant is to be commended for a conscientious and sensitive response to staff comments during design development, particularly with regard to architectural form and character, and landscaping.

### ***Conditions of Adjacency***

- Linkages with complementary centres and uses in Riverport have been provided through existing parking areas.
- The parking lot has been successfully partitioned into areas defined at the boundaries by drive aisles, sidewalks, trees, and landscaping.
- 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 easy to remember.
- An identifiable pedestrian connection to the arenas from the front entrance of the hotel has been provided.
- A fully landscaped interface along property line with the arenas to include dense planting of trees to screen arenas and full under planting of landscaped areas with ground cover or low shrubs has been planted.
- The site slopes from north-east to south west. The north-east corner is approximately 1.5 m (5.0 ft.) higher than Triangle Road; the south-west corner is approximately level (within

0.2 m, 6 ins.) with No 6 Road. (Note: a drainage swale lies between the proposed site and both roads.)

### ***Urban Design and Site Planning***

- Design development has detailed and screened the permanent garbage and recycling enclosure/room along the East Property Line adjacent to the ice rink and demonstrated adequate collection truck manoeuvring.
- Provision has been incorporated for a loading zone with adequate access.
- According to the Development Permit submission, access is provided through the adjacent property to the south with reconfiguration (under easement) to the access drive from No 6 Road, the parking stalls and internal drive aisle at the north-west corner.
- The parking lot lighting will be oriented directly into the parking lot to avoid producing glare into adjacent properties. The site provides appropriate parking in accordance with site zoning.
- The proposal provides a good range of cladding materials, colours and components including timber, metal panels, stucco, and both timber and steel trellising. An earth-tone palette has been used to reinforce the well-articulated mass. Fenestration, brackets and parapet heights have all been skilfully handled to vary the building elevations and define corresponding functional variations.
- Barrier-free measures have been incorporated which address the functional needs of persons with disabilities, including those who are mobility, visually, and hearing impaired and have reduced manual dexterity or strength. (Refer to the *Applicant's Response, Attachment 2.*)
- Design development has enabled a much closer correspondence between massing, roof forms and detailed subdivision of massing e.g., the entrance, pool area and south-west corner.
- The proposal ensures that appropriate indoor and outdoor uses are buffered or removed from the noise impacts of vehicular traffic through design and construction measures e.g., fencing, trellis and plantings).
- Significant architectural features such as the bracketing and cornice/brise-soleil elements have been enhanced and integrated within the overall architectural composition
- Design development has enhance the presence and detail of the porte-cochere in proportion to entry façade and visibility.

### ***Landscape Design and Open Space Design***

- Low dense landscaping comprised of a combination of well-spaced trees, shrubs, and ornamental plants has been planted and will be maintained around the perimeter of parking lots to screen the cars from public streets.
- The outdoor terraces adjacent to the Great Room and Pool Area allow the use and activity in the building to be extended out to animate the parking/street interface.
- A total of 162 trees of 6cm (2.5 in.) caliper will be planted around the building, parking lot, the interface with the Ice Skating Arena, and the Triangle Road arc. There are no trees on the site now.
- A total of 644 flowering, deciduous and evergreen shrubs will be planted around the building, parking lot, the interface with the Ice Skating Arena, and the Triangle Road arc. Extensive plantings (6,478 specimens) of ground covers and ornamental grasses will also be planted.
- When mature, the landscaping should create a predominant green aspect to the site and soften the presence of large numbers of vehicles, both in the parking lot and on the surrounding properties.

- As part of the building permit submission, landscape drawings will include the following information:
  - A grading plan or cross section showing finished grade;
  - A drainage plan for the site
- Mitigation strategies/options, including the planting of a row of upright trees with underplanting along the East Property Line, have been incorporated to screen the blank west wall of the skating rink.
- The development proposal also includes two landmark features which enhance the character and reinforce the role of the proposed hotel of the as a neighbourhood focus:
  - a water feature at the No. 6 Road entrance; and
  - a feature ornamental planter/urn at the center island of the parking circle.

### ***Crime Prevention Through Environmental Design***

- As part of the building permit submission, a lighting plan for pedestrian entrances, access walkways and parking access aisles will be provided to ensure uniform levels of coverage and security. All lighting fixtures will be hooded and downcast to prevent ambient light pollution and located to minimise conflict with neighbouring single family dwellings.
- Disposition of hotel rooms provides good unobtrusive surveillance and overview to the outdoor amenity spaces and parking lot.
- Garbage/recycling areas have been well-secured.
- Public and semi-public spaces have been distinguished and secured from private spaces. Symbolic barriers have been incorporated through building design; landscaping and landscape features, e.g. changes in paving, vegetation, or grade; and/or architectural features, e.g. low walls, bollards, fences and trellising.
- Barrier-free measures have been incorporated which address the functional needs of persons with disabilities, including those who are mobility, visually, and hearing impaired and have reduced manual dexterity or strength. (Refer to the *Applicant's Response*, **Attachment 2**.)

### ***Site Servicing***

- A Storm Sewer and Water Servicing Capacity Analysis was conducted by the applicant's Engineer. The City's Engineering Department has accepted the results of this servicing study and determined that no upgrades are required.
- A Sanitary Sewer Analysis for the private sanitary sewer system was also conducted by the applicant's Engineer. The City's Engineering Department has accepted the results of this servicing study and determined that no upgrades are required. The applicant has also provided a letter from Terasen Utility Services to confirm that additional discharge to the sanitary system is permissible under the existing GVRD Discharge Permit.
- A Transportation Study submitted by the applicant has confirmed that the existing road network in the area will support the proposed development.

**Conclusions**

Issues identified during the Development Permit Application process have been considered and addressed, including staff and Advisory Design Panel comments regarding adjacencies, site planning/urban design, architectural form/character, and landscape design. No public concerns have been received. The proposed development enhances the existing context.

Staff recommend support for this Development Permit Application.



Terence Brunette, Planner  
Policy Planning

TCB:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$118,163.20 (based on total floor area of 18,008.1 m<sup>2</sup>/59,081.6 ft<sup>2</sup>).

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Minutes and Applicant's Response (Including Letter of Response)



**City of Richmond**  
 6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**  
 Development Applications Division

**DP 05-309265** **Attachment 1**

Address: 10688 No. 6 Road

Applicant: Burrowes Huggins Architects Owner: Marquee Hotels Ltd.

Planning Area(s): Fraser Lands 9

Floor Area Gross: 5489 m<sup>2</sup> (59,082 sf) Floor Area Net: 5489 m<sup>2</sup> (59,082 sf)

	Existing	Proposed
<b>Site Area:</b>	7625.1 m <sup>2</sup>	7625.1 m <sup>2</sup>
<b>Land Uses:</b>	PARKING LOT	HOTEL
<b>OCP Designation:</b>	COMMERCIAL	COMMERCIAL
<b>Zoning:</b>	AE	AE
<b>Number of Units:</b>	N/A	105

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.7	None
Lot Coverage:	Max. 60%	18.2%	None
Setback – Front Yard:	Min. 6m	6m	None
Setback – Side Yard:	Min. 6m	6m	None
Setback – Side Yard:	N/A	19m	None
Setback – Rear Yard:	N/A	VARIES	None
Height (m):	N/A	15.5m (51 ft)	None
Lot Size:	N/A	7625.1 m <sup>2</sup>	None
Off-street Parking Spaces – Regular/Commercial:	71 and 1 loading	86 and 1 loading	None
Off-street Parking Spaces – Accessible:	2	3	None
Total off-street Spaces:	71	86	None
Tandem Parking Spaces	Not Permitted	N/A	None
Amenity Space – Indoor:	N/A	N/A	None
Amenity Space – Outdoor:	N/A	N/A	None

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

**Wednesday, February 22, 2006 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

Hotel

Burrowes Huggins Architect  
10688 NO. 6 Road (formerly 6551 No. 4 Road)

DP 05-309265

Applicant's Representatives:

Philip Burrowes, Applicant/Project architect  
Gerry Eckford, Landscape Architect  
Emtias Esmail, Owner/Developer's Consortium

Terry Brunette, Planner introduced the project and the development context of the site and reviewed the staff comments provided for the project. (Schedule 1).

Specifically, staff sought Panel's comments on response to CPTED, landscaping, accessibility, and opportunity for green roof.

Mr. Burrowes, with the aid of a model and various display materials, provided an overview of the project including design rationale, building massing, architectural articulation, cladding materials, vehicular circulation for tour bus and fire truck, etc, parking, amenities, garbage and recycling.

Mr. Burrowes noted that green roof is not appropriate because no one will be looking onto roof and there is no stormwater management issue. Additional cost is better spent on building materials and lighting of the building. Security has not be looked at in depth.

Mr. Gerry Eckford, landscape architect, then reviewed the proposed landscape plan. He noted:

- landscape primarily functions as screening of surrounding development and street edges.
- double row of trees along Triangle Road to screen parking (1 tree/10 stalls)
- landscape feature element is provide in the parking lot
- entry water feature with signage integrated
- pedestrian walkway maintained to ice rink to the east and side walk has been provided to adjacent development to the south
- sustainability is not the highest priority as no overview onto the roof and stormwater detention is not an issue.

General questions were then put forth, as follows (**Applicant's response in Bold**) :

- Is there a future area plan for the area to provide guidance for future adjacent developments? **No separate area plan for this area. OCP applies.**



- What is the plan for No. 6 Road? It is a heavily travelled road. **No detail work for this area has been done. There will be future road widening but no detail plan has been completed. There is adequate capacity to accommodate the proposed development.**
- Sewer capacity? **Capacity analysis is adequate for this area as identified by the applicant's Engineer.**
- Please clarify the play/garbage& recycling/mail area. **Applicant provided location.**
- Easement limit vehicular access onto the site. **Access is provided through the adjacent site to the south. Access easement is registered on title of 14111 Entertainment Boulevard.**

The comments of the Panel were as follows:

- Panel complimented accessible units but the turning radius and clearances are too tight to accommodate full wheelchair accessibility
- Visual impaired rooms are not also wheelchair accessible, so clients with both disabilities would have to choose
- L-shape configuration of the proposed building sits comfortably on the site.
- The tension between the monolith of the ice rink and the proposed hotel can be played up by increasing glazing along the pool area, boardrooms and lobby to lighten up some of the corners of the building
- Great room at the back looking north and may not receive a lot of sun. Consideration to be given to relocating Great Room adjacent to the lobby to take advantage of sun access and animate the entrance
- Triangle Road and No. 6 Road traffic need to be addressed. An area plan for the area will be beneficial for the area. It is an entertainment district, but does not provide daily needs such as "getting a carton of milk".
- Applicant to be congratulated for a very well designed building. Will there be mechanical units on the roof. **Applicant responded that only small HVAC units (fans) no more than 3' high will be on the roof and they will be screened**
- There is some CPTED concerns with respect safety and loitering in the area especially at night time given that there are no "eyes of the street" from residents typical in a more urban neighbourhood. Having the hotel will benefit the surrounding uses.
- Consider architectural lighting on the building to highlight the palette of the building to make it stand out
- The white wall of the adjacent rink may create glare onto the building. Applicant to take this into consideration
- Review use of the patio space off the great room to maximize sun access
- Consider if all the parking in the central parking area is needed since the proposed development exceeds the required number of parking spaces. It may be beneficial to provide some landscaping instead as many of the hotel rooms look onto this area.

- This area has potential to becoming more community oriented area as residential development along the waterfront occurs. Pedestrian connection could be more substantial than the proposed 1.5 m with. A raised walkway with substantial width may be more appropriate.
- A grander pedestrian connection along the southern edge may be more appropriate by utilizing the 6 parking spaces as landscaping and pedestrian area
- Design development to the landscaping along the southern edge of the building around the board room to better integrate into the landscape area
- Consider incorporation of pervious [permeable or porous] paving for some of the parking spaces to minimize impact on stormwater recharge. Panel supports no green roof
- Who are the intended user? **Teams attending adjacent athletic facilities on weekends and corporate clientele doing business in near by industrial/business parks. Some leisure clientele is also expected (60% corporate 40% mix as reflected by the room mix).**
- The proposed earth tone colour scheme works well
- Caution on use of overly bright signage and freestanding sign
- Supports no green roof
- Are all parking stalls full size? Consider increase no. of small stalls along the sought property line to increase landscaping adjacent to the adjoining ice rink.
- Consider spilling landscaping onto the No. 6 Road boulevard to soften the edge and enhance the streetscape.
- Consider secondary access off Triangle Road to facilitate vehicles wanting to get back on to Steveston Highway.
- Extend pedestrian connection from board room onto No. 6 Road to connect across the site east/west to accommodate visitors/workers arriving by bus.
- Consider provision of pedestrian connection onto No. 6 Road.

The applicant was asked to review and consider the following:

- Address handicap requirements to ensure adequate dimensions.
- Give consideration to combine wheelchair and sight impaired accessible package in the same hotel room
- Increase glazing around the building at pool room, board room and great room, lobby area to highlight the high-tech look of the building
- Consider eliminating some parking space to increase landscaping, particular the 6 stall south of the site on the adjacent site
- Ensure sunning area is indeed sunny
- Consider provision of a water feature south west corner of the building

- Consider incorporation of porous paving
- Caution on overlighting the building and signage. Use only as architectural lighting where appropriate.

Applicant's response:

- **Terrace off great room is to provide a screen to the great room as opposed to encouraging active use of the outdoor space. The great room is not a restaurant but only used to serve breakfast.**
- **The outdoor areas adjacent to the pool and boardroom are located to take advantage of sun.**
- **Parking off site (to the south) may not be easily eliminated because the site is owned by others. Some parking stalls need to be removed already and the same number of stalls are provided on this site to ensure no net loss.**
- **Grade change between site and Triangle Road prevents a secondary access**
- **Holiday Inn requires a 1:1 parking ratio as a business requirement, so removal of parking may be difficult.**

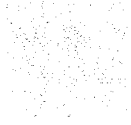
Discussion then ensued that resulted in the following motion:

It was moved and seconded

***That DP 04-279379 move forward subject to consideration being given to Panel comments.***

**CARRIED**  
Unanimous

***[NOTE: PLEASE REFER TO THE ATTACHED LETTER RESPONDING TO THE ADVISORY DESIGN PANEL'S COMMENTS FOR REVIEW AND CONSIDERATION.]***



# Burrowes Huggins Architects

May 29, 2006

City of Richmond  
Planning Department  
6911 No. 3 Road  
Richmond BC V6Y 2C1

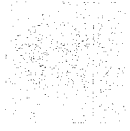
Attention: Terry Brunette

**RE: 10688 No 6. Road**

Dear Mr. Brunette:

We have reviewed the issues noted for consideration with respect to the Development Permit for the above noted project. We have addressed the outstanding items and respond as follows:

1. Wheelchair maneuvering space within suites, public washrooms and common areas has been reviewed and changes made as follows:
  - Access at public washrooms adjacent to the Elevator Lobby improved and unit washroom for exclusive use by the disabled added.
  - Area at access door from parking increased to provide 24" clearance at doorjamb.
2. Provisions for sight-impaired travelers will be included in regular HC rooms (209, 309, 409) in addition to the three sight & hearing-impaired units (209, 308, 408) provided.
3. The exterior wall at the pool/exercise area has been curved to reflect the trellis & terrace configuration and glazing has been increased. Glazing has also been increased at the Great Room to take advantage of views into the adjacent landscaped terrace.
4. The Holiday Inn requirement is for 1.1 stalls/room. We are currently providing only .85 stalls/room and understand that further reduction would not be acceptable. Where possible, landscaped areas have been included to visually screen & interrupt the grade level parking area. The 6 stalls on the south side are on the adjacent property and therefore cannot be included in the scope of work.
5. The terrace on the west side which opens off of the pool area will have direct sun exposure from early to late afternoon. The terrace off of the Great Room is intended mainly to screen direct views to the parking area, and to provide a visual extension of the internal space.



## Burrowes Huggins Architects

6. A water feature is provided at the southwest corner as part of the landscape scheme.
7. Pavers are proposed for terraces and stamped concrete for the pedestrian link to the adjacent Skating Rink.
8. Exterior lighting will be designed to minimize intensity & reduce light spillage onto adjacent areas.

Attached are 8 full size and 1 reduced set of revised drawings as requested. Please advise if you require any additional information for issuance of the Development Permit.

Yours truly,

**BURROWES HUGGINS ARCHITECTS**

Philip J. Burrowes, MRAIC, MAIBC, Principal

PJB/sg

Cc: Emtias Esmail, Marquee Hotels Richmond Inc.  
Meenaz Rajan, Marquee Hotels Richmond Inc.



**No. DP 05-309265**

To the Holder:                   BURROWES AND HUGGINS ARCHITECTS

Property Address:               10688 NO. 6 ROAD (FORMERLY 14060 TRIANGLE ROAD)

Address:                         C/O MR. PHILIP BURROWES  
                                      SUITE 105 – 1628 WEST 1<sup>ST</sup> AVENUE  
                                      VANCOUVER, BC V6J 1G1

---

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 - #7 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$118,163.20 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 05-309265

To the Holder: BURROWES AND HUGGINS ARCHITECTS  
Property Address: 10688 NO. 6 ROAD (FORMERLY 14060 TRIANGLE ROAD)  
Address: C/O MR. PHILIP BURROWES  
SUITE 105 – 1628 WEST 1<sup>ST</sup> AVENUE  
VANCOUVER, BC V6J 1G1

---

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.  
DAY OF , .

ISSUED BY THE COUNCIL THE

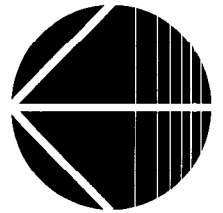
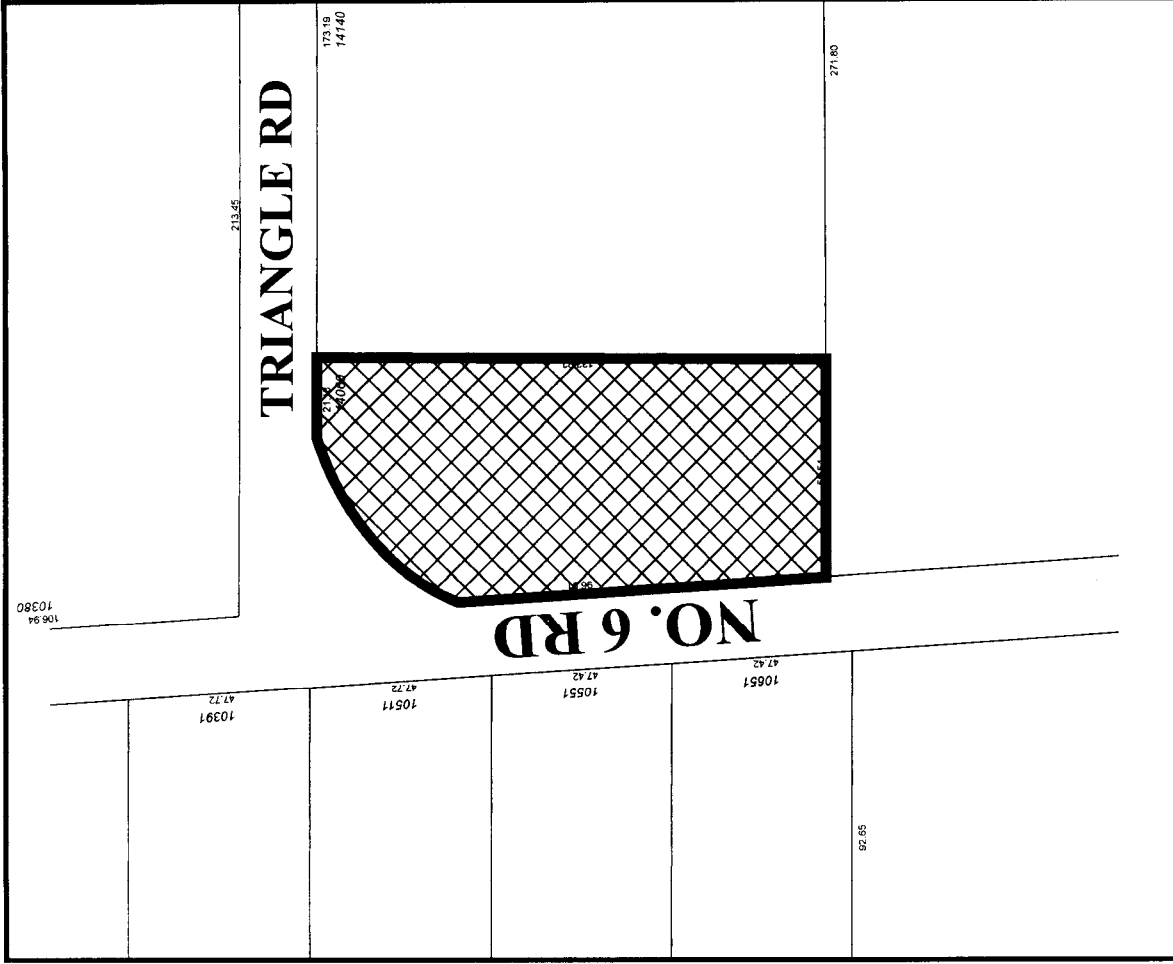
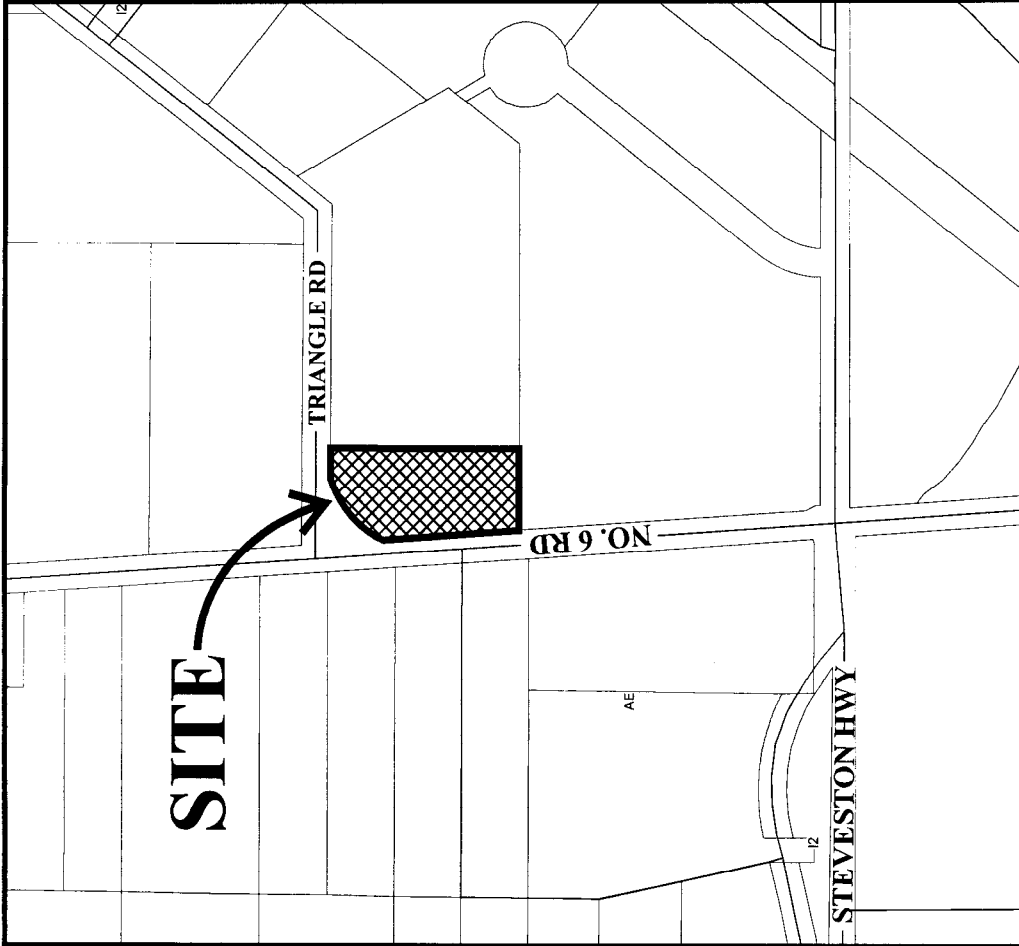
DELIVERED THIS DAY OF , .

---

MAYOR



# City of Richmond



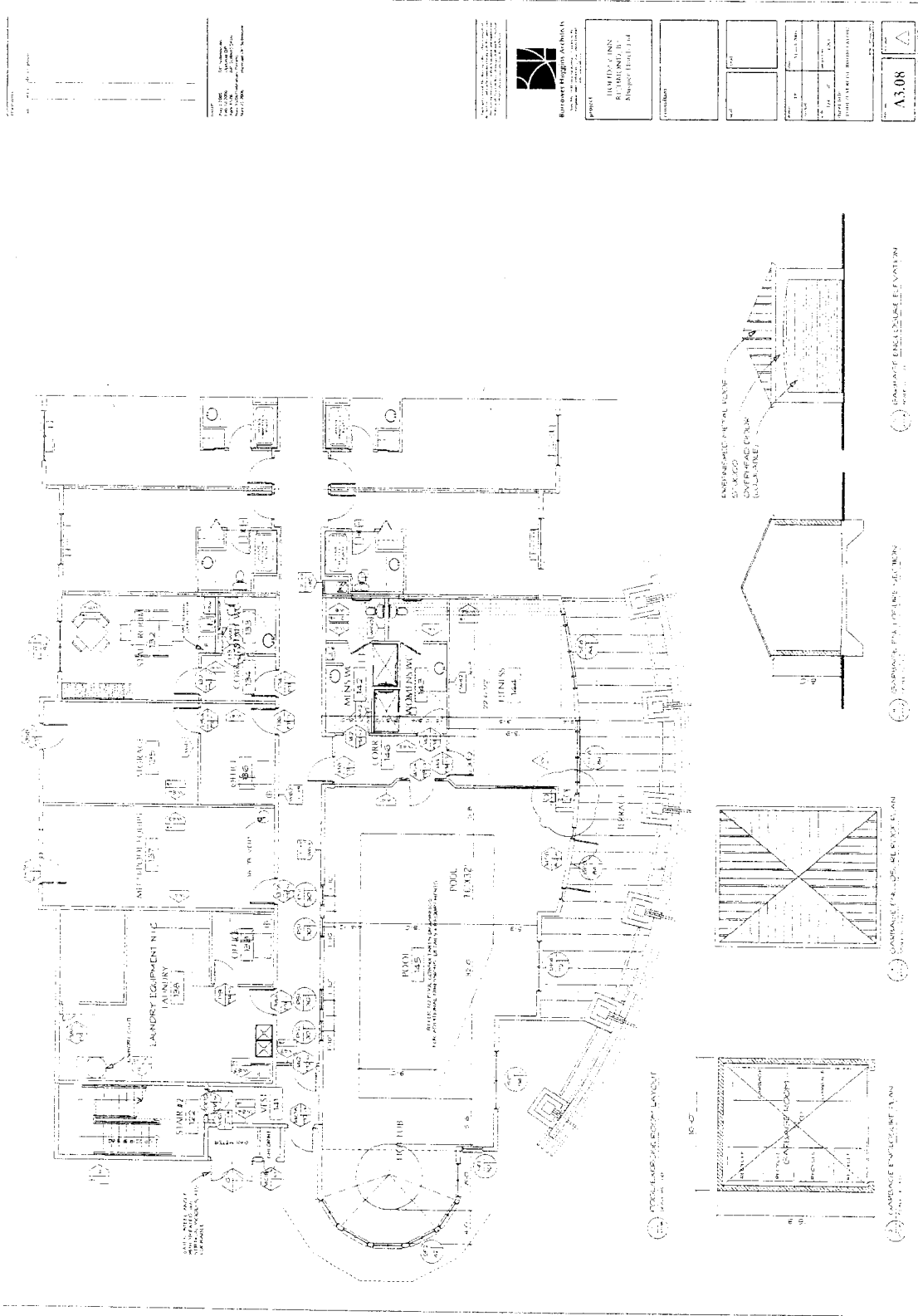
## DP 05-309265 SCHEDULE "A"

Original Date: 09/13/05

Revision Date:

Note: Dimensions are in METRES





PROJECT: [Blank]  
 CLIENT: [Blank]  
 ARCHITECT: [Blank]  
 DATE: [Blank]



**RENNERT HEGGON ARCHITECTS**  
 1000 BROADWAY, SUITE 2000  
 NEW YORK, NY 10018  
 TEL: 212 693 8800  
 FAX: 212 693 8801  
 WWW: RENHARCH.COM

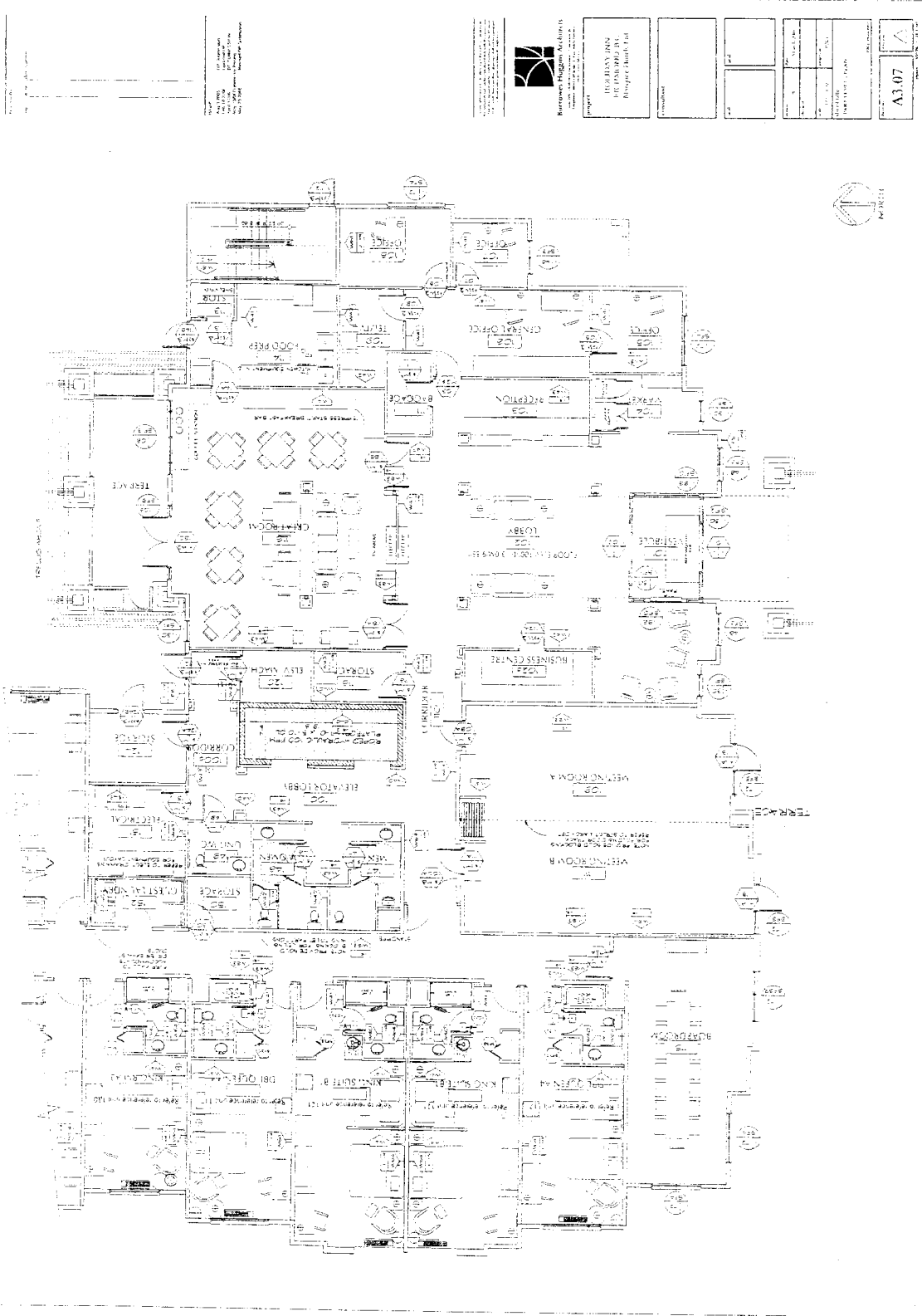
PROJECT: [Blank]  
 CLIENT: [Blank]

DATE: [Blank]  
 SCALE: [Blank]

DRAWN BY: [Blank]  
 CHECKED BY: [Blank]  
 APPROVED BY: [Blank]

A3.08  
 REFERENCE PLAN

**REFERENCE PLAN**



**REFERENCE PLAN**

A3.07

PROJECT	HOLIDAY INN DE PASARIS BLDG Singapore, Kuala Lumpur
DATE	
SCALE	
DESIGNED BY	
CHECKED BY	
APPROVED BY	

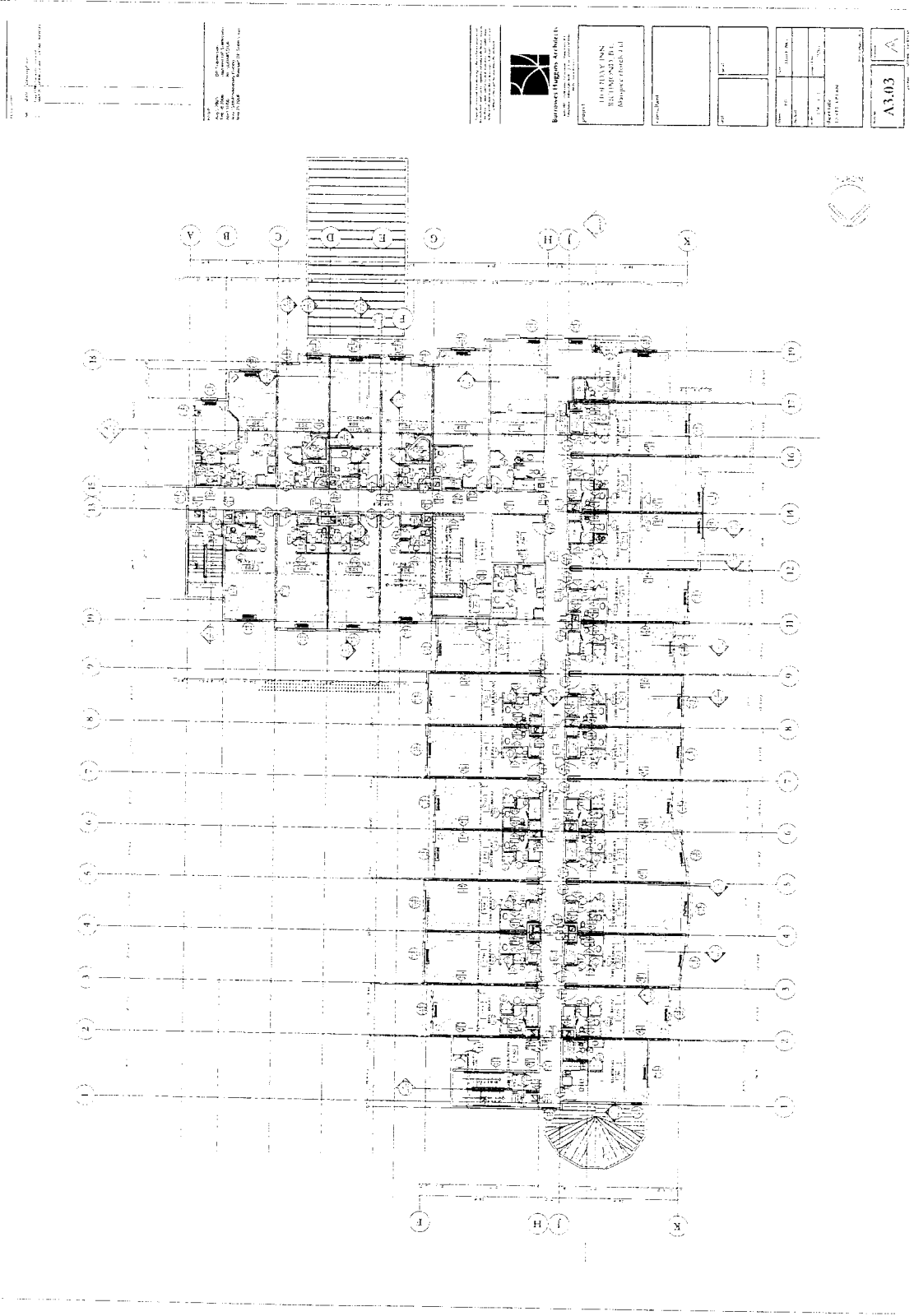


ARCHITECTURAL FIRM  
123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

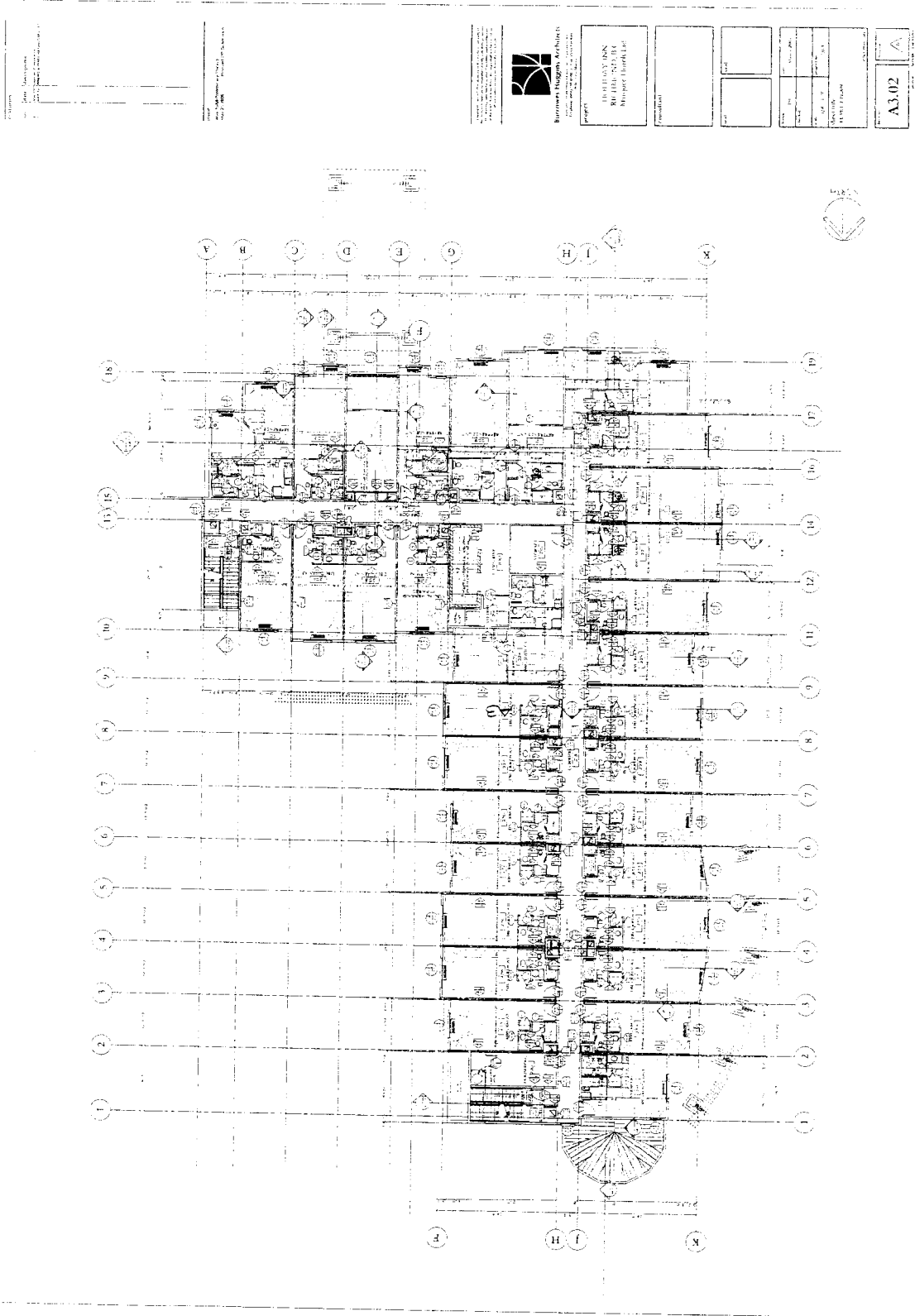








REFERENCE PLAN



REFERENCE PLAN

AJ.02

DATE	10/10/2011
SCALE	1:100
PROJECT	RENOVATION OF THE BANK OF CHINA
CLIENT	CHINA BANK OF COMMUNICATIONS
DESIGNER	ARCHITECTURE
DRAWN BY	ARCHITECTURE
CHECKED BY	ARCHITECTURE

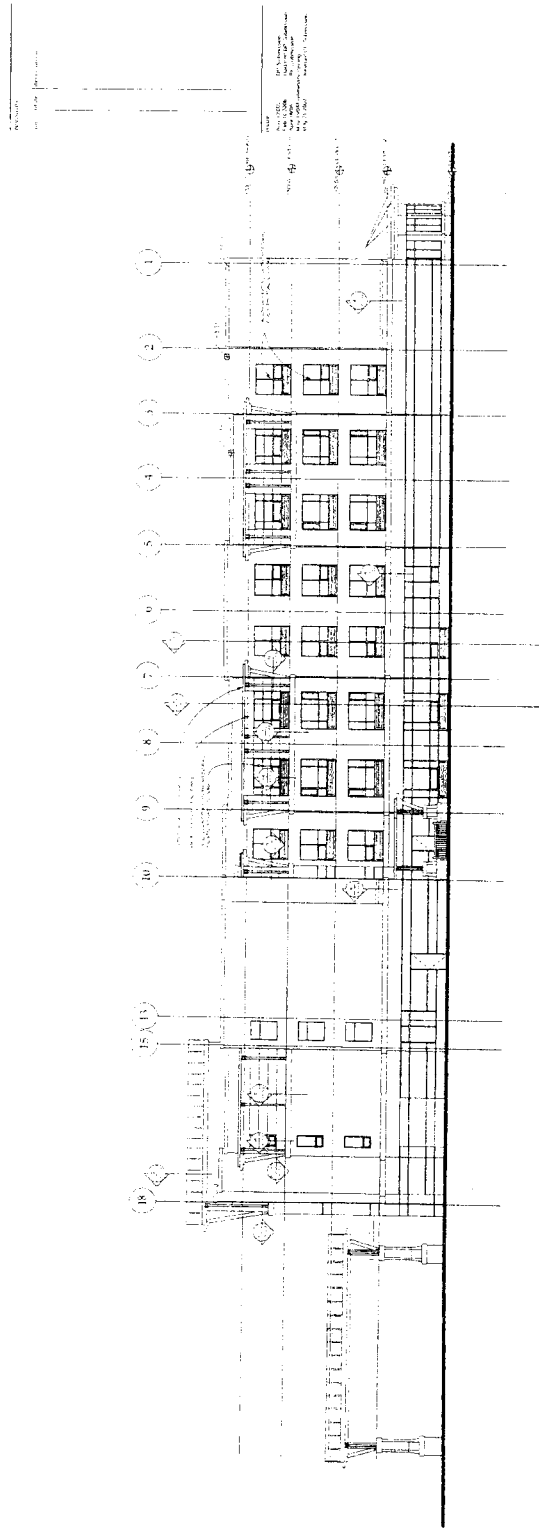
PROJECT	RENOVATION OF THE BANK OF CHINA
CLIENT	CHINA BANK OF COMMUNICATIONS
DESIGNER	ARCHITECTURE
DRAWN BY	ARCHITECTURE
CHECKED BY	ARCHITECTURE



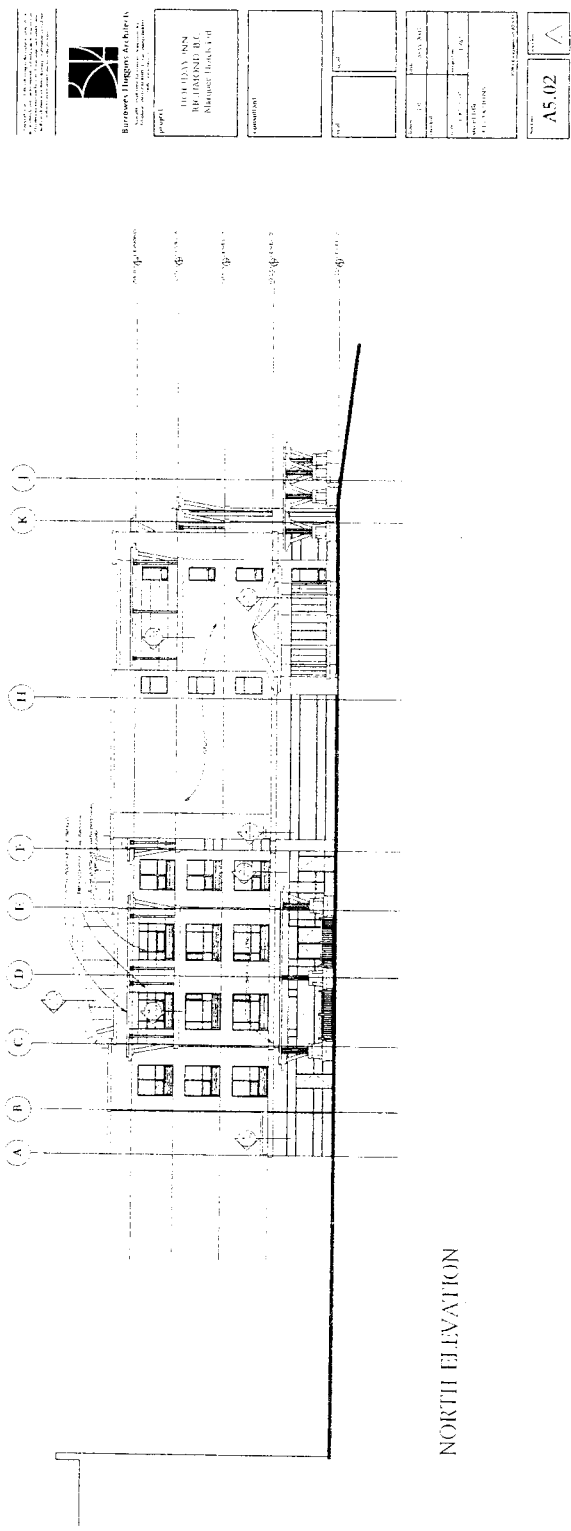
ARCHITECTURE

10/10/2011





EAST ELEVATION



NORTH ELEVATION

**Burrows Higgins Architects**  
 1000 15th Street, Suite 1000  
 Denver, CO 80202  
 Phone: 303.733.1100  
 Fax: 303.733.1101  
 www.burrows-higgins.com

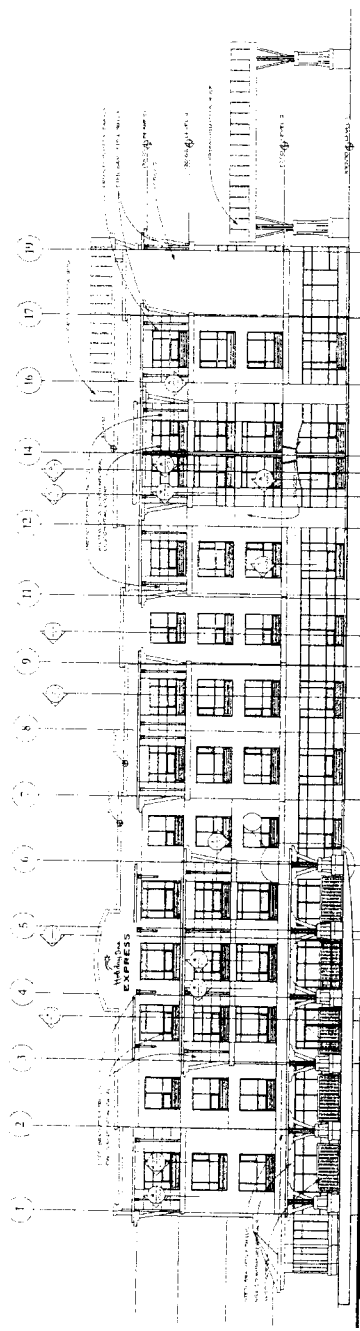
**PROJECT:**  
 1000 15th Street  
 1000 15th Street  
 1000 15th Street

**DATE:**  
 07/12/06

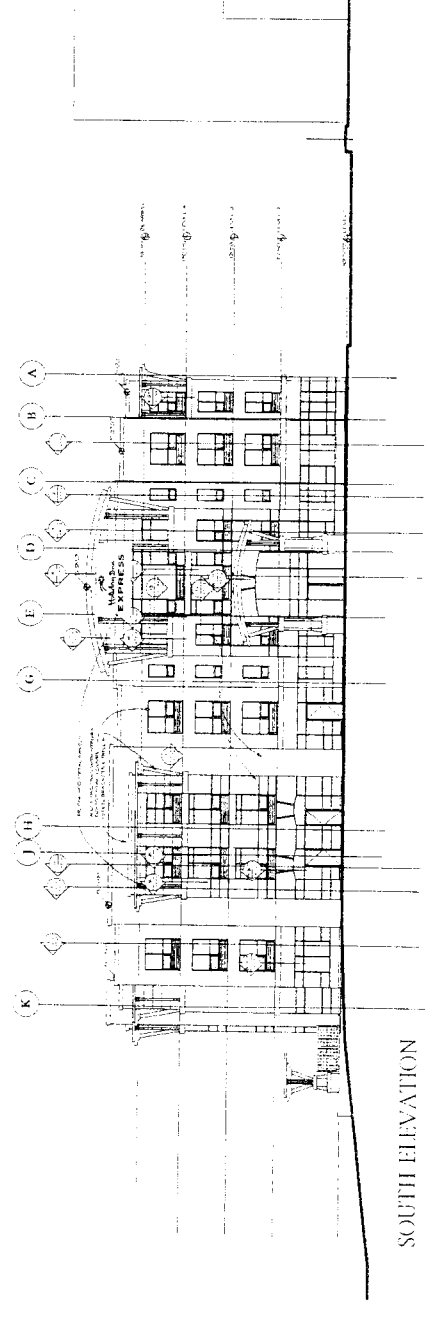
**SCALE:**  
 1/8" = 1'-0"

**NO.:**  
 A5.02





WEST ELEVATION



SOUTH ELEVATION

PROJECT: [Redacted]  
 DATE: [Redacted]  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 APPROVED BY: [Redacted]

BURTON & BURTON ARCHITECTS  
 1000 [Redacted]  
 [Redacted]

HOLIDAY INN  
 1000 [Redacted]  
 [Redacted]

SHEET NO. AS-01  
 OF [Redacted]

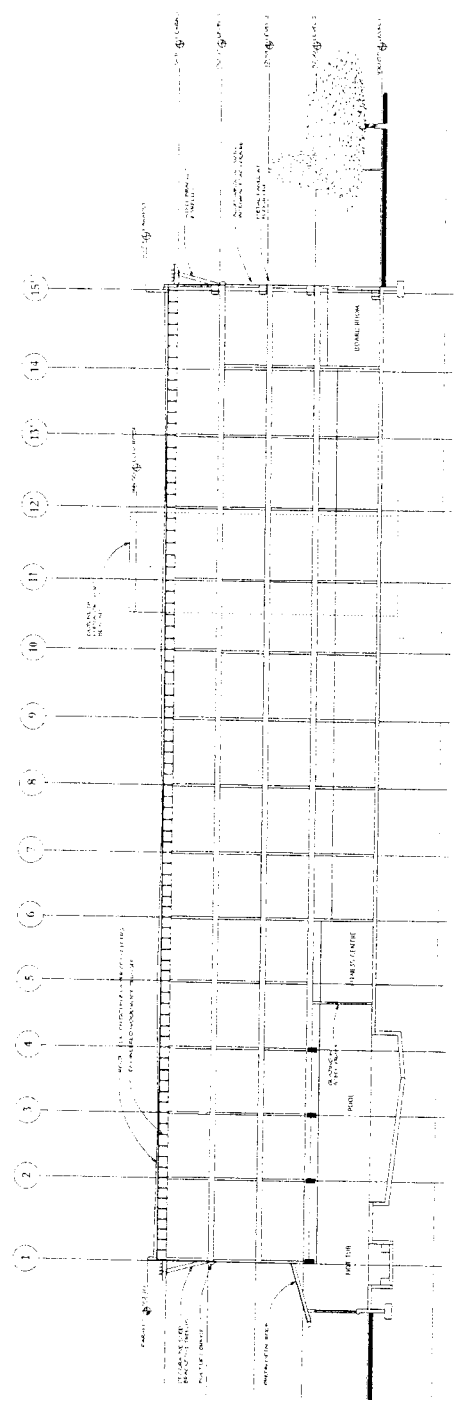
PROJECT: [Blank]  
 DATE: [Blank]  
 DRAWN BY: [Blank]  
 CHECKED BY: [Blank]  
 SCALE: [Blank]

ARCHITECT:  
 [Blank]  
 [Blank]  
 [Blank]

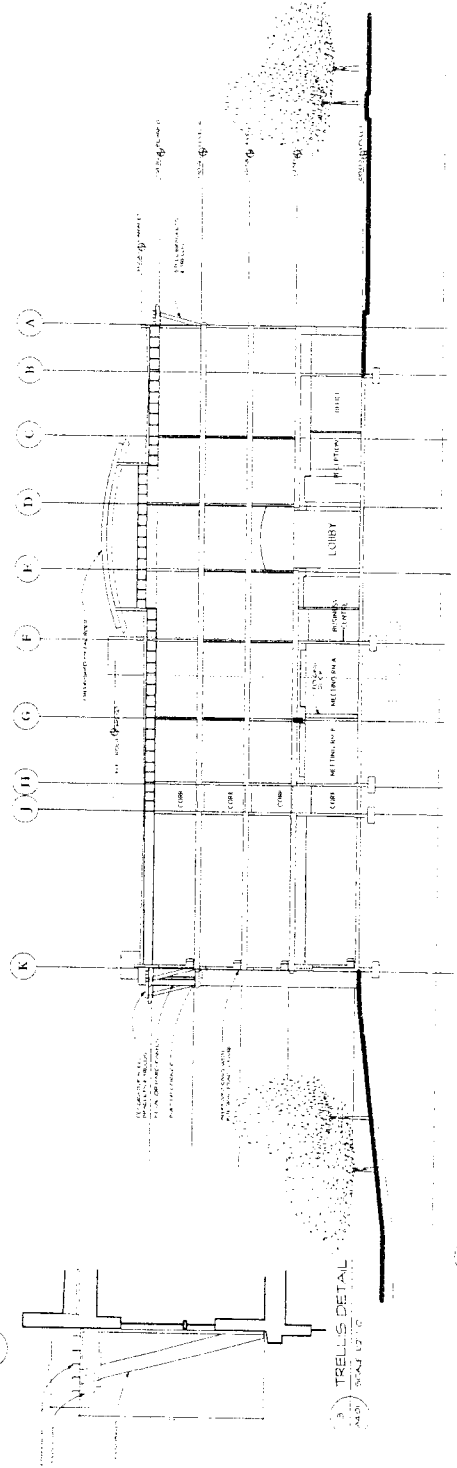
**Baroness Huggins Architects**  
 1000 [Blank] [Blank] [Blank]  
 [Blank] [Blank] [Blank]

**REVISIONS**  
 NO. DATE BY DESCRIPTION


**A4.01**  
 [Blank]



**1 BUILDING SECTION**  
 SCALE 1/8" = 1'-0"



**2 BUILDING SECTION**  
 SCALE 1/8" = 1'-0"

**TRELLIS DETAIL**  
 SCALE 1/4" = 1'-0"

PROJECT: [Blank]  
 NO. [Blank]  
 DATE: [Blank]

DRAWN BY: [Blank]  
 CHECKED BY: [Blank]  
 DATE: [Blank]

BIRREDAE HUGGINS ARCHITECTS  
 1000 [Blank] [Blank]  
 [Blank] [Blank] [Blank]

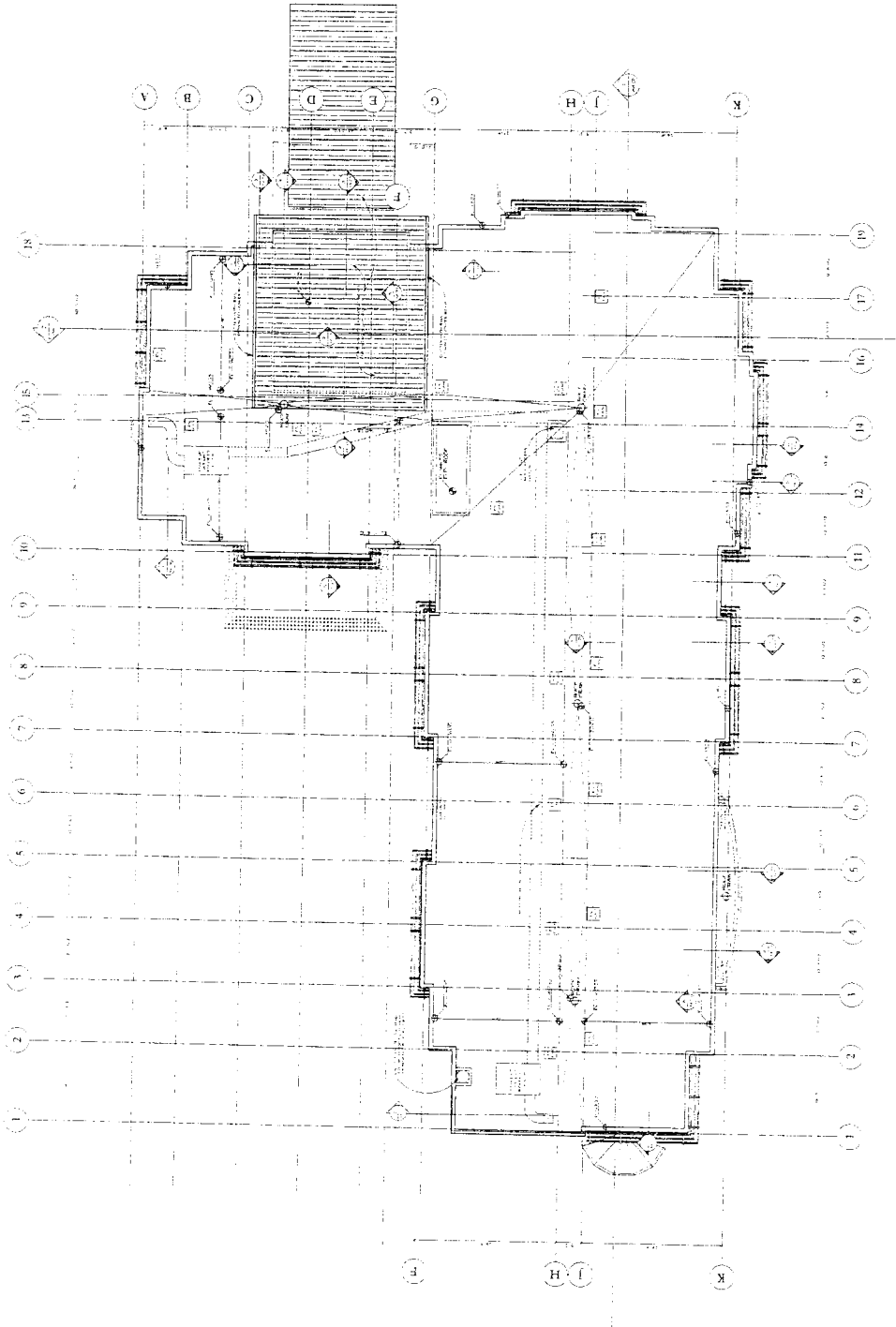
PROJECT: [Blank]  
 BUILDING: [Blank]  
 ROOM: [Blank]

DRAWING NO.: [Blank]

DATE: [Blank]

SCALE: [Blank]

SHEET NO.: A3.05



JULY 12, 2006 DP 05 - 309265

1. FOUNDATION PLAN  
 2. FLOOR PLAN  
 3. SECTION  
 4. ELEVATION

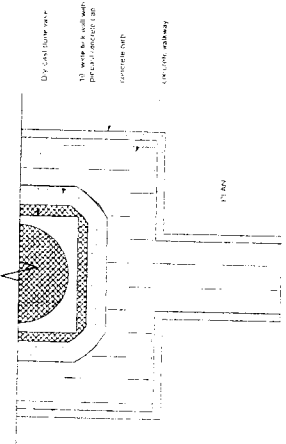
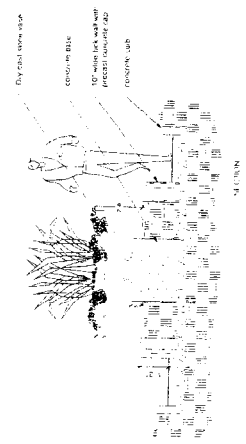
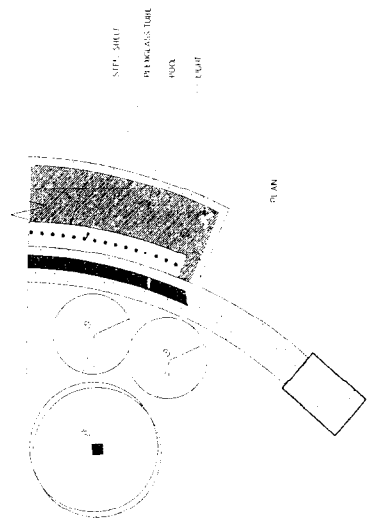
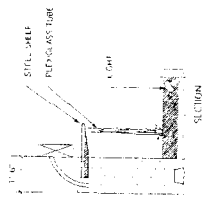
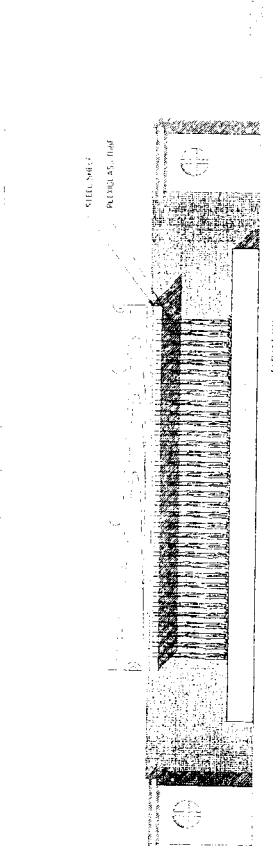
1. FOUNDATION PLAN  
 2. FLOOR PLAN  
 3. SECTION  
 4. ELEVATION

1. FOUNDATION PLAN  
 2. FLOOR PLAN  
 3. SECTION  
 4. ELEVATION

1. FOUNDATION PLAN  
 2. FLOOR PLAN  
 3. SECTION  
 4. ELEVATION

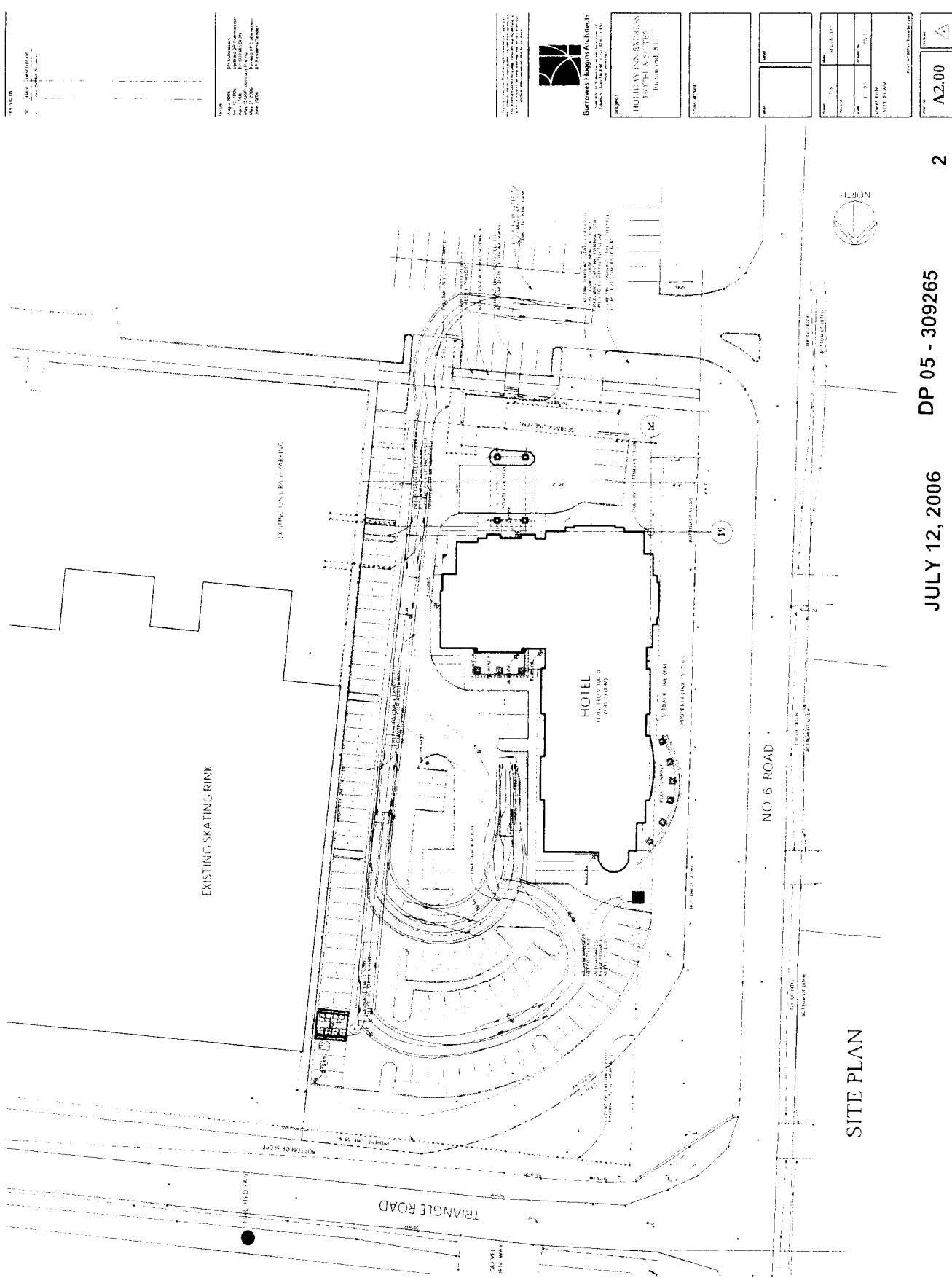
1. FOUNDATION PLAN  
 2. FLOOR PLAN  
 3. SECTION  
 4. ELEVATION

1. FOUNDATION PLAN  
 2. FLOOR PLAN  
 3. SECTION  
 4. ELEVATION



1. FOUNDATION PLAN  
 2. FLOOR PLAN  
 3. SECTION  
 4. ELEVATION





REVISIONS

NO.	DATE	DESCRIPTION
1	07/12/06	ISSUED FOR PERMIT

DATE: 07/12/06  
 DRAWN BY: J. HUGHES  
 CHECKED BY: J. HUGHES  
 PROJECT NO.: 05-309265  
 SHEET NO.: 2 OF 2

Barrow Huggins Architects  
 1000 North 10th Street  
 Suite 100  
 Richmond, VA 23219  
 Phone: 804.771.1111  
 Fax: 804.771.1112  
 www.barrowhuggins.com



PROJECT:  
 HOLIDAY INN EXPRESS  
 HOTEL & SUITES  
 Richmond, R.C.

CONDITIONS

--	--

NO.	DATE	DESCRIPTION

SCALE: AS SHOWN  
 SHEET NO.: 2 OF 2  
 PROJECT NO.: 05-309265



SITE PLAN

DP 05 - 309265

JULY 12, 2006



