



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

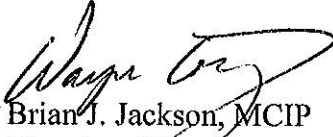
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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** September 15, 2008  
**File:** DP 08-438237  
**Re:** **Application by Chercover Massie & Associates for a Development Permit at  
7551 Westminster Highway**

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### Staff Recommendation

That a Development Permit be issued which would permit the alteration of the Westminster Highway ground floor facade and improvements to the landscaping in the surface parking lots at 7551 Westminster Highway on a site zoned Downtown Commercial District (C7).

*for*   
Brian J. Jackson, MCIP  
Director of Development

SB:blg  
Att.

## Staff Report

### Origin

Chercover Massie & Associates has applied to the City of Richmond for permission to renovate the Westminster Highway ground floor facade and to improve the landscaping in the Elmbridge Way and Westminster Highway surface parking areas of the existing Best Western Richmond Inn Hotel at 7551 Westminster Highway on a site zoned Downtown Commercial District (C7).

The site currently contains an older hotel complex, originally built in approximately 1972, with the three (3) towers added in three phases between 1977 and 1986. The complex includes hotel rooms, restaurant, lounge, meeting facilities and surface parking areas on both Elmbridge Way and Westminster Highway. This older hotel property does not have a Development Permit registered on title, however there are two (2) Development Variance Permits registered on title regarding on-site signage (DVP 94-206 & DVP 98-143147).

### Background

The subject site is located in the City Centre planning area. Development surrounding the location of the limited façade alterations is as follows:

- To the north, the hotel complex extends from Westminster Highway northward to Elmbridge Way, zoned Downtown Commercial District (C7);
- To the east, is the Vancouver Airport Marriot Hotel, which shares parking areas with the subject hotel and is also zoned Downtown Commercial District (C7);
- To the south, across Westminster Highway, are smaller properties with two-storey commercial buildings and two (2) older existing non-conforming single-family homes, zoned Automobile-Oriented Commercial District (C6) and Comprehensive Development District (CD/31); and
- To the west, a three-tower residential development is under construction, zoned Downtown Commercial District (C7).

### Staff Comments

The proposed scheme attached to this report is a minor façade renovation improvement limited to the existing one-storey entry portion of the Westminster Highway building façade. The building façade renovation does not introduce any variances to the Downtown Commercial District (C7).

### Advisory Design Panel Comments

The proposed relatively minor exterior renovation was not presented to the Advisory Design Panel as the renovation does not impact the overall architectural form, character, massing or site plan of the existing hotel complex.

## Analysis

### *Site Planning*

- The applicant is proposing to improve the pedestrian connection between the main entry porte cochere and the Westminster Highway sidewalk with a new raised stamped concrete area to cross over the existing asphalt drive aisle. Dropped curbs are incorporated for wheelchair access.
- The hotel complex use, floor area, frontage, access, number of parking spaces and onsite vehicle circulation remain unchanged. The provision of 36 small car parking spaces complies with the Zoning & Development Bylaw. It is less than double the number that would be permitted on this site.

### *Architectural Form and Character*

- The applicant is proposing to update a limited portion of the hotel building's streetscape façade which is setback from Westminster Highway behind a surface parking area. The alteration does not increase the existing floor area. The proposed renovation will improve the main entry façade by incorporating a more visually distinct main entry porte cochere feature, increased visual prominence of the existing continuous weather protection canopy for pedestrians and higher quality cladding materials.
- The proposed building materials in the façade alteration area are generally consistent with the Official Community Plan (OCP) guidelines. Façade improvements result from the use of cultured ledge stone veneer, pre-finished copper coloured corrugated metal roofing, and glazing. These are complimented with the existing glass secondary entrance canopy landmark.
- The existing textured concrete on the building elevation is replaced with a new cultured ledge stone veneer. The stucco finish of the porte cochere columns is also replaced with the new cultured ledge stone veneer.
- A portion of the existing glazing is maintained to provide natural surveillance of the parking area.
- New stucco finish panel areas are introduced in limited areas of the building elevation.
- The existing porte cochere at the hotel entry is updated by removing the skylight and increasing the size of the parapets to accentuate the visual prominence of the hotel entry, which is substantially setback from Westminster Highway behind a surface parking area.
- The existing continuous weather protection canopy structure is maintained and a continuous sloped copper coloured metal roofing element is added on top of the existing structure. This increases the size and visual prominence of the canopy, which is an improvement as the building is substantially setback from Westminster Highway as noted above.
- A separate Permit process is required for any signage changes.

### *Landscape Design*

- The applicant is proposing to improve the three main surface parking areas fronting onto Elmbridge Way and Westminster Highway.
- New landscaping beds will be added into the Westminster Highway and Elmbridge Way surface parking areas with new trees and structural soil extending beneath the parking spaces. These new beds and trees will improve the Westminster Highway and Elmbridge Way streetscapes by breaking up the surface parking areas, introducing shaded areas and visually softening the streetscape interface.

- New trees and planting will be added into an existing large central landscaping bed fronting onto Westminster Highway. This addition into an existing landscaping bed will also improve the Westminster Highway streetscape for the same reasons as outlined above.
- New planting will be added to existing planted landscaping beds around the edges of the building. This improvement will supplement existing planting and soften the transition of the building to it's surrounding surface parking areas.

### Conclusions

The applicant has satisfactorily addressed staff comments. Staff recommend support of this Development Permit application which provides an improved ground floor and entry architectural expression facing Westminster Highway on an older established hotel.



Sara Badyal, M.Arch.  
Planner I  
(Local 4282)

SB:blg

Prior to forwarding this application to Council for approval, the developer is required to complete the following:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$84,093.

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>).



**No. DP 08-438237**

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To the Holder:                   CHERCOVER MASSIE & ASSOCIATES

Property Address:               7551 WESTMINSTER HIGHWAY

Address:                         C/O MR. DOUG MASSIE  
                                      #603 – 1200 WEST 73 AVENUE  
                                      VANCOUVER, BC V6P 6G5

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #3 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 \$84,093. 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 08-438237

To the Holder:                   CHERCOVER MASSIE & ASSOCIATES

Property Address:               7551 WESTMINSTER HIGHWAY

Address:                         C/O MR. DOUG MASSIE  
#603 – 1200 WEST 73 AVENUE  
VANCOUVER, BC V6P 6G5

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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.  
DAY OF

ISSUED BY THE COUNCIL THE

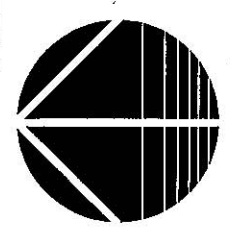
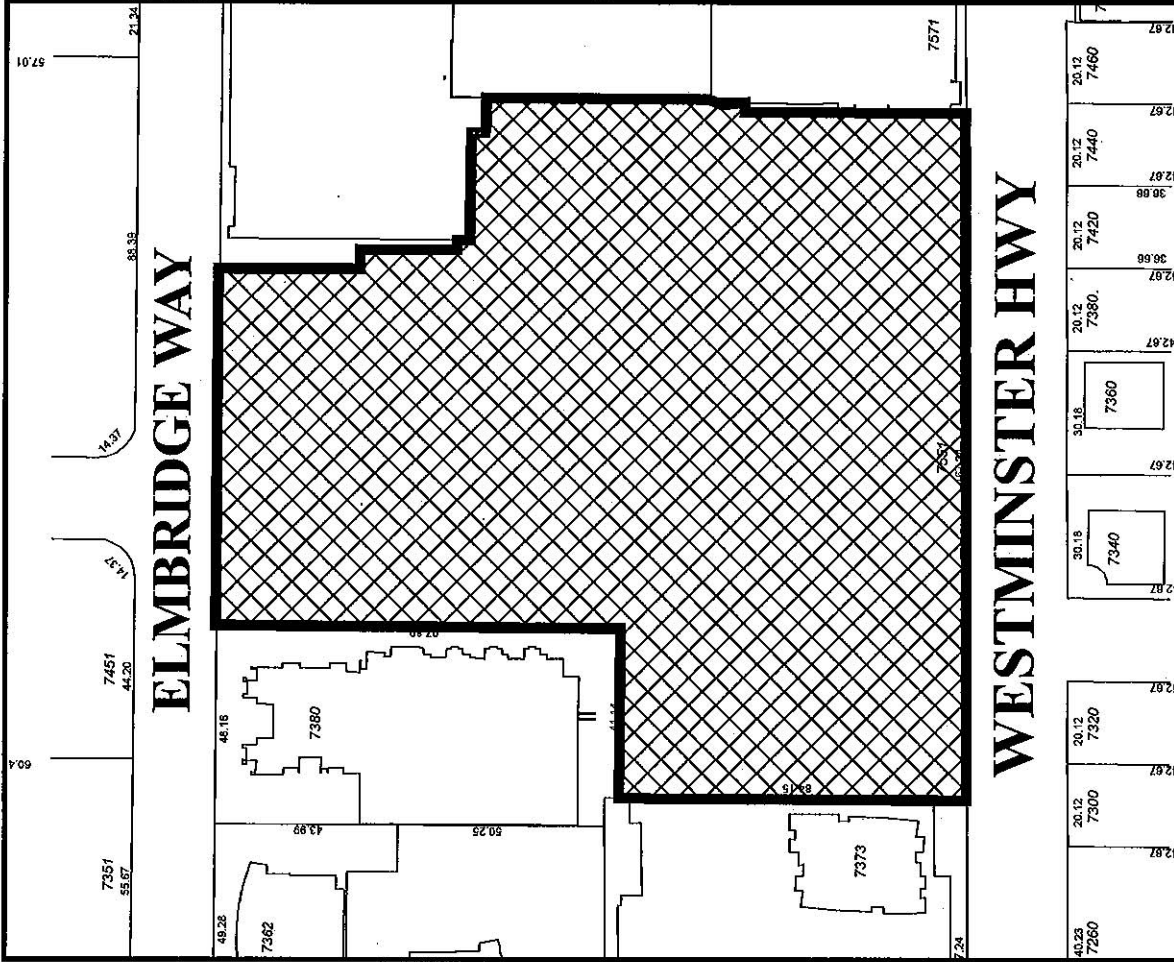
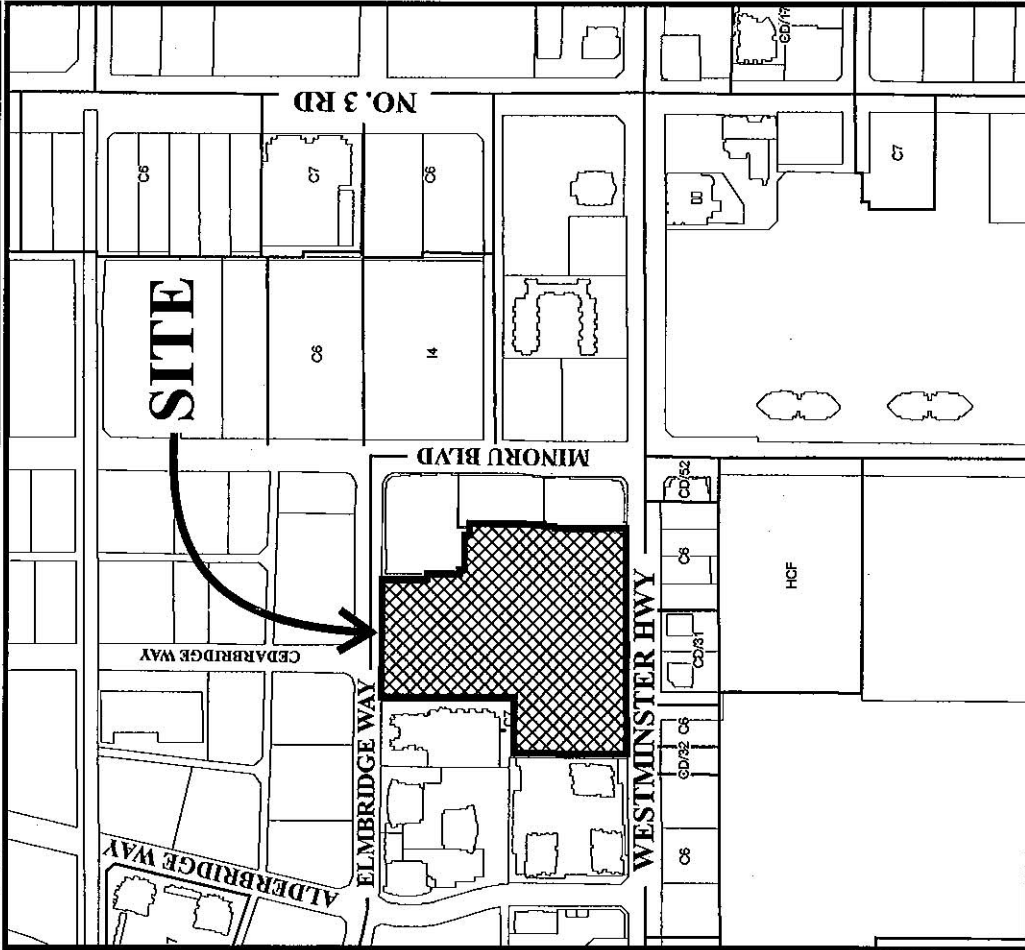
DELIVERED THIS           DAY OF

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MAYOR



# City of Richmond



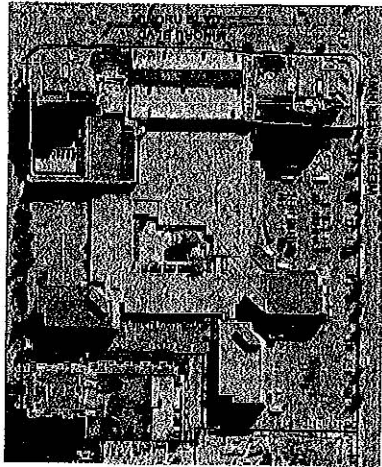
# DP 08-438237 SCHEDULE "A"

Original Date: 09/08/08  
 Revision Date:  
 Note: Dimensions are in METRES



# RICHMOND INN

7551 WESTMINSTER HWY, RICHMOND, B.C.



AUGUST 2008



1 SEC 5 BLK  
RDW  
PL. B4S15  
EXCEPT PLAN LMP2086,  
LMP3740, LMP3551.

SEE PLAN # 2A FOR  
LANDSCAPE PLAN

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REVISION	DATE	DESCRIPTION

DATE	BY	FOR

CONSULTANT

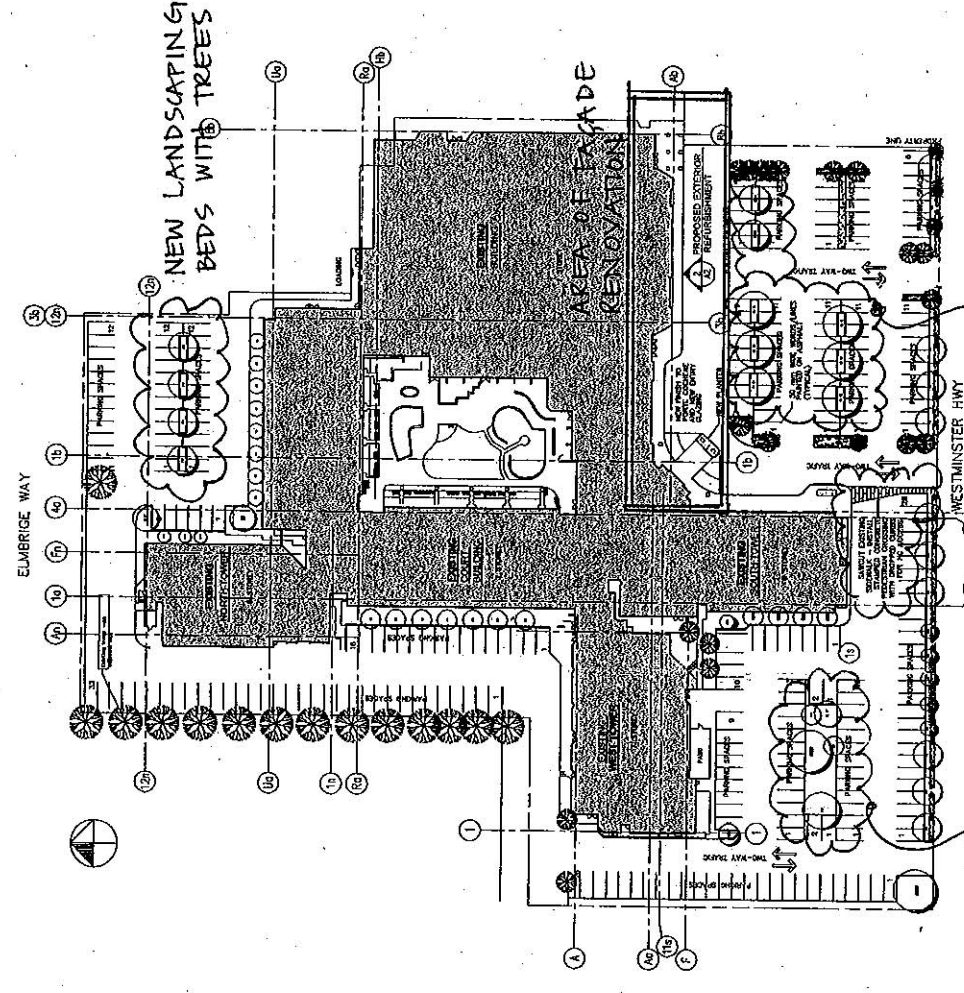


PROJECT:  
EXTERIOR  
REFURBISHMENT  
RICHMOND INN  
7551 WESTMINSTER HWY  
RICHMOND, B.C.

DATE	BY	FOR

SCALE: 1"=50'-0"

PROJECT NO: 10022 C



NEW TREES IN  
EXISTING  
LANDSCAPING BED

NEW LANDSCAPING  
BEDS WITH TREES

PLAN # 1  
SEP 24 2008  
DP08438237

DATE	BY	FOR

SCALE: 1"=50'-0"

PROJECT NO: 10022 C





PLAN # 2B SEP 1 2008  
 DP 08438237

Plant List - Tree plant counts only - quantities of shrub material to be determined at BP submission

QUAN	CODE	BOTANICAL NAME	COMMON NAME	SIZE/CAL.	ROOT
2	APG	Acer platanoides 'Princeton Gold'	'Princeton Gold' Norway Maple	5 cm cal.	B&B
2	ARA	Acer rubrum 'Armstrong'	Armstrong Maple	5 cm cal.	B&B
2	ARB	Acer rubrum 'Bowhall'	Bowhall Red Maple	5 cm cal.	B&B
8	CE	Corceis canadensis 'Forest Pansy'	Redbud	5 cm cal.	B&B
9	CKC	Cornus kousa China Gold	Kousa dogwood	5 cm cal.	B&B
4	CKS	Cornus kousa 'Salom'	Red fr. Kousa dogwood	5 cm cal.	B&B
1	FS	Fagus sylvatica	Copper Beech	5 cm cal.	B&B
4	FO	Fraxinus oxycarpa	Raywood Ash	5 cm cal.	B&B
1	MK	Magnolia kobus	Kobus Magnolia	5 cm cal.	B&B
3	MS	Magnolia stellata	Star Magnolia	1.5M ht.	B&B
1	PP	Parrotia persica Inge's Ruby Vase	Upright Persian Ironwood	5cm cal.	B&B
11	PS	Fraxinus serrata 'Shiloh'	MT Full Cherry	5 cm cal.	B&B
6	QC	Quercus coccoloba	Scarlet Oak	6 cm cal.	B&B
2	RF	Robinia pseudoacacia 'Frista'	Golden Leaf Black Locust	6 cm cal.	B&B
0	AB	Abelia 'Edward Goucher'	Pink Abelia	33 pot.	Cont.
0	AD	Adiantum pedatum	Maidenhair fern	1 pot.	Cont.
0	AU	Arbutus unedo	Strawberry Madrone	33 pot.	Cont.
0	A	Arbutus unedo 'Compacta'	Dwl. Strawberry Bush	33 pot.	Cont.
0	AR	Azalea japonica 'Hino Red'	Red fr. Japanese Azalea	33 pot.	Cont.
0	AZ	Azalea 'Northern Lights Goldenhills'	Deciduous Azalea	33 pot.	Cont.
0	BUX	Buxus microphylla 'Winter Gem'	Boxwood	33 pot.	Cont.
0	CG	Ceanothus impressus 'Vandenbuckg'	Dwl. California Lilac	33 pot.	Cont.
0	CHS	Choisya ternata 'sunshine'	Golden Mexican Mock orange	33 pot.	Cont.
0	ES	Eriobotrya 'Apple Blossom'	Pink Fic. Escallonia	33 pot.	Cont.
0	EA	Eucalyptus alata compacta	Compact Winged burning bush	33 pot.	Cont.
0	HAM	Hamelis mollis	Chinese Witch Hazel	33 pot.	Cont.
0	HYA	Hydrangea macrophylla	Big Leaf Hydrangea	33 pot.	Cont.
0	HO	Hydrangea paniculata	Panicle Hydrangea	33 pot.	Cont.
0	HO	Hydrangea quercifolia	Oak Leaf Hydrangea	33 pot.	Cont.
0	IK	Ilex meserveae 'Blue Girl'	Blue Boy Holly	33 pot.	Cont.
0	LN	Lonicera nida 'Teddy'	Redtip privet honey-suckle	33 pot.	Cont.
0	ION	Lonicera pileata	Privet Honey-suckle	33 pot.	Cont.
0	MMO	Mahonia media 'Charly'	Charly Mahonia	33 pot.	Cont.
0	MR	Miscanthus floridus	Giant Miscanthus	33 pot.	Cont.
0	MIS	Miscanthus gracilis	Maiden Grass	33 pot.	Cont.
0	ND	Nandina domestica 'Firepower'	Firepower Heavenly Bamboo	33 pot.	Cont.
0	OS	Osmundus delavayi	Osmundus	33 pot.	Cont.
0	PI	Pinus lauruceae 'Ohio Lyken'	Ohio Lyken Laurel	33 pot.	Cont.
0	P	Pinus lusitanica	Portuguese Laurel	1 Meter ht.	B&B
0	RA	Rhododendron 'Anna Rosa Whinney'	Large Pink Fic. Rhodo.	33 pot.	Cont.
0	RW	Rhododendron calawense 'Abum'	White Rhododendron	33 pot.	Cont.
0	RC	Rhododendron 'Christinas Cheer'	Pink Rhododendron	33 pot.	Cont.
0	RI	Rhododendron 'Impedum'	Dwl. Blue Rhododendron	33 pot.	Cont.
0	RR	Rosa laevis 'Persian Yellow'	Persian yellow Rose	33 pot.	Cont.
0	FE	Rosa Explorer Simon Fraser	Pink Explorer Rose	33 pot.	Cont.
0	RO	Rosa Flower Carpet yellow	Yellow flower Carpet Rose	33 pot.	Cont.
0	SR	Sarcococca nuscifolia	Fragrant Sweet Box	33 pot.	Cont.
0	SJ	Shimada japonica	Shimada	33 pot.	Cont.
0	SP	Spiraea dumalis 'Goldmund'	Golden Spiraea	33 pot.	Cont.
0	SP	Spiraea b. 'Pink Princess'	Pink Princess Spiraea	33 pot.	Cont.
0	SY	Syringa villosa - Mauve	Lilac	1 m ht.	Cont.
0	TX	Taxus Hicksii - MALE FORM	Hicks' Yew - MALE FORM	1M ht. lum.	Cont.
0	VD	Viburnum davidii	David's Viburnum	33 pot.	Cont.
0	VB	Viburnum x bodnantense 'Dawn'	Pink Dawn Viburnum	33 pot.	Cont.
0	VT	Viburnum plicatum 'Tomentosum Mariesf'	Marie's Doublefile Viburnum	33 pot.	Cont.
0	WW	Wegelia Wine and Roses'	Wegelia	33 pot.	Cont.
0	AP	Adiantum pedatum	Maidenhair Fern	33 pot.	Cont.
0	ASU	Asarum canadense	Wild Ginger	33 pot.	Cont.
0	AE	Asarum europaeum	European wild ginger	33 pot.	Cont.
0	BS	Begonia cordata	Heartleaf Begonia	33 pot.	Cont.
0	BI	Blechnum spicant	Deer Fern	33 pot.	Cont.
0	CB	Cimicifuga racemosa	Bugbane	33 pot.	Cont.
0	CEI	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Reed Grass	33 pot.	Cont.
0	EU	Euphorbia pifylioides	Cushion spurge	33 pot.	Cont.
0	HEL	Helictotrichon sempervirens	Blue Oat Grass	33 pot.	Cont.
0	HTA	Hebeconus argenteus	Coriscan Hebecon	33 pot.	Cont.
0	H	Hemerocallis 'Stella D'Oro'	Day Lily	33 pot.	Cont.
0	HO	Hosta 'So Sweet'	Variegated Hosta	33 pot.	Cont.
0	HO	Hosta Sun Power'	Yellow Hosta	33 pot.	Cont.
0	LAV	Lavandula angustifolia 'Hidcote'	Lavender	33 pot.	Cont.
0	FAC	Fachysandra terminalis	Japanese Spurge	33 pot.	Cont.
0	FAU	Fernselsium alopecuroides	Mountain Grass	33 pot.	Cont.
0	ST	Stipa tenuissima	Mexican Feather Grass	33 pot.	Cont.
0	SAI	Salvia nemorosa 'May night'	May Night Salvia	33 pot.	Cont.
0	ROE	Rosemary officinalis	Rosemary	33 pot.	Cont.
0	RUB	Rubus caryocarpus	Creeping raspberry	33 pot.	Cont.
0	RUD	Rudbeckia ligula 'Goldsturm'	Orange Conchiflower	33 pot.	Cont.

All landscape construction to meet the current edition of the British Columbia Landscape Standards. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Wash, Oregon, Northern Calif., and B.C.

LANDSCAPE NOTES

1. Sizes on the planting plan shall be considered minimum sizes.
2. All landscape construction to meet the current edition of the British Columbia Landscape Standards for nursery stock. Extend search for plant material to Washington, Oregon, California, and B.C.
3. Root balls to be free of particulate weeds.
4. Top soil mixtures for the project shall be tested for particle size, pH, and nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material. Trees, or turf planting. On site, mix soil depths are 6' for lawn areas, 18' for shrub beds and ground cover plantings. Install 2 inches of composed organic mulch on all shrub beds after planting and rake smooth.
5. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from mixtures at a minimum of 2%. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and first grading. Slope towards lawn basins at min. 4%.
6. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 or above as per British Columbia Landscape Standards. Contractor to provide a one year guarantee for existing hedges.
7. Protection of existing trees/shrubs to remain. Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
8. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.

COMPARISON RESTRICTIONS

THE SPECIAL RESTRICTIONS ARE SET OUT IN THE TITLE BLOCK OF THE DRAWING. THE CLIENT'S RESPONSIBILITY IS TO ENSURE THAT THE CONTRACTOR IS AWARE OF AND COMPLIES WITH ALL APPLICABLE RESTRICTIONS. THE CONTRACTOR'S RESPONSIBILITY IS TO ENSURE THAT THE WORK IS COMPLETED IN ACCORDANCE WITH THE RESTRICTIONS SET OUT IN THE TITLE BLOCK OF THE DRAWING.

REVISION	DATE	BY	CHKD BY

NO.	REVISION	DATE

DRAWN BY	
CHECKED BY	
DATE	

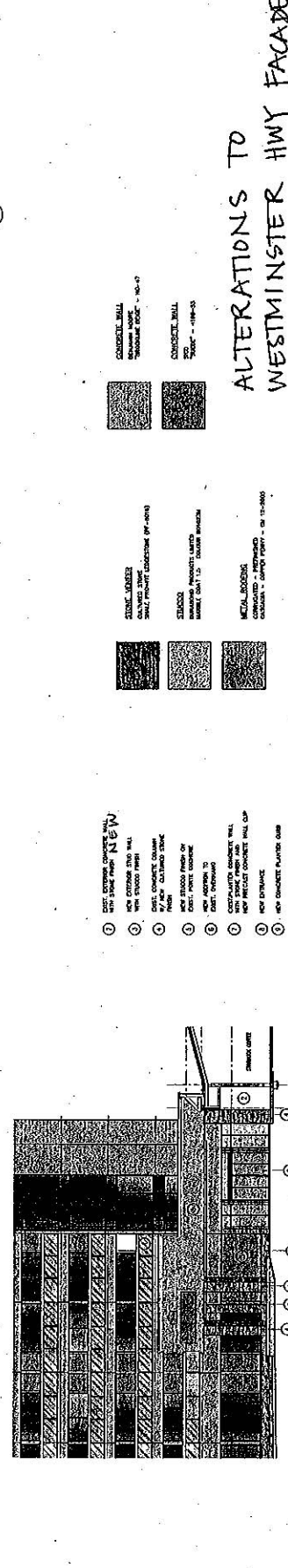
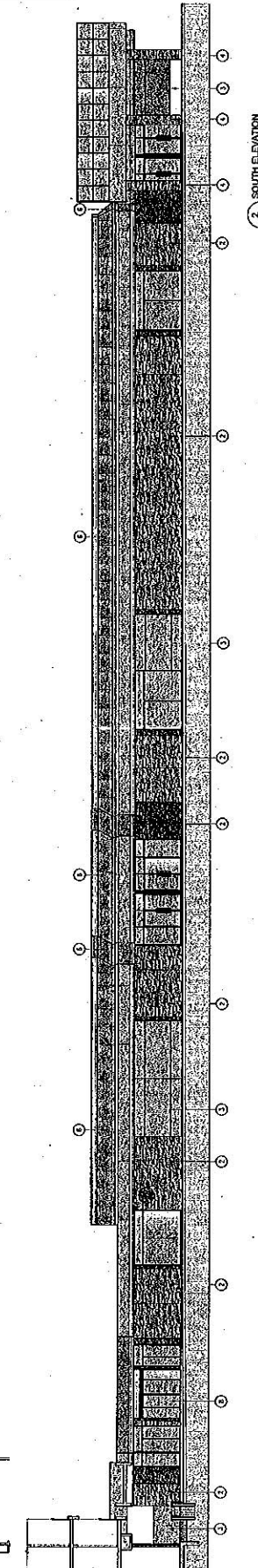
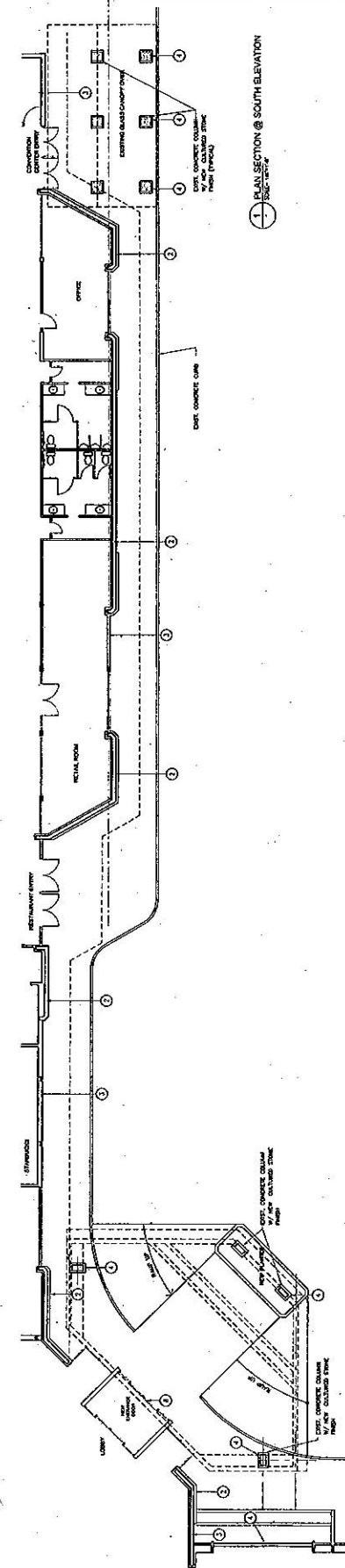


HENSBY CONSTRUCTION LIMITED  
 15 WESTMINSTER WAY  
 WESTMINSTER, WESTMIDLANDS B4 6BE  
 TEL: 0121 653 8000  
 FAX: 0121 653 8001  
 www.hensby.co.uk

PROJECT: RICHMOND INN  
 EXTERIOR REFURBISHMENT  
 7251 WESTMINSTER HWY  
 RICHMOND, B.C.

BIDDING TITLE  
 BUILDING ELEVATION

DATE: 11/07/11	A2
PROJECT No: 10022 C	



- 1 EXIST. EXTERIOR CONCRETE WALL WITH SLAB FROM PREVIOUS WORK
- 2 NEW CONCRETE WALL WITH SLAB
- 3 EXIST. CONCRETE WALL WITH SLAB FROM PREVIOUS WORK
- 4 NEW CONCRETE WALL WITH SLAB BY NEW OUTLASH STONE FINISH
- 5 NEW CONCRETE WALL WITH SLAB BY NEW OUTLASH STONE FINISH
- 6 NEW CONCRETE WALL WITH SLAB BY NEW OUTLASH STONE FINISH
- 7 CONCRETE WALL WITH SLAB BY NEW OUTLASH STONE FINISH
- 8 EXIST. PORT COCHERE
- 9 NEW PORT COCHERE
- 10 EXIST. PORT COCHERE
- 11 EXIST. PORT COCHERE
- 12 EXIST. PORT COCHERE
- 13 NEW PORT COCHERE

ALTERATIONS TO WESTMINSTER HWY FACADE  
 PLAN #3  
 SEP 15 2008  
 DP 08438237

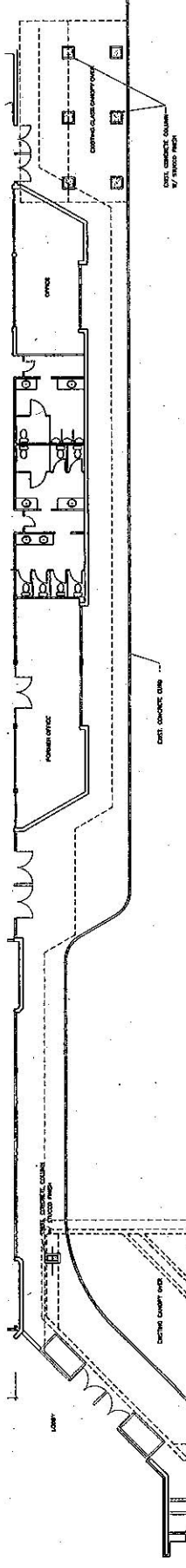
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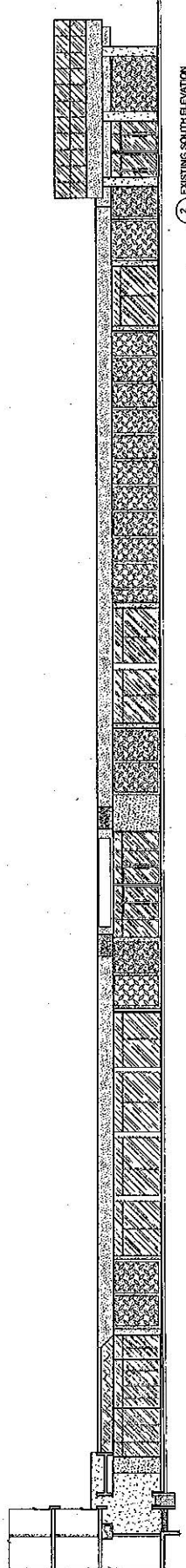
NO.	DATE	REVISION

NO.	DATE	REVISION

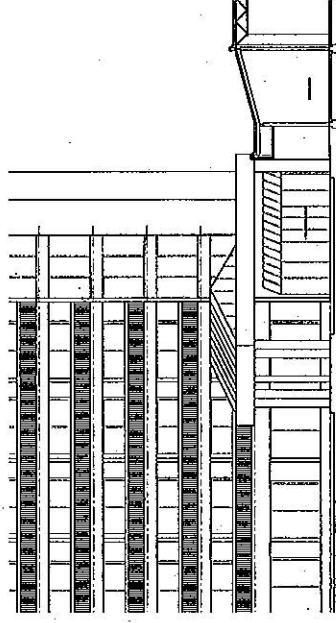
CONSULTANT



1 - EXISTING PLAN SECTION @ SOUTH ELEVATION



2 - EXISTING SOUTH ELEVATION



1 - EXISTING EAST ELEVATION @ PORTE COCHERE



PROJECT RICHMOND INN  
EXTERIOR  
REFURBISHMENT  
230 WESTMINSTER HWY  
RICHMOND, B.C.

DRAWING TITLE BUILDING ELEVATION  
DATE: Aug 27, 2008  
SCALE: 1/8"=1'-0"  
PROJECT NO. 08217

EXISTING FACADE  
WESTMINSTER HWY

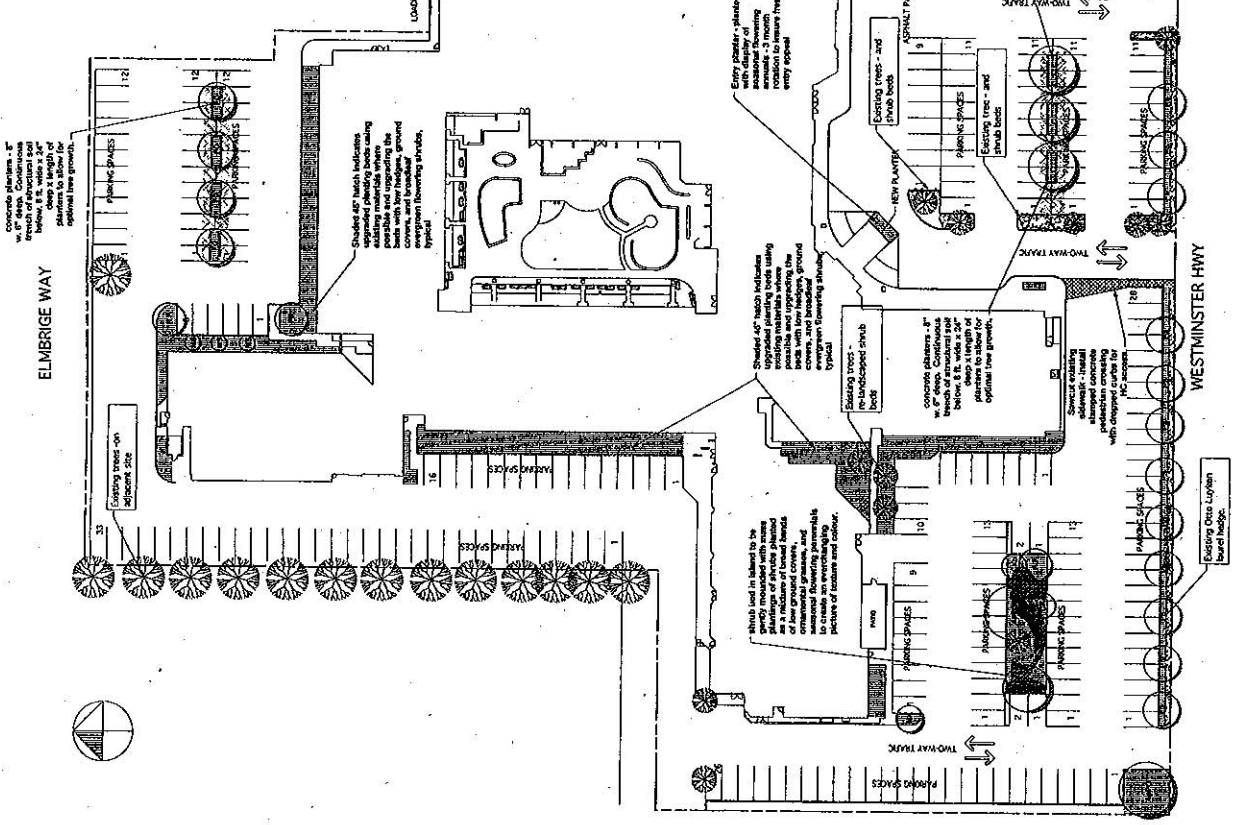
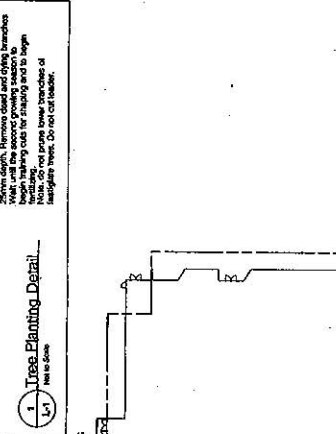
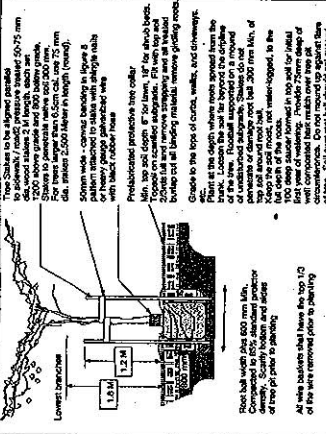
REFERENCE PLAN SEP 15 2008  
DP 08438237

A2 OF 60





QUAN	SYMBOL	COMMON NAME	SEASONAL ROOT
1	1	Redwood	12' x 12'
2	2	White Fir	12' x 12'
3	3	Douglas Fir	12' x 12'
4	4	Western Hemlock	12' x 12'
5	5	Western Larch	12' x 12'
6	6	Western Red Cedar	12' x 12'
7	7	Western White Pine	12' x 12'
8	8	Western Yellow Pine	12' x 12'
9	9	Western Shortleaf Pine	12' x 12'
10	10	Western White Pine	12' x 12'
11	11	Western Yellow Pine	12' x 12'
12	12	Western Shortleaf Pine	12' x 12'
13	13	Western White Pine	12' x 12'
14	14	Western Yellow Pine	12' x 12'
15	15	Western Shortleaf Pine	12' x 12'
16	16	Western White Pine	12' x 12'
17	17	Western Yellow Pine	12' x 12'
18	18	Western Shortleaf Pine	12' x 12'
19	19	Western White Pine	12' x 12'
20	20	Western Yellow Pine	12' x 12'
21	21	Western Shortleaf Pine	12' x 12'
22	22	Western White Pine	12' x 12'
23	23	Western Yellow Pine	12' x 12'
24	24	Western Shortleaf Pine	12' x 12'
25	25	Western White Pine	12' x 12'
26	26	Western Yellow Pine	12' x 12'
27	27	Western Shortleaf Pine	12' x 12'
28	28	Western White Pine	12' x 12'
29	29	Western Yellow Pine	12' x 12'
30	30	Western Shortleaf Pine	12' x 12'



PLAN # 2  
 DP 08438237  
 SEP 30 2008

LANDSCAPE NOTES

1. Sites on the planting plan shall be considered minimum sizes.
2. All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimum for plant material to Washington, Oregon, California, and B.C.
3. Root balls to be free of pernicious weeds.
4. Top soil meters for the project shall be tested for particle size, pH, and nutrient levels, and recommendations provided and amended as needed to bring the soil up to acceptable horticultural quality for the selected plant material. The soil shall be amended with 20% compost and 20% perlite. The soil shall be amended with 20% compost and 20% perlite. The soil shall be amended with 20% compost and 20% perlite.
5. Potentially problem species away from buildings and paved areas shall be removed by the contractor prior to application of top soil materials and finish grading. Slope towards lawn basins at min. 4%.
6. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintenance to level 2. Grower as per British Columbia Landscape Standards. Contractor to provide a one year guarantee for all plant material.
7. Protection of existing trees/structures to remain. Install temporary tree protection fencing and drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment or any other activities are allowed within the protection zone during construction until final landscape work is being done for the City. Remove protective fencing and landscape as ordered.
8. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.

Richmond Inn

Sheet No. Landscape Plan

1-1





CONSENT/RESTRICTION

THIS DRAWING IS VALID AS SHOWN IN THE CONTRACT DOCUMENTS AND SHALL BE USED WITHOUT THE CONCERN OF CONTRACTOR. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE TIME OF CONSTRUCTION.

ROOM NO.	REMARKS	DATE

NO.	DESCRIPTION	DATE

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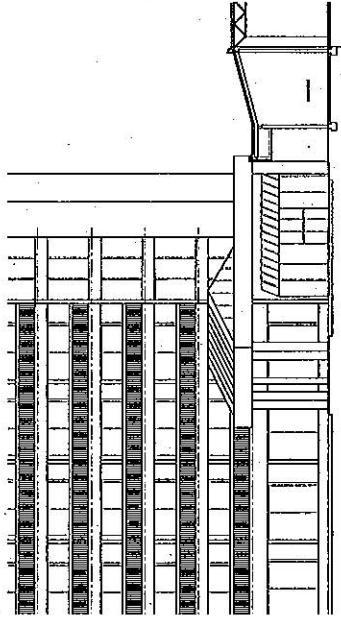
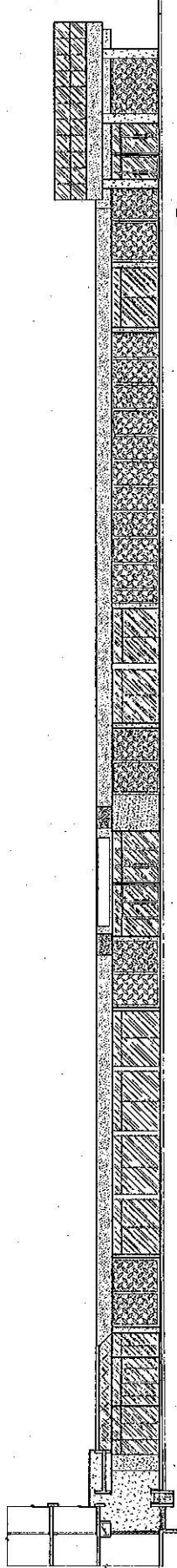
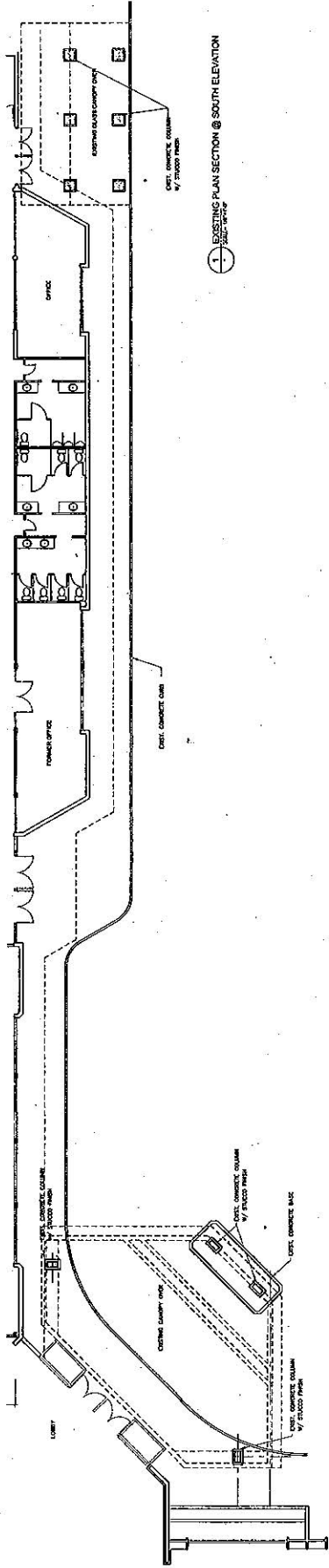


PROJECT:	RICHMOND INN EXTERIOR REFURBISHMENT 780 WESTMINSTER HWY ROSELAND, N.J.
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DRAWING TITLE:	BUILDING ELEVATION
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DRAWN: MEV	DATE: MAR 27/08
CHECKED: JWS	SCALE: 1/8"=1'-0"
DRAWING NO. 10822.0	PROJECT NO. 10822.0

A2  
OF



EXISTING FACADE  
WESTMINSTER HWY

REFERENCE PLAN SEP 15 2008

DP 08438237