



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 3, 2021

From: Wayne Craig
Director, Development

File: DP 20-920101

Re: **Application by Khan Home Design Ltd. for a Development Permit at
10700 Aintree Crescent**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a coach house at 10700 Aintree Crescent on a site zoned "Single Detached with Granny Flat or Coach House-Edgemere (RE1)".

A handwritten signature in black ink that reads "Wayne Craig".

Wayne Craig
Director, Development
(604-247-4625)

WC/CL:blg
Att. 3

Staff Report

Origin

Khan Home Design Ltd. (on behalf of the property owners; Wai Hung Mak and Yuen Pui Szeto), has applied to the City of Richmond for permission to develop a coach house at 10700 Aintree Crescent on a site zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” (Attachment 1). The site currently contains a single-family dwelling (Attachment 2), which the applicant indicates is occupied by rental tenants and is proposed to be demolished prior to construction stage.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant Zoning Bylaw requirements.

Existing Site and Surrounding Context

The subject site is located in the Edgemere neighbourhood, generally bounded by No. 4 Road to the west, Williams Road to the north, Shell Road to the east, and Steveston Highway to the south. A portion of this neighbourhood underwent a City-initiated rezoning to “Single Detached with Granny Flat or Coach House – Edgemere (RE1) in 2012 to allow infill development in the form of granny flats or coach houses. A Development Permit (DP) application is only required for a granny flat or coach house. A DP is not required for the proposed single-family dwelling.

The subject site is located on a lot with an east-west orientation, fronting Aintree Crescent and backing on to an existing rear lane along the west property line.

Development surrounding the subject site is as follows:

- To the north and south are single detached dwellings on large lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”.
- To the east, immediately across Aintree Crescent, are single detached dwellings on large lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”.
- To the west, immediately across the rear lane, is a large lot zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” containing a single detached dwelling that fronts onto Ainsworth Crescent.

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 DP application (Plans # 1 to # 4, and Reference Plan). In addition, it complies with the intent of the design guidelines for coach houses in the Edgemere neighbourhood contained in the City’s Official Community Plan (OCP), and complies with the “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” zone.

Analysis

Conditions of Adjacency

- The proposed coach house design is comparable in form and character to that of other new coach houses constructed in the surrounding neighbourhood.
- The coach house is proposed to be located in the southwest corner of the site, which minimizes shadowing of adjacent properties and provides suitable building separation from the principal dwelling on-site, while ensuring an adequate buffer to the adjacent lot to the west across the lane.
- The majority of floor space in the coach house building is proposed on the ground floor (i.e., approximately 70% consisting of garage, entry, living, kitchen, powder room).
- There are no windows proposed on interior side yard elevations to address concerns of overlook to immediate neighbouring properties, yet there are windows proposed on the west elevation to maximize light penetration into the coach house and provide passive surveillance of the lane.
- Wood privacy fencing (1.8 m) is proposed along the north and south lot lines in the rear yard, which provides screening of the coach house building at ground level.

Urban Design and Site Planning

- Consistent with the OCP guidelines for coach houses in the Edgemere neighbourhood, the primary façade and access to the coach house is off the rear lane to the west. A secondary pedestrian access to the coach house is proposed via a pathway from Aintree Crescent.
- Consistent with zoning, private outdoor space for the exclusive benefit of the coach house is proposed on the east side of the coach house in the form of a patio off the main floor living space.
- The proposed site plan provides on-site parking in compliance with the Zoning Bylaw, including: two parking spaces for the principal dwelling within the garage off the lane, and one unenclosed and permeable surface parking space off the lane for the coach house.
- A single shared garbage and recycling enclosure is proposed for the site for use by all residents of the property. The enclosure is set back 1.9 m from the rear property line and is screened by wood privacy fencing and gates (max. 2.0 m high).

Architectural Form and Character

- The primary façade is sufficiently articulated through the placement of window projections in the living area and bedrooms, and includes exterior downward-focused sconce lighting to enhance visibility and the appearance of the lane as a public space.
- The proposed exterior building materials and colours for the coach house include: light and dark grey horizontal hardie plank cladding with black cultured stone accent, natural stained wood accent brackets, white trim, greyish-brown fibreglass front entry door. The material and colour scheme of the coach house is intended to complement but not replicate that of the proposed main dwelling. The design of the proposed main dwelling is not illustrated in this DP application, and will be reviewed in detail through the Building Permit process.

Landscape Design and Open Space Design

- A private patio is proposed for the coach house at grade on the east side of the coach house, off the main floor living space. It is proposed to be defined and screened by low fencing,

treated with paving stones and small shrubs incorporated into the area (e.g., Fothergilla, Gardenia). The patio is adequately sized to comply with zoning (minimum 30 m²).

- Soft landscaping is also proposed at the front entry to the coach house to enhance the lane, and a new tree is proposed to be planted in the rear yard between the coach house and the principal dwelling.
- The survey submitted by the applicant shows three bylaw-sized coniferous trees and a hedge on City-owned property in the boulevard along Aintree Crescent. Two additional hedges are also shown in the front yard, one of which is along the north property line of the subject site and the other in the front yard of the neighbouring property to the south at 10720 Aintree Crescent.
- Preliminary tree assessment by Parks Department arboriculture staff has determined that all three trees are to be retained as there is no conflict with the current Development Permit application for the coach house. As part of the future Building Permit application for the principal dwelling, further tree assessment will be conducted to resolve access and site servicing constraints.
- The hedge on the neighbouring property to the south at 10720 Aintree Crescent is proposed to be retained. Tree Protection Fencing is required to be installed to City standard along the south property line of the subject site prior to demolition of the existing single-family dwelling.
- The hedges located in the front yard along the north property line of the subject site and in the boulevard on City-owned property are proposed to be removed due to low landscape value and to accommodate construction staging, material delivery, site grading, installation of perimeter fencing, and to enable a new tree to be planted on the north side of the front yard. The City's Parks Department has no concerns with hedge removal subject to applying for and obtaining a Tree Removal Permit (T1).
- Prior to DP issuance, the applicant is required to submit a Landscaping Security for the proposed landscape works around the coach house and for the two new trees to be planted on-site in the amount of \$15,000 (including soft and hard landscaping, tree planting, fencing, and installation).

Energy Step Code

- This DP application for a coach house meets the criteria to build in compliance with BC Energy Step Code 1, provided that it is considered by the DP Panel and has an acceptable Building Permit application for the coach house submitted prior to December 15, 2021. Otherwise, the coach house will be required to be constructed in compliance with BC Energy Step Code 3 (or Step 2 with a low-carbon energy system).
- The Applicant has indicated that they intend to install a heat pump to power radiant floor hydronic heating and to provide passive ventilation for cooling.
- The Applicant must demonstrate compliance with the Energy Step Code as part of the Building Permit process.

Crime Prevention Through Environmental Design

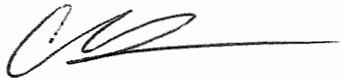
- Consistent with the design guidelines for coach houses in the OCP, the proposed coach house design enables natural access control by providing a clearly defined entry off the lane, and natural surveillance by locating windows and living areas overlooking the lane.
- Exterior downward-focused sconce lighting is proposed at the coach house entry to illuminate the lane and landscape-level lighting is also proposed along pathways.

Conclusion

The applicant is proposing to construct a coach house in the rear yard of the subject property at 10700 Aintree Crescent in the Edgemere neighbourhood.

The proposal aims to respect the character of existing and new housing in the immediate surrounding neighbourhood by conforming to the design guidelines for coach houses in the Official Community Plan (OCP). The proposed coach house design complies with the requirements of the zoned “Single Detached with Granny Flat or Coach House- Edgemere (RE1)” zone.

On this basis, staff recommends that the Development Permit (DP) be endorsed and issuance by Council be recommended.



Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

Attachment 1: Location Map

Attachment 2: Site Survey

Attachment 3: Development Application Data Sheet

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

1. Registration of a flood indemnity covenant on title (Area A).
2. Receipt of a landscaping security in the amount of \$15,000 (including soft and hard landscaping, tree planting, fencing, and installation).

Prior to future Demolition Permit* & Building Permit* issuance, the applicant is required to complete the following:

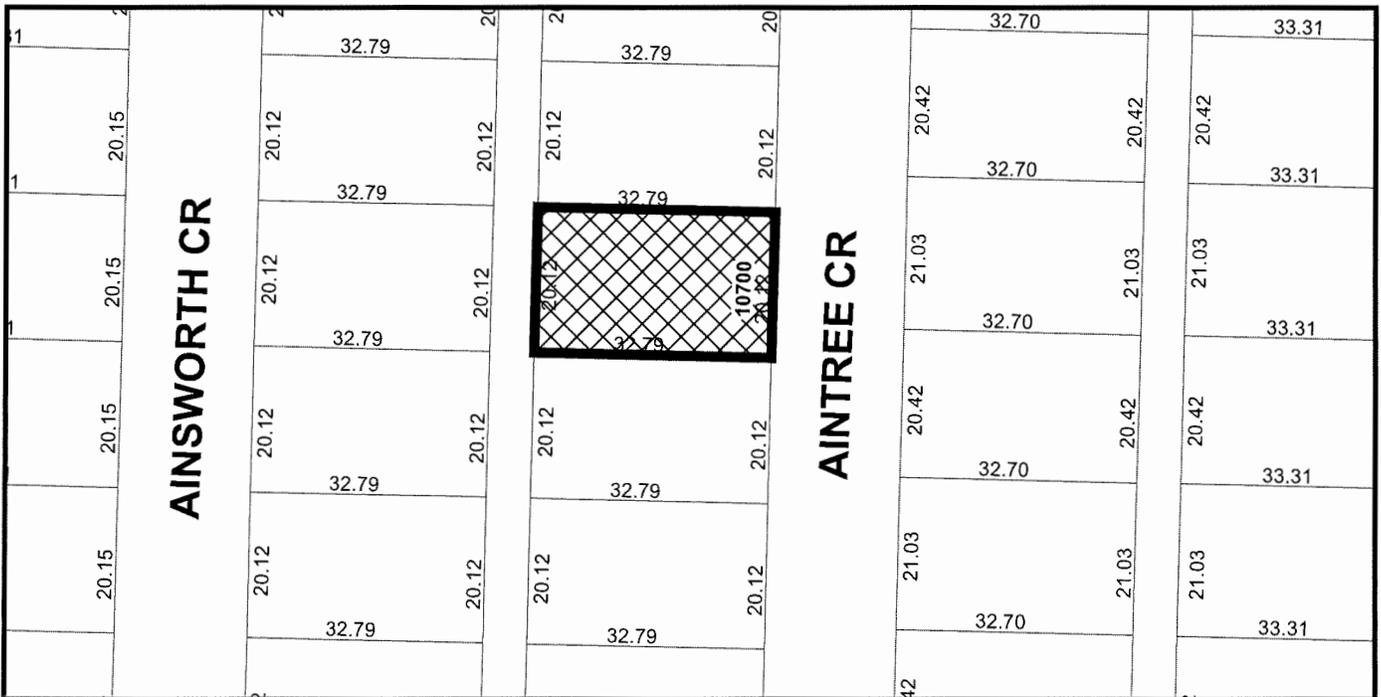
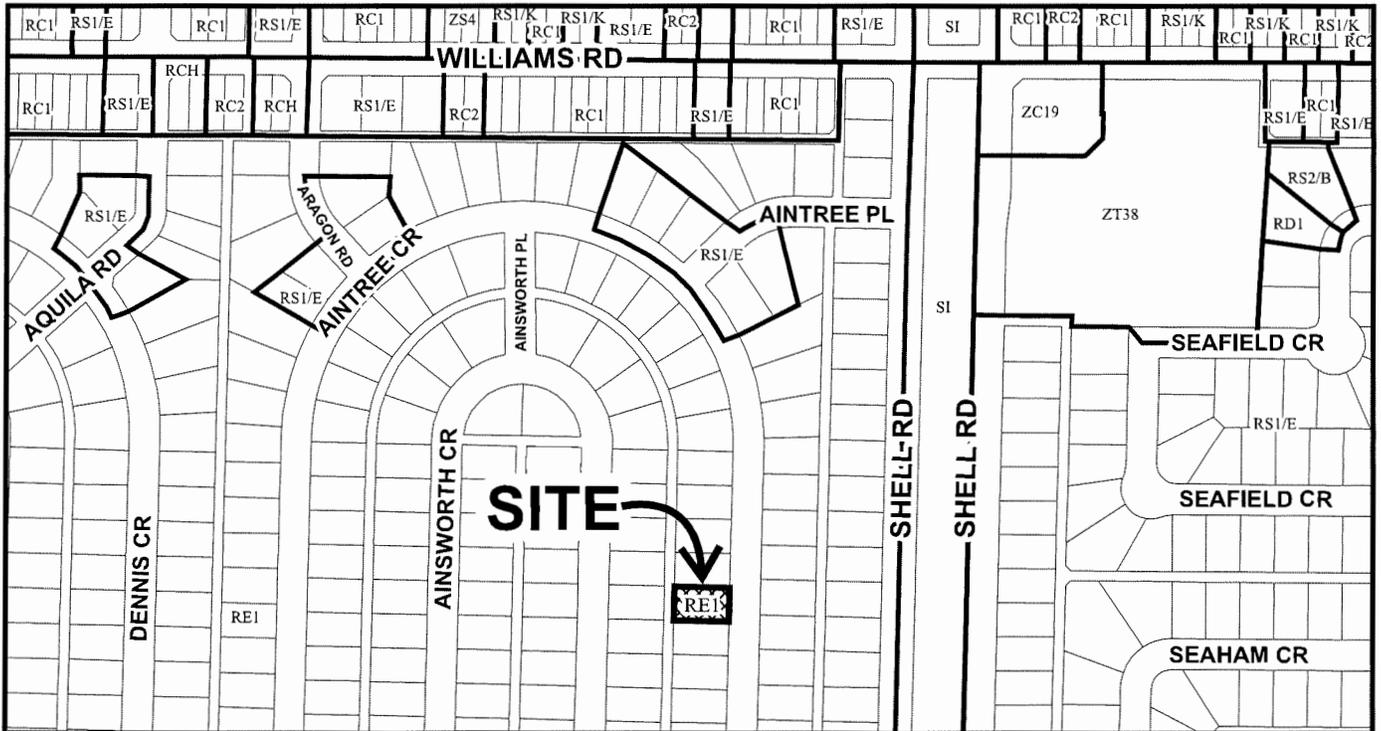
- Install tree protection fencing to City standard around the driplines of any protected trees in accordance with the City’s Tree Protection Information Bulletin (TREE-03), which must remain in place until construction and landscaping is completed.
- Submit a contract/letter of undertaking with a Certified Arborist for supervision of all works proposed in close proximity to any tree protection zones. The contract/letter of undertaking must include the scope of work to be supervised, any protection measures required to ensure tree protection, as well as a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

* This requires a separate application.

- Apply for and obtain a Tree Removal Permit (T1) a minimum of 4 business days prior to removal of hedges on, or shared with, City-owned property.
- Demonstrate compliance with the applicable level of the BC Energy Step Code.
- Apply for and 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 Department at 604-276-4285.*
- Submission of a Construction Traffic and Parking Management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ntp/special.htm>).



City of Richmond



DP 20-920101

Original Date: 02/02/21

Revision Date:

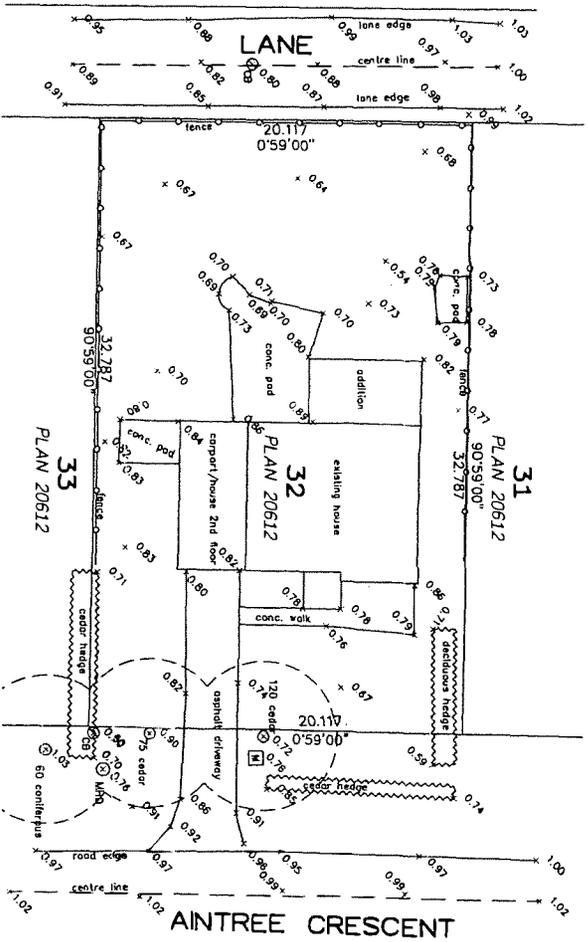
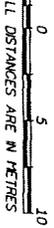
Note: Dimensions are in METRES

**TOPOGRAPHIC SITE PLAN OF LOT 32 BLK 15 SEC 35
4 NORTH RANGE 6 WEST NWD PLAN 20612**

ADDRESS:
Aintree Crescent, Richmond, BC
8-503-717

AND
DENOTES CATCH BASIN - ROUND
DENOTES UTILITY POLE WITH TRANSFORMER
DENOTES WATER METER
DENOTES STORY MANHOLE
DENOTES TREE AND CANOPY EXTENT
DENOTES GROUND ELEVATION

SCALE 1 : 250



Dimensions are derived from Plan 20612
in cm.
meters are taken of 1.4m above grade and are
as per Gagelec (V028 GVRD-2018 - IN METERS)
from PPN # 191 Control Monument 02H2453.
n = 1.664m



FINNY PHILP
BRITISH COLUMBIA
LAND SURVEYOR
COMMISSION NO. 566
SEAL

ED CORRECT
THIS 23RD DAY OF AUGUST, 2020
BCLS

VAITE LAND SURVEYING LTD. 2020

www.alexvalandsurveys.com

finny@alexvalandsurveys.com



DP 20-920101

Address: 10700 Aintree Crescent

Applicant: Khan Home Design Ltd

Owner: Wai Hung Mak, Yuen Pui Szeto

Planning Area(s): Shellmont

	Existing	Proposed
Site Area:	659 m ² (7,094 ft ²)	No change
Land Uses:	Single detached dwelling	New single detached dwelling with secondary suite, and a detached coach house
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached with Granny Flat or Coach House – Edgemere (RE1)	No change

	Bylaw Requirement	Proposed	Variance	
Floor Area Ratio (max.):	0.60 FAR (up to 464.5 m ² of lot area) + 0.30 FAR (remainder)	0.51	None permitted	
Coach House Floor Area (max.):	60 m ²	59.92 m ²	None permitted	
Coach House First Storey (min.):	40%	45.60%	None permitted	
Total Buildable Floor Area* (max.):	337.04 m ² (3,628 ft ²)	335.55 m ² (3,612 ft ²)	None permitted	
Lot Coverage:	Buildings	Max. 45%	38%	None
	Buildings, Structures & Non-Porous Surfaces	Max. 70%	60%	None
	Live Plant Material	Min. 30%	40%	None
Coach House Building Setback – Front Yard:	A coach house is not permitted within the front yard	N/A	None	
Coach House Building Setback – North Side Yard:	Min. 2.0 m	4.9 m	None	
Coach House Building Setback – South Side Yard:	At 2.0 m	2.0 m	None	
Coach House Building Setback – Rear Yard:	Min. 1.2 m for no more than 65% of rear façade of coach house building	1.93 m for 53.48% of rear façade	None	
	Min. 3.0 m for at least 35% of rear façade of coach house building	3.0 m for 65% of rear façade		
	Min. 1.5 m to coach house entry	3.0 m		

* Preliminary estimate; not inclusive of garage; exact floor area to be determined through zoning bylaw compliance review at Building Permit stage.

	Bylaw Requirement	Proposed	Variance
Coach House Building Setback – Rear Yard (continued):	Coach house to be between 2.0 & 8.0 m of the rear lot line	Between 3.0 & 8.0 m of the rear lot line	None
Coach House Building Height (m):	Max. 1 ½ storeys above grade or 6.0 m, whichever is less	6.0 m	None
On-site Vehicle Parking Spaces:	Principal Dwelling	2	None
	Coach House	1	
Total On-site Vehicle Parking spaces:	3	3	None
Private Outdoor Space – Coach House:	Min. 30 m ²	30.65 m ²	None



No. DP 20-920101

To the Holder: KHAN HOME DESIGN LTD.
Property Address: 10700 AINTREE CRESCENT
Address: C/O 15852 - 109 AVENUE
SURREY, BC V4N 4W4

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 #4, 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 \$15,000. 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 20-920101

To the Holder: KHAN HOME DESIGN LTD.

Property Address: 10700 AINTREE CRESCENT

Address: C/O 15852 - 109 AVENUE
SURREY, BC V4N 4W4

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 , .

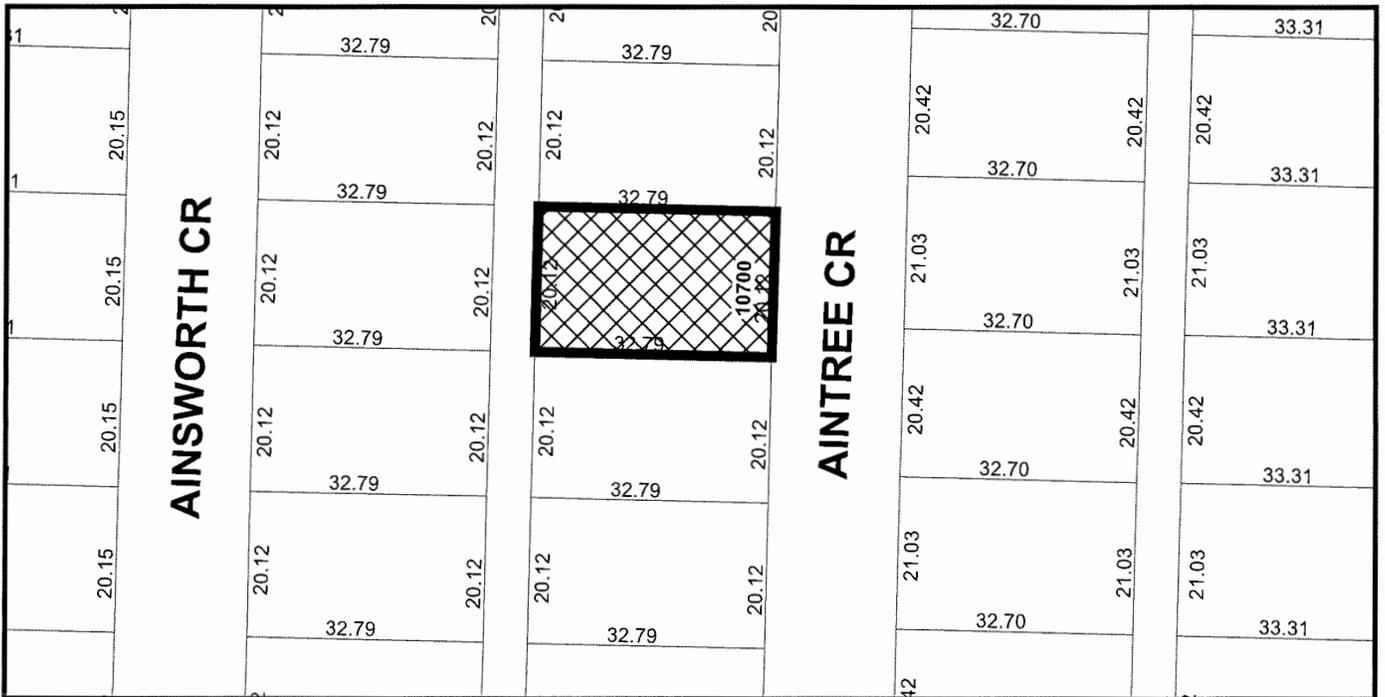
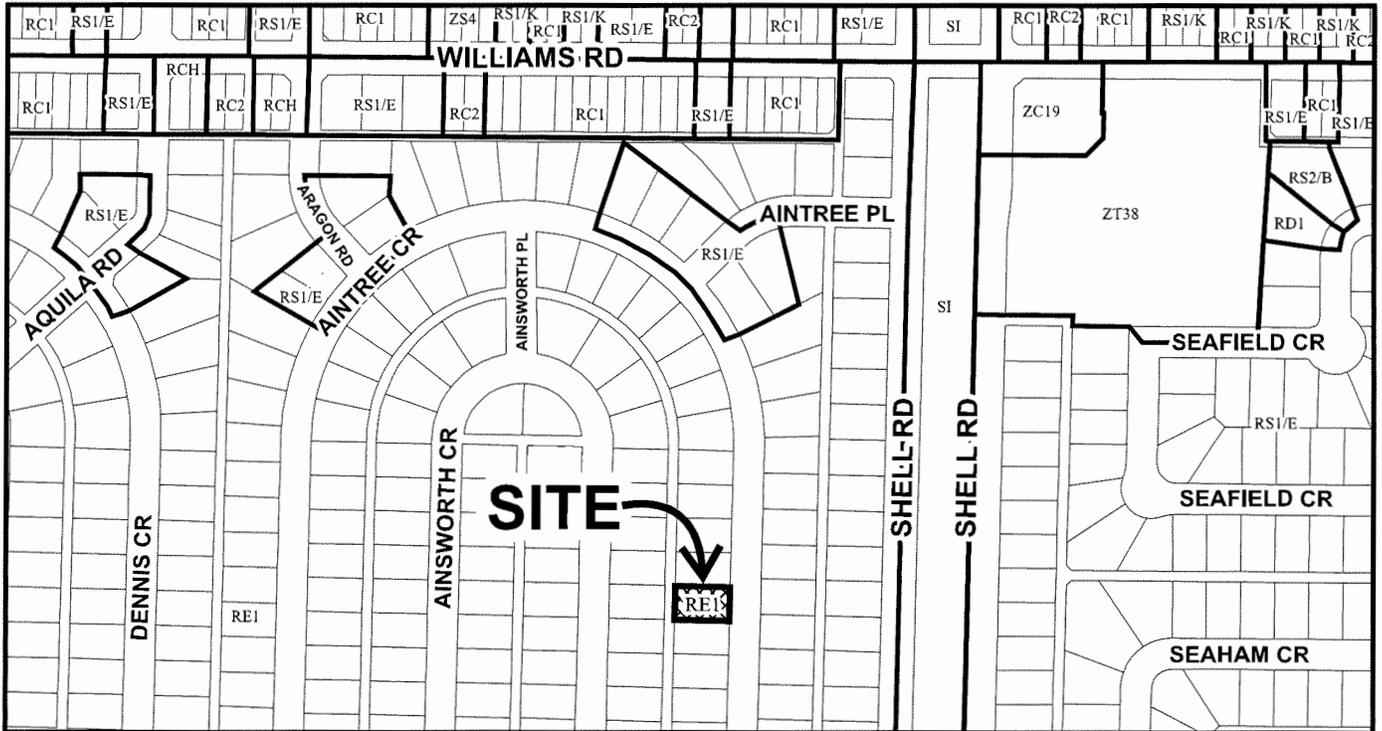
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

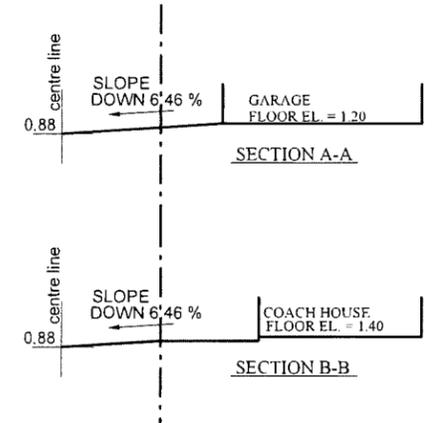
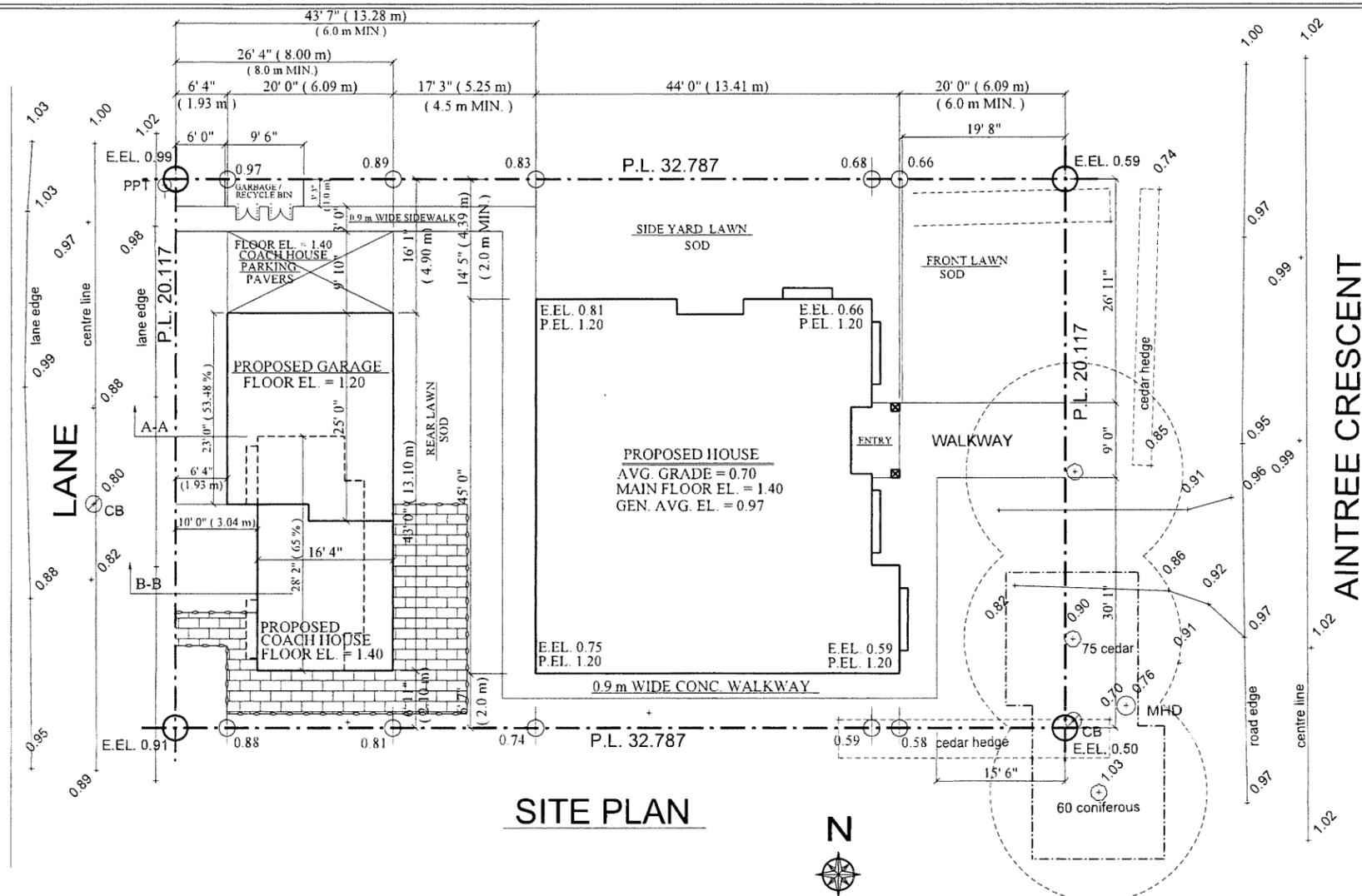


DP 20-920101 SCHEDULE "A"

Original Date: 02/02/21

Revision Date:

Note: Dimensions are in METRES



COACH HOUSE SETBACK
 AT 1.9 m = 53.48 %
 AT 3.04 m = 65 %

CIVIC ADDRESS:

10700 - Aintree Crescent, Richmond BC
 PID : 008 909 717

LEGAL DESCRIPTION:

LOT 32 SEC 35 BLK 4N RG 6W PL NWP20612

CALCULATIONS:

ZONE: RE-1
 LOT AREA = 7094.0 S.F. (659.0 m2)
 PER. F.A.R. = 3628.0 S.F. (337.04 m2)
 PLUS 538.0 S.F. (50.0 m2) FOR ENCLOSED PARKING

PROPOSED F.A.R.

MAIN FLOOR AREA = 1839.0 S.F. (170.84 m2)
 SECOND FLOOR AREA = 1128.0 S.F. (104.79 m2)
 PLUS 645.0 S.F. (59.92 m2) FOR COACH HOUSE
 TOTAL = 3612.0 S.F. (335.55 m2)
 PLUS 480.0 S.F. (44.59 m2) OF ENCLOSED PARKING

PER. SITE COVERAGE = 45 % OF 7094 S.F. (659.0 m2)
 = 3192.0 S.F. (296.53 m2)

PROPOSED SITE COVERAGE = 788.0 + 1890.0 = 2678.0 S.F. (248.78 m2)

PER. COVD. PATIO 10 % OF 3628.0 SF. = 362.80 S.F. (33.70 m2)
 PROPOSED COVD. PATIO = 50.0 S.F. (4.64 m2)

PER. IMPERMEABLE COVERAGE = 70 % OF 7094.0 S.F. (659.0 m2)
 = 4979.0 S.F. (462.54 m2)

PROPOSED IMPERMEABLE COVERAGE = 4282.0 S.F. (397.80 m2)

PER. LANDSCAPE SURFACE = 30 % OF 7094.0 S.F. (659.0 m2)
 = 2115.0 S.F. (196.48 m2)

PROPOSED LANDSCAPE SURFACE = 2812.0 SF (261.23 m2)

E.E.L. = EXISTING ELEVATION
 P.E.L. = PROPOSED ELEVATION

TOTAL COACH HOUSE AREA = 307.0 + 338.0 = 645.0 SF (29.92 m2)
 COACH HOUSE MAIN FLOOR AREA = 307.0 SF (28.52 m2) (45.60 %)

FRONT YARD = 19' 8" X 66' 0" = 1298.0 SF (120.58 m2)
 REQUIRED FRONT YARD LANDSCAPE SURFACE = 55 % = 714.0 SF (66.33 m2)
 PROPOSED FRONT YARD LANDSCAPE SURFACE = 996.0 SF (92.52 m2)

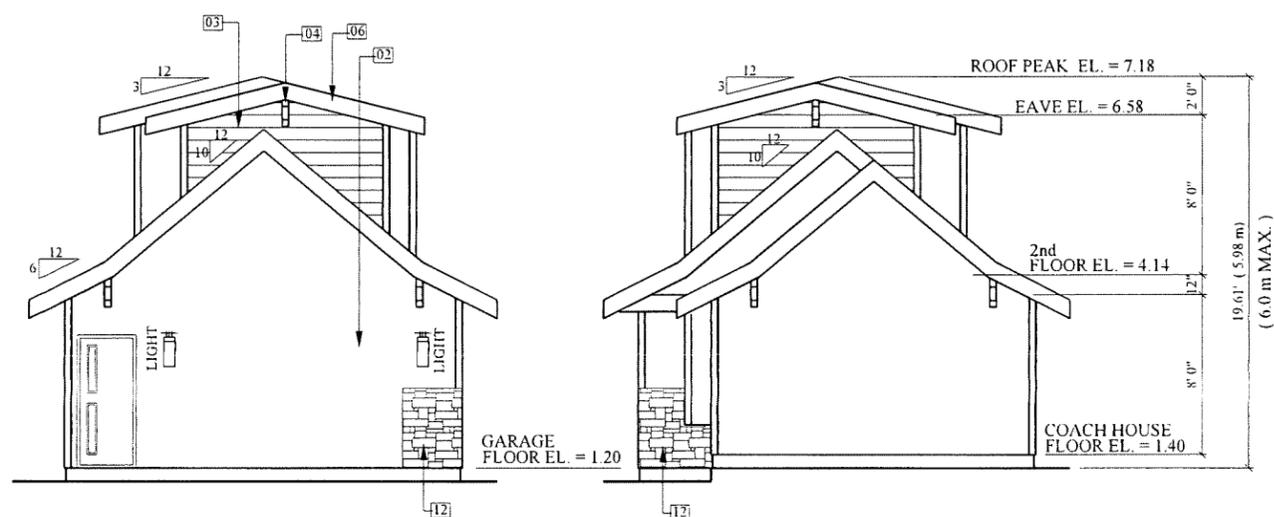
DP 20-920101
PLAN # 1
NOV 3 2021

Astonish Design & Detailing Ltd.
 19732 - 71B Ave. Langley B.C.
 PH: 1 604 539 1740 FAX: 1 604 539 1741
 CELL: 1 604 728 0389 E-MAIL: navtej@hotmail.com

THESE PLANS CONFORM TO B.C.B.C. 2018 EDITION		FOR ADDR: 10700 - Aintree Crescent, Richmond BC	
DESIGN BY: KAMAL	CHK BY: NAVTEJ	SCALE: 1" = 1'-0" U.N.	SHEET NO: A-001

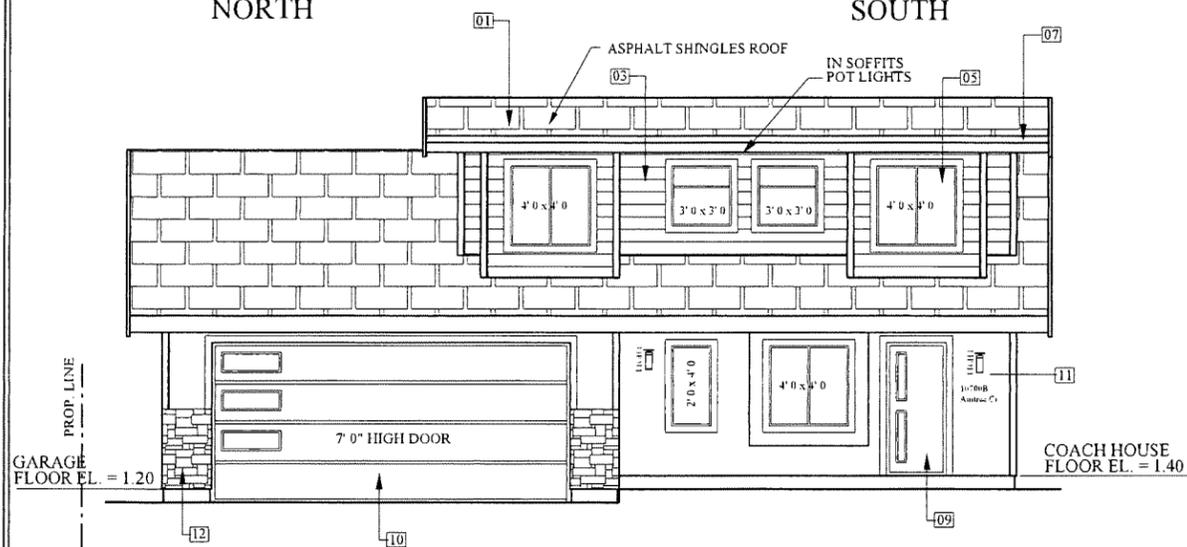
EXTERIOR FINISHES SCHEDULE

- | | |
|--|--|
| 01 ASPHALT SHINGLES ROOF
COLOR: BLACK (BY IKO) | 07 ALUMINUM GUTTER
COLOR: CHARCOAL GREY |
| 02 HORIZ. HARDIE PLANKS
COLOR: DARK GREY | 09 FRONT ENTRY FIBRE GLASS DOOR
COLOR: GREY / BROWN |
| 03 HORIZ. HARDIE PLANKS
COLOR: LIGHT GREY | 10 16'X7' METAL GARAGE DOOR
COLOR: GREY
MATCH FRONT ENTRY DOOR |
| 04 DECORATIVE WOOD BRACKET
COLOR: NATURALLY STAINED CEDAR | 11 EXTERIOR WALL LIGHTING |
| 05 VINYL WINDOW W/ LOW "E" DOUBLE GLAZING
MODEL: APEX ALLOY
COLOR: WHITE | 12 STONE CLADDING
CULTURED STONE (BLACK) |
| 06 2"X10" PT FASCIA TRIM BOARD
COLOR: WHITE | |

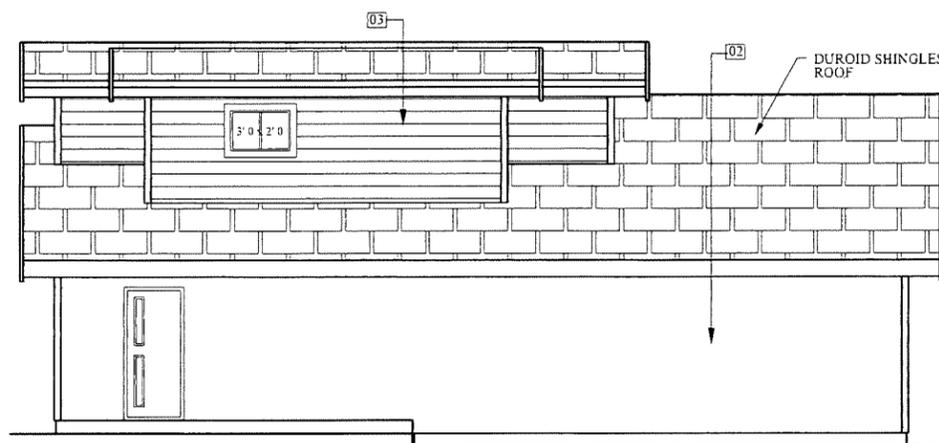


**RIGHT SIDE ELEVATION
COACH HOUSE
NORTH**

**LEFT SIDE ELEVATION
COACH HOUSE
SOUTH**



**REAR ELEVATION - COACH HOUSE
WEST**

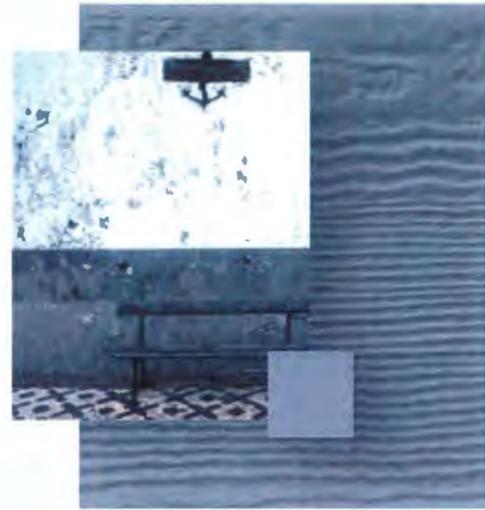


**FRONT ELEVATION - COACH HOUSE
EAST**

**DP 20-920101
PLAN # 2
NOV 3 2021**

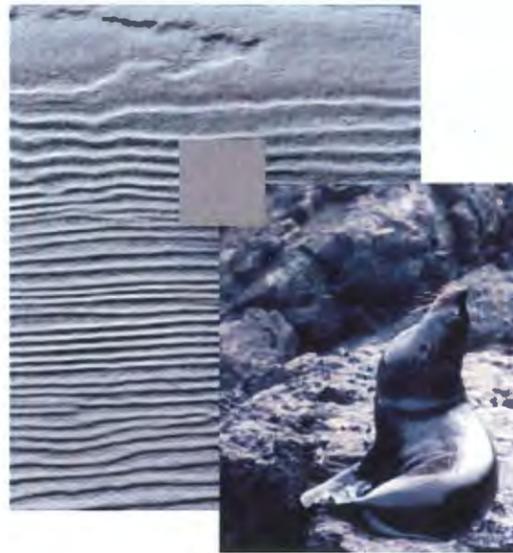
Astonish Design & Detailing Ltd. 19732 - 71B Ave Langley B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: navtejdhot@hotmail.com				
TITLE: COACH HOUSE ELEVATIONS				
PROJECT: 10700 Aintree Crescent Richmond, B.C.				
DESIGN BY: KAMAL	CHK. BY: NAVTEJ	SCALE: 1/4" = 1'-0" @ N	DATE: Nov 17 2020	SHEET NO: A-004

THESE PLANS CONFORM TO
B.C.B.C. 2018 EDITION



GRAY SLATE

02-DARK GREY HORIZONTAL HARDIE PLANK



MONTEREY TAUPE

03-LIGHT GREY/TAUPE HORIZONTAL HARDIE PLANK



Black Tusk Prostack

12-STONE ACCENT



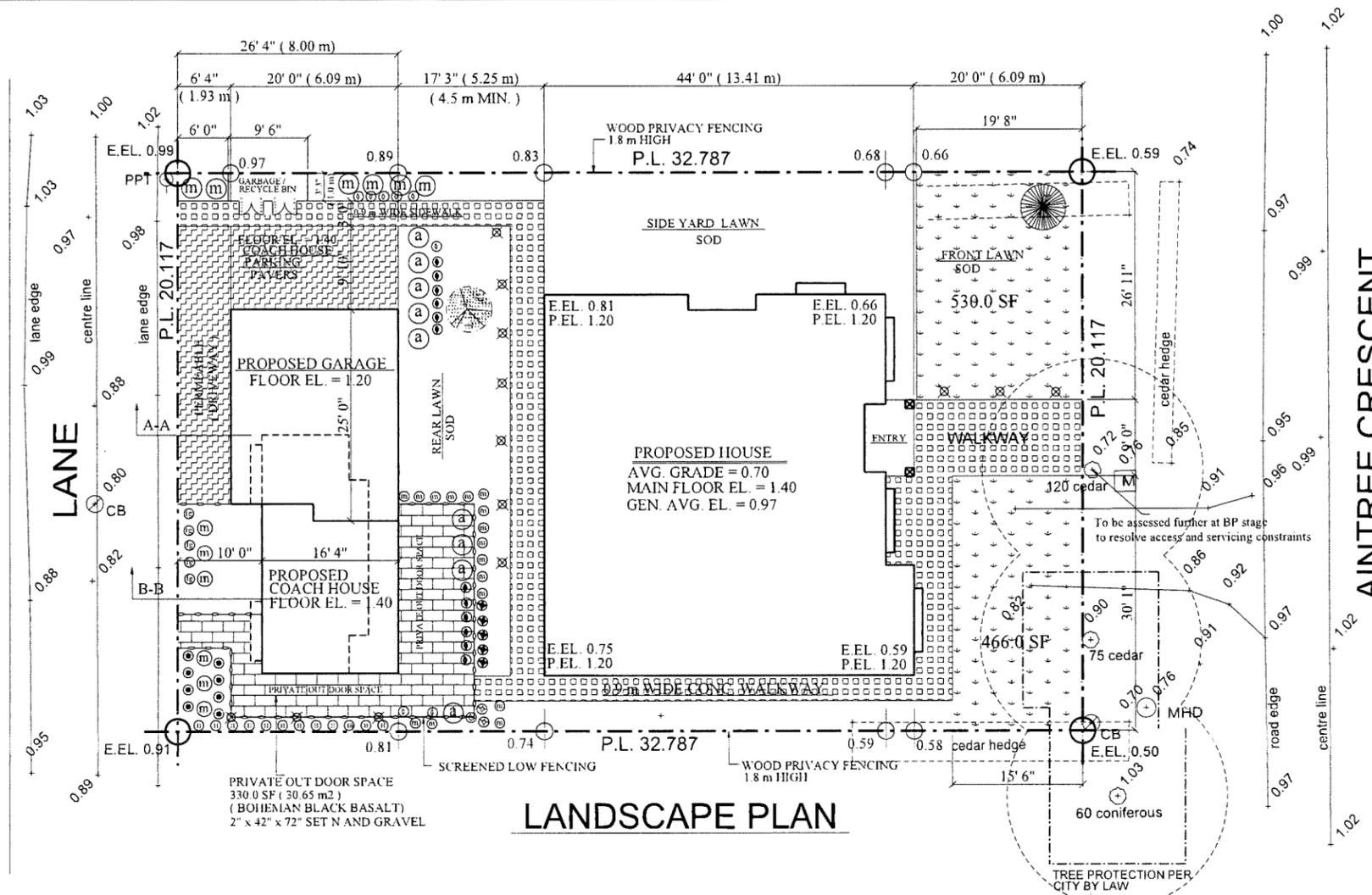
ARCTIC WHITE

06-TRIM

**DP 20-920101
PLAN # 3
NOV 3 2021**

Astonish Design & Detailing Ltd. 19732 - 71B Ave. Langley B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: navtejdot@hotmail.com			
TITLE: COACH HOUSE PLAN - COLOURS			
PROJECT: 10700 Aintree Crescent Richmond, B.C.			
DESIGNED BY: KAMAL	CHECKED BY: NAVTEJ	SCALE: 1/4" = 1'-0" UN	DATE: Nov 17 2020
			SHEET NO: A-005

THESE PLANS CONFORM TO
B.C.B.C. 2018 EDITION



LANDSCAPE PLAN

LEGEND

SYM	NAME
	CORE GRASS (PERMEABLE PARKING HEX GRID)
	AQUA PAVE PERMEABLE CONCRETE PAVERS
	BOHEMIAN BLACK BASALT
	2" X 42" X 72" SET N AND AND GRAVEL
	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFEROUS TREE
	PATHWAY LIGHT [12]

ALL INSTALLATION TO BE AS PER BCLN/BCSLA STANDARDS ONLY

IRRIGATION STRATEGY NECESSARY

NOTES:

ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE BCSLA AND BCNTA LANDSCAPE STANDARD, LATEST EDITION.

COMPLETE PROTECTION OF EXISTING STREET TREES IN ACCORDANCE WITH THE CITY OF RICHMOND'S TREE PROTECTION GUIDELINES.

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH LOW-VOLUME AUTOMATIC IRRIGATION SYSTEM, C/W RAIN SENSOR.

ALL UTILITY OR UNDERGROUND WORK TO BE COORDINATED WITH A CERTIFIED ENGINEER TO ENSURE PROTECTION OF ALL SYSTEMS AND PROTECTED TREES.

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME
LARGE SHRUBS		
(H)	12	CHAMAECYPAIRS OBTUSA 'NANA AUREA'
(F)	7	DAPHNE ODORA
(M)	20	MISCANTHUS SINENSIS VAR. PURPURASCENS
(A)	5	FOTHERGILLA GARDENII 'JADE PLATT'
(@)	6	HYDRANGEA MACROPHYLLA 'LEMON DADDY'
(O)	6	HYDRANGEA ANOMALA SUBSP. PETIOLARIS
SMALL SHRUBS		
(I)	27	GARDENIA JASMINOIDES 'KLEIM'S HARDY'
(C)	7	HEMEROCALLIS
(Y)	13	TAXUS X MEDIA 'HICKSII'
(#)	11	RUDBECKIA HIRTA

**DP 20-920101
PLAN # 4
NOV 3 2021**

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
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TITLE				
LANDSCAPE PLAN				
NO. A-001	10700 - Aintree Crescent, Richmond BC	SCALE:	DATE:	SHEET NO.
DESIGN BY:	CHK. BY:	SCALE:	DATE:	SHEET NO.
KAMAL	NAVTEJ	1/8" = 1'-0" U.S.	NOV 17 2021	A-002

THESE PLANS CONFORM TO B.C.B.C. 2018 EDITION

