



**To:** Development Permit Panel

**Date:** July 6, 2022

**From:** Wayne Craig  
Director, Development

**File:** DP 21-934309

**Re:** Application by SJR Construction Ltd. for a Development Permit at  
10240 Ainsworth Crescent

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of a coach house at 10240 Ainsworth Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)".
2. Vary the provisions of Richmond Zoning Bylaw 8500 8.14.6.3 to increase the maximum distance that a coach house is permitted to be located from the south interior property line on a lot with an east-west orientation from 2.0 m to 3.0 m.

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

WC/NA:blg  
Att. 3

## Staff Report

### Origin

SJR Construction Ltd. (Suraj Dhariwal), has applied to the City of Richmond, on behalf of the property owners (Guriqbal Singh Sandhar and Jasbir Kaur Sandhar), for permission to develop a coach house at 10240 Ainsworth Crescent on a site zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” (Attachment 1). A new single-family dwelling with a one-bedroom secondary suite has been recently constructed on-site.

### Development Information

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Zoning Bylaw requirements.

### Background

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 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 single-family dwelling currently under construction.

The subject site is located on a lot with an east-west orientation, fronting Ainsworth Crescent and has an existing lane located along the north and east property lines.

Development surrounding the subject site is as follows:

- To the North: Across the lane, a single-family dwelling on a lot zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”.
- To the South: A single-family dwelling on a lot zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”.
- To the East: Across the rear lane, a single-family dwelling on a lot zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” with vehicle access from the north lane.
- To the West: Across Ainsworth Crescent, a lot zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” that contains a single detached dwelling and completed coach house (DP 15-712474).

### 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 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 except the below noted variance.

## Variance

The applicant has requested to vary the provisions of Richmond Zoning Bylaw 8500 Section 8.14.6.3 to increase the maximum distance that a coach house is permitted to be located from the south interior property line on a lot with an east-west orientation from 2.0 m to 3.0 m.

*The purpose of Section 8.14.6.3 is to ensure new coach houses are located in a manner that reduces potential shadowing on an adjacent property to the north. The applicant has requested the variance as a means of aligning the coach house with the south wall of the single-family dwelling and to provide further separation from the property to the south. Staff supports the proposed variance as there is an existing lane to the north which further increases the separation between the subject site and the residential lot to the north thereby reducing the amount of shadow impact on the property to the north. In addition, the proposed variance does not interfere with the overall design of the coach house which is generally consistent with the Development Permit guidelines. In support of the variance, the applicant has committed to providing a heat pump in the rear yard between the coach house and the principal dwelling and achieving Step 3 of the step code. Prior to issuance of the Building Permit for the coach house, the Building Permit application must include the identified heat pump and verify compliance with the City's Noise Bylaw.*

## Analysis

### *Conditions of Adjacency*

- The proposed coach house design relates to the proposed single detached housing form, character, and scale of the surrounding neighbourhood.
- The proposed location of the coach house, which is set back between 1.2 m and 3.0 m from the rear lane provides an adequate buffer to the adjacent lot to the east.
- The majority of the floor space in the coach house building is proposed on the ground floor (70%, i.e., garage, entry, powder room, living, kitchen/dining), and the portion of the floor space located in the upper half-storey of the coach house is located in the middle of the overall building.
- There are no windows proposed on south side elevation to address concerns of overlook into neighbouring yard to the south.
- There are windows proposed on the east elevation of the coach house to provide passive surveillance of the lane and maximize light penetration.

### *Urban Design and Site Planning*

- Consistent with the OCP guidelines for coach houses in the Edgemere neighbourhood, the proposed primary pedestrian entry to the coach house is from the rear lane, and secondary pedestrian access to the coach house is proposed via a pathway from Ainsworth Crescent and via a pathway from the north lane where the parking area for the coach house is proposed.
- On-site pedestrian circulation is provided from the road and the lane throughout the property. Specifically, pedestrian entry to the coach house is proposed from both the main entry off the lane, as well as from the rear of the coach house living space, which is accessible from both the lane and the fronting road. There is also pedestrian entry to the garage from a side door that is accessible on the southwest side of the coach house accessory building.

- The east elevation of the coach house that faces the lane has been designed as the primary façade, with a main window projection off the living area at grade, decorative wood brackets on either side of the front door, as well as exterior wall and landscape lighting to enhance visibility and appearance of the lane as a public space.
- Consistent with zoning, private outdoor space for the exclusive benefit of the coach house is proposed in the form of a screened and landscaped yard off the north side of the coach house. Access to the private outdoor space is off the kitchen/living area from the rear or from the front door of the coach house.
- A single shared garbage and recycling enclosure is proposed for the site for use by residents of the property. The enclosure, which is adequately sized to contain the required number of containers for single-family lots, is set back approximately 5.7 m from the rear property line and is screened by wood fencing, gates, and a variety of soft landscaping.
- The proposed site plan provides on-site parking in compliance with the Zoning Bylaw; including: two parking spaces for the principal dwelling in the garage off the lane, and one unenclosed and permeable parking space for the coach house with access from the north lane.

#### ***Architectural Form and Character***

- The proposed material and colour scheme includes a mix of white stucco, black wood trim around windows, asphalt shingles, and black stained trim and brackets.
- The proposed exterior building materials and colours of the coach house are consistent with what is proposed for the principal residence which has recently been constructed on the site. The primary façade of the coach house facing the lane is proposed to be articulated and visually broken into smaller components through the use of varied materials and colours, and through the use of window projections with deeper roof overhangs.

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

- The private open space for the coach house is proposed at grade, in the rear yard to the north of the coach house kitchen/living area, and is defined and screened through fencing and the planting of shrubs. Additional live plant material in the proposed open space includes: Rugosa Rose, Box Wood, Lily of the Valley Shrub, Oregon Grape, and Serbian Spruce. The proposed open space is adequately sized and shaped to comply with the “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” zone.
- The area between the coach house main entry and the rear lane is proposed to be treated with a combination of shrubs, flowering plants to enhance the appearance of the lane (i.e., Lily of the Valley Shrub and Oregon Grape).
- Tree retention and removal was assessed as part of the Building Permit application for the principal dwelling on-site. One bylaw-sized tree in the boulevard on City-owned property is required to be retained and protected. Tree protection fencing was installed and inspected prior to issuance of the Building Permit for the principal dwelling. The Tree Retention and Removal Plan is included in Attachment 3. The applicant is required to provide two replacement trees on the subject site. The Landscape Plan shows two replacement trees are proposed to be planted and maintained adjacent to the coach house on-site.
- Prior to DP issuance, the applicant is required to submit a Landscaping Security for the proposed works, based on 100% of the cost estimate provided by the Landscape Architect (including a 10% contingency, soft and hard landscaping, fencing, and installation).

***Crime Prevention Through Environmental Design***

- Consistent with the design guidelines for coach houses in the OCP, the proposed coach house design enables natural surveillance by locating windows and living areas overlooking the lane.
- Similarly, the applicant proposes exterior soffit lighting next to the garage door, as well as a porch lighting next to the coach house's main entry off the rear lane to maintain visibility, safety and also be designed to limit spillover onto adjacent lots.

***Energy Efficiency***

- This DP application for a coach house meets the criteria to build in compliance with BC Energy Step Code 3.
- The applicant has indicated that they intend to install a heat pump to help achieve Step 3.
- Consistent with the design guidelines for coach houses in the OCP, the applicant indicates that they are proposing to utilize a rock pit instead of drain tiles, using energy star appliances and low water plumbing fixtures, as well as thermal efficient doors and windows.

**Conclusion**

The applicant is seeking permission to build a coach house in the rear yard of the subject property at 10240 Ainsworth Crescent in the Edgemere neighbourhood.

The proposal aims to respect the existing character of the immediate surrounding neighbourhood which consists of single detached housing, by conforming to the design guidelines for coach houses in the OCP. The proposed construction of the coach house complies with the requirements of the "Single Detached with Granny Flat or Coach House – Edgemere (RE1)" zone.

On this basis, staff recommends support for this Development Permit application.



Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:blg

**Attachments:**

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Tree Retention & Removal Plan

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

- Registration of a flood indemnity covenant on title (Area A).
- Receipt of a landscaping security based on 100% of the cost estimate for the proposed works around the coach house (including 10% contingency, soft and hard landscaping, fencing, and installation).

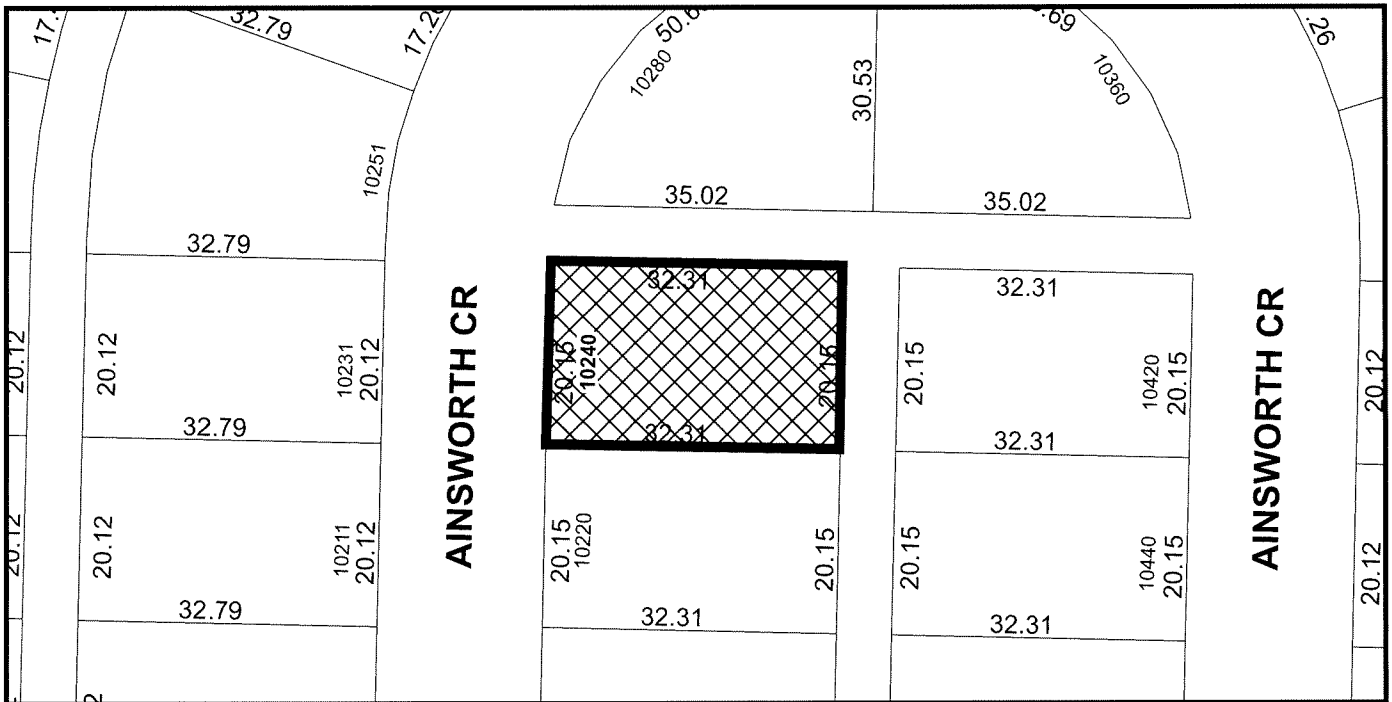
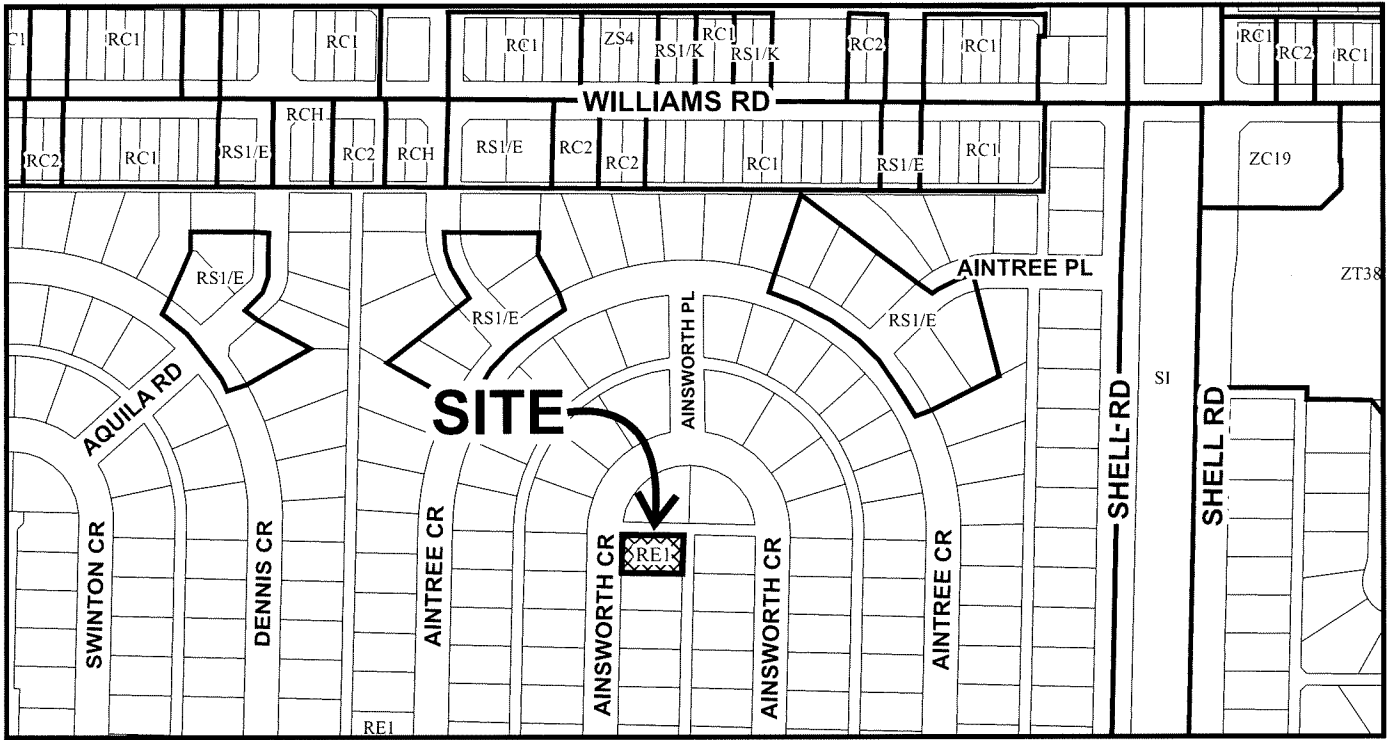
Prior to future Building Permit issuance, the developer is required to complete the following:

- Demonstrate compliance with the Development Permit plans including the provision of a heat pump.
- 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 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/ttp/special.htm>), if applicable.



# City of Richmond

ATTACHMENT 1



## DP 21-934309

Original Date: 06/14/21

Revision Date:

Note: Dimensions are in METRES



**DP 21-934309**

**Attachment 2**

Address: 10240 Ainsworth Crescent

Applicant: SJR Construction Ltd.

Owner: Guriqbal Sandhar and  
Jasbir Sandhar

Planning Area: Shellmont

	Existing	Proposed
<b>Site Area:</b>	650 m <sup>2</sup>	No change
<b>Land Uses:</b>	Single detached dwelling	Single detached dwelling and a detached coach house
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detach with Granny Flat or Coach House – Edgemere (RE1)	No change
<b>Number of Units:</b>	1	2

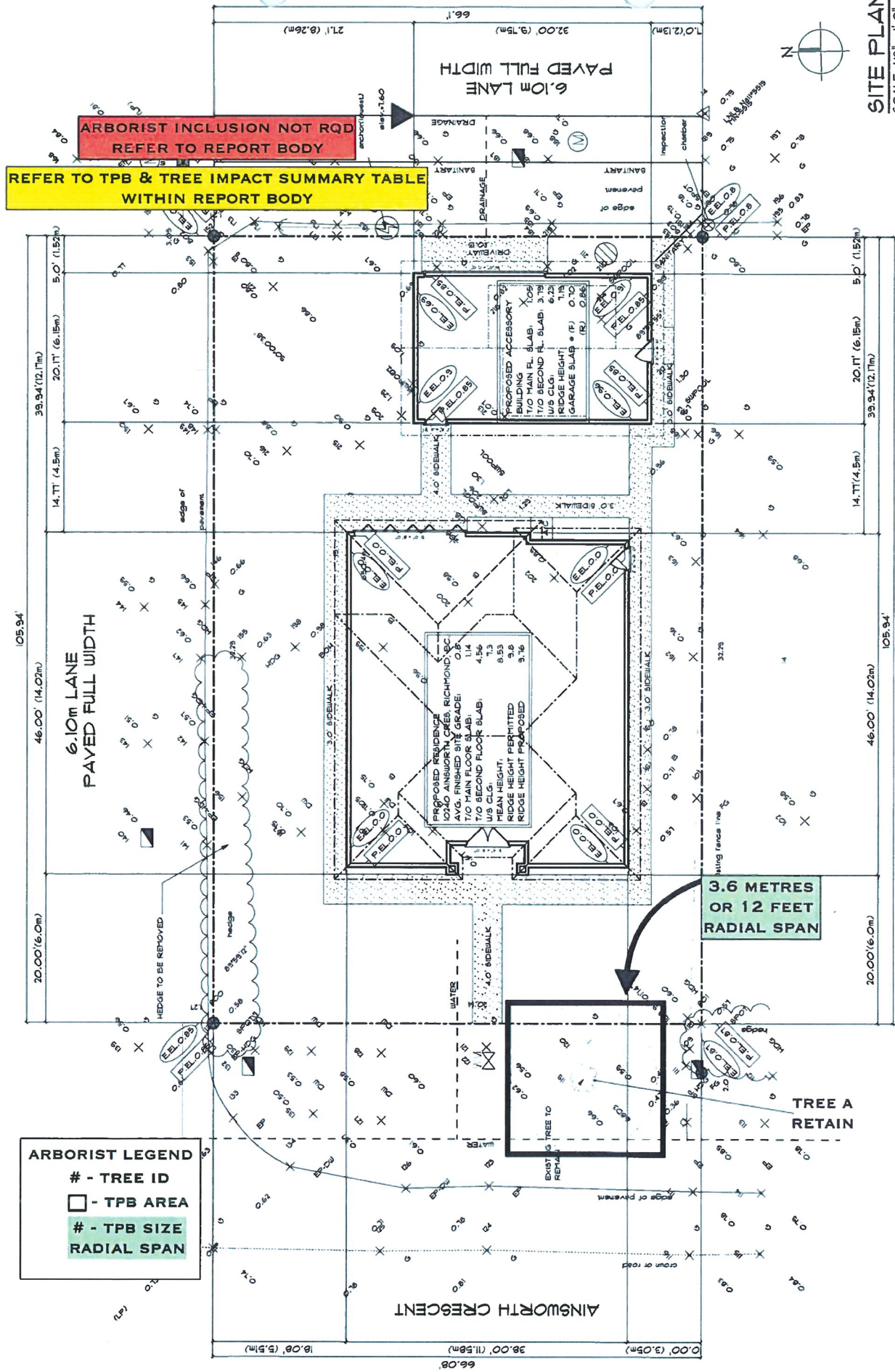
	Bylaw Requirement	Proposed	Variance
<b>Floor Area Ratio:</b>	(464.5 m <sup>2</sup> x Max. 0.60) + (185.9.5 m <sup>2</sup> x Max. 0.30) Total = 334.47 m <sup>2</sup> (3,600 ft <sup>2</sup> )	334.47 m <sup>2</sup> (3,600 ft <sup>2</sup> )	none permitted
<b>Lot Coverage</b> • Buildings: • Buildings, Structures, and Non-Porous Surfaces: • Live Plant Material:	• Max. 45%  • Max. 70% • Min. 30%	• 35%  • 50% • Min. 30%	none
<b>Coach House Setback – Front Yard:</b>	A coach house is not permitted within the front yard	N/A	none
<b>Coach House Setback – North Side Yard:</b>	Min. 2.0 m	4.5 m	none
<b>Coach House Setback – South Side Yard:</b>	at 2.0 m	3.0 m	VARIANCE
<b>Coach House Setback – Rear Yard:</b>	Min. 1.2 m for no more than 65% of the rear façade of the coach house building	52% of the rear façade is at 1.2 m	none
	Min. 3.0 m for at least 35% of rear façade of the coach house building	48% of the rear façade is at 3.0 m	
	Min. 1.5 m for entry to the coach house	3.0 m	
	Between 2.0 m & 8.0 m of the rear lot line	Between 2.0 m & 8.0 m of the rear lot line	
<b>Building Separation Space between principal dwelling &amp; coach house:</b>	Min. 4.5 m	4.5 m	none



	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Height (m):	Max. 1 ½ storeys above grade or 6.0 m, whichever is less	1 ½ storeys and 6.0 m from the highest elevation of the crown of the lane and the roof peak	none
On-site Parking Spaces – Principal dwelling:	Two (2) standard spaces	Two (2) standard spaces	none
On-site Parking Spaces – Coach House:	One (1) standard space, unenclosed, permeable, and accessible from the rear lane	One (1) standard space, unenclosed, permeable, and accessible from the lane	none
Private Outdoor Space – Coach House:	Min. 30 m <sup>2</sup>	Min. 30 m <sup>2</sup>	none
	Min. 3.0 m x 3.0 m	6.5 m x 4.5m	

**ARBORIST INCLUSION NOT RQD  
REFER TO REPORT BODY**

**REFER TO TPB & TREE IMPACT SUMMARY TABLE  
WITHIN REPORT BODY**





No. DP 21-934309

To the Holder: SJR CONSTRUCTION LTD.  
Property Address: 10240 AINSWORTH CRESCENT  
Address: C/O 7069 WALES STREET  
VANCOUVER, BC V5S 2S2

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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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - Increase the maximum distance that a coach house is permitted to be located from the south interior property line on a lot with an east-west orientation from 2.0 m to 3.0 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to # 2 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security based on 100% of the cost estimate for the proposed works around the coach house (including 10% contingency, soft and hard landscaping, fencing, and installation), 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.
7. 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.
8. 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.

**Development Permit**  
**No. DP 21-934309**

To the Holder: SJR CONSTRUCTION LTD.  
Property Address: 10240 AINSWORTH CRESCENT  
Address: C/O 7069 WALES STREET  
VANCOUVER, BC V5S 2S2

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This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE  
DAY OF , .

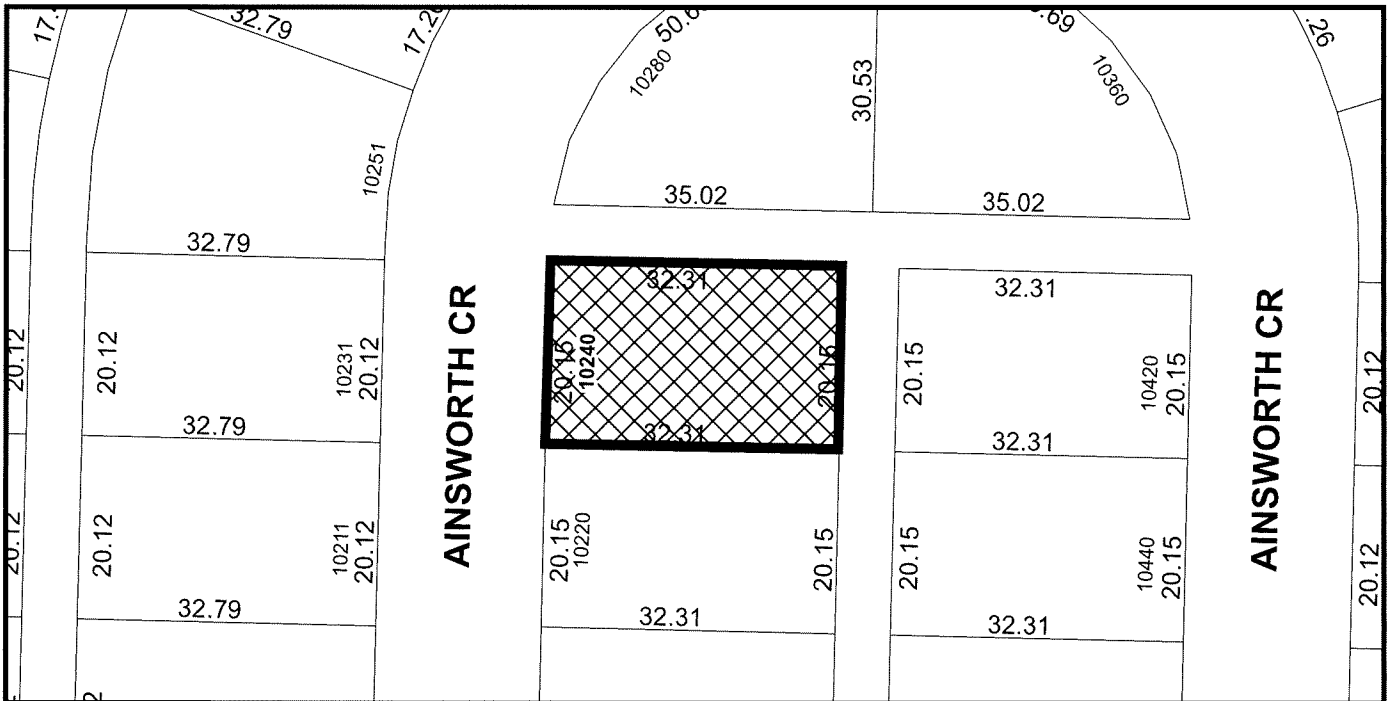
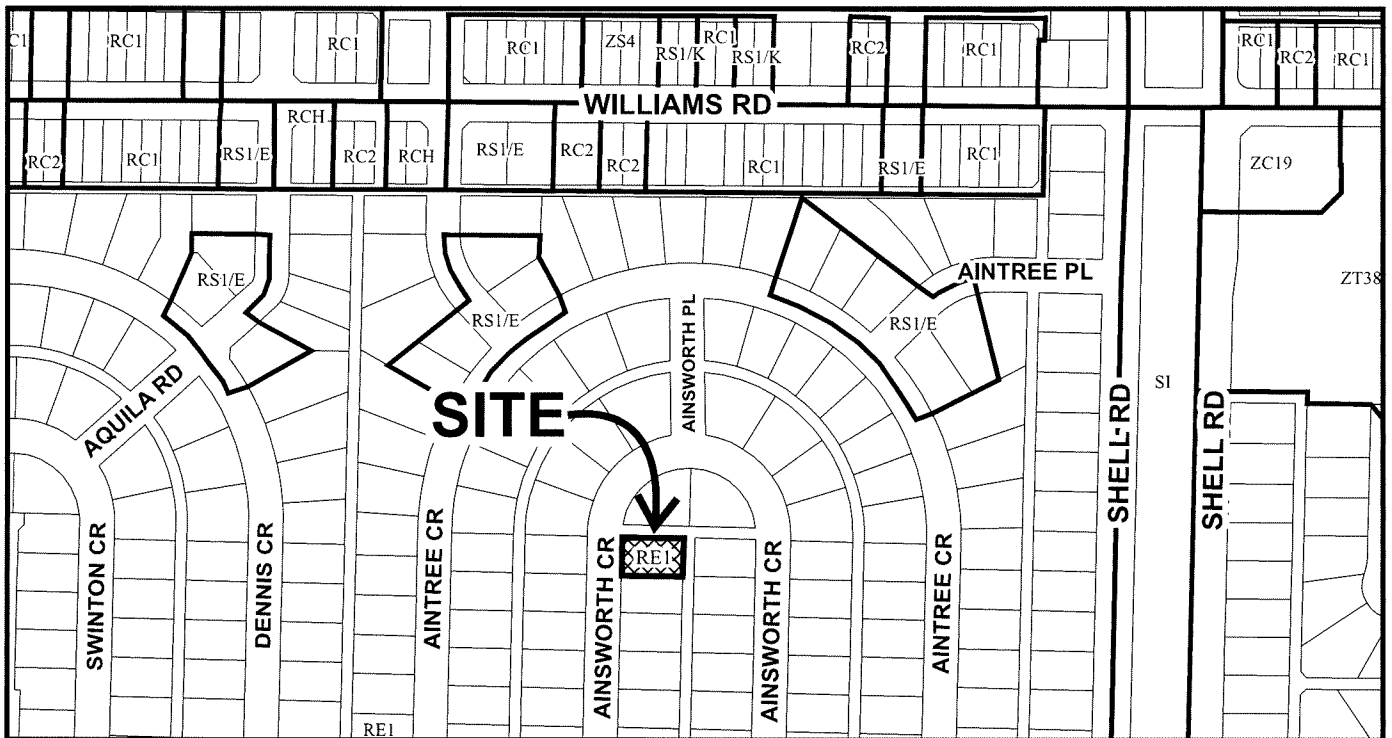
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond

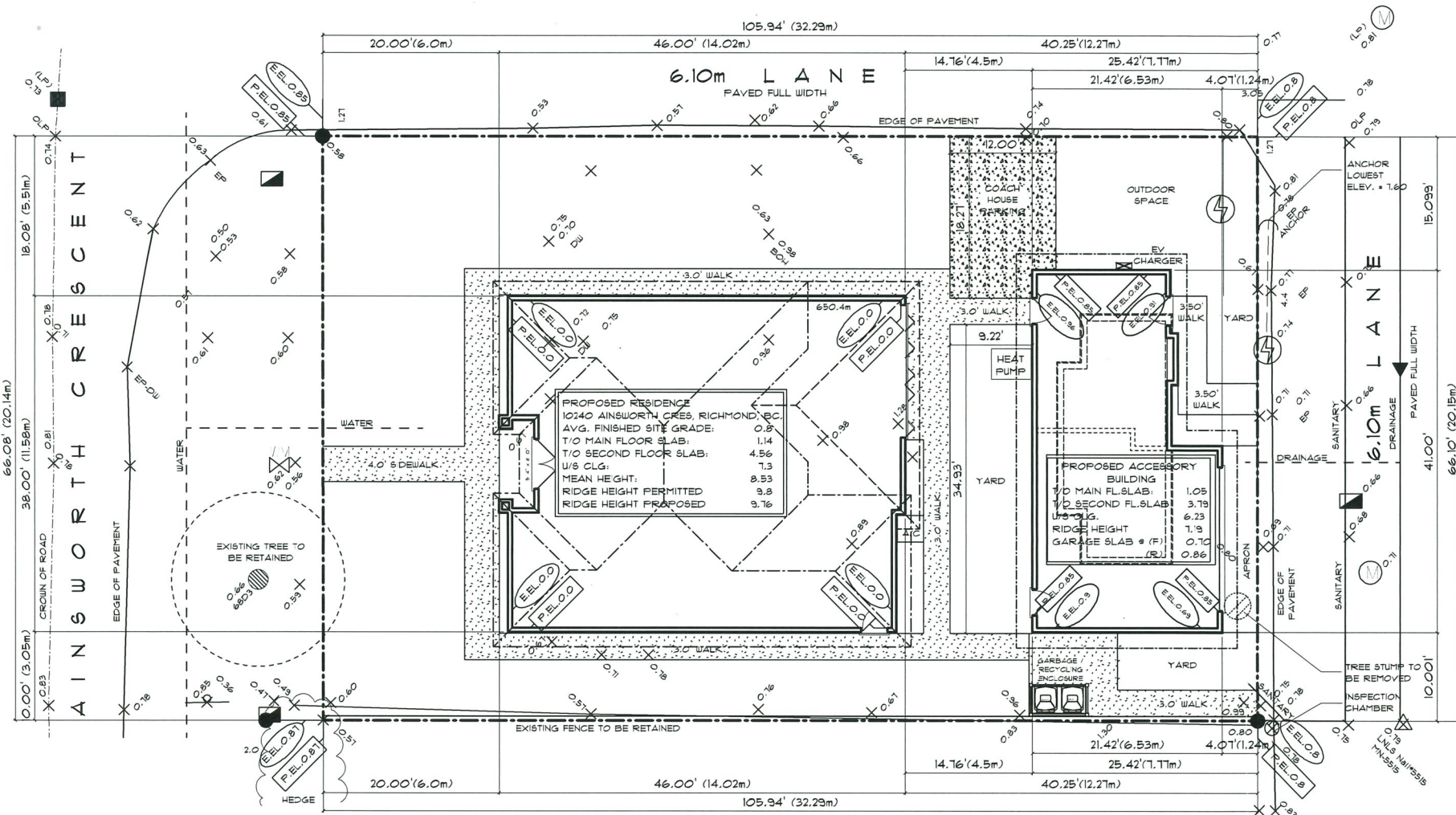


## DP 21-934309 SCHEDULE "A"

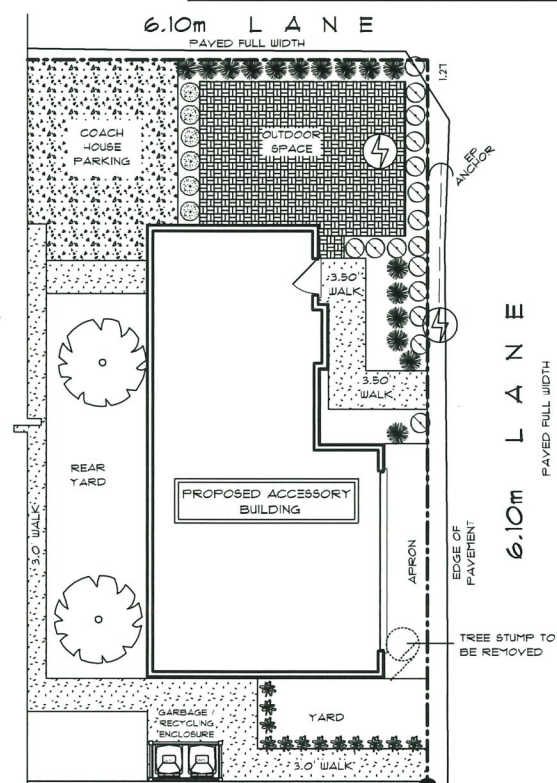
Original Date: 06/14/21

Revision Date:

Note: Dimensions are in METRES



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



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

**IMPERMEABLE SITE COVERAGE**

PERMITTED (60%):	4 200.48 s.f.
DWELLING:	1 667.00 s.f.
ACCESSORY BUILDING:	767.00 s.f.
DECKS / PORCH:	30.00 s.f.
APRON:	84.00 s.f.
SIDEWALKS:	981.00 s.f.
A/C PAD:	9.00 s.f.
<b>TOTAL COVERAGE:</b>	<b>3 538.00 s.f.</b>

**PROJECT DESCRIPTION:**  
CIVIC ADDRESS: 10240 AINSWORTH CRES,  
RICHMOND, B.C.  
LEGAL ADDRESS: LT 15 SEC 35 BLK 4N RG  
6W PL NWP20611 Lot 15, Block 4N, Sub  
Block 14, Plan NWP20611, Sect ion 35,  
Range 6W, New Westminster Land District  
PID: 008-909-521

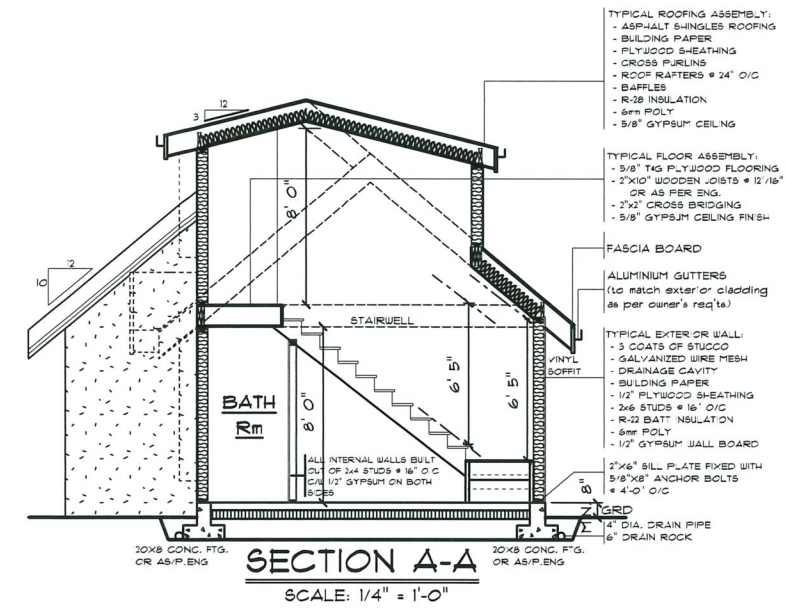
**ZONING:** .....R1

LOT AREA:	7 000.80 s.f.
ALLOWABLE F.A.R.:	3 600.00 s.f.
MAIN FLOOR:	1 667.00 s.f.
SECOND FLOOR:	1 279.00 s.f.
LWH:	625.00 s.f.
GARAGE:	473.00 s.f.
NET COVERED AREA:	3 600.00 s.f.
SITE COVERAGE ALLOWED (45%):	3 150.00 s.f.
SITE COVERAGE PROPOSED:	2 464.00 s.f.

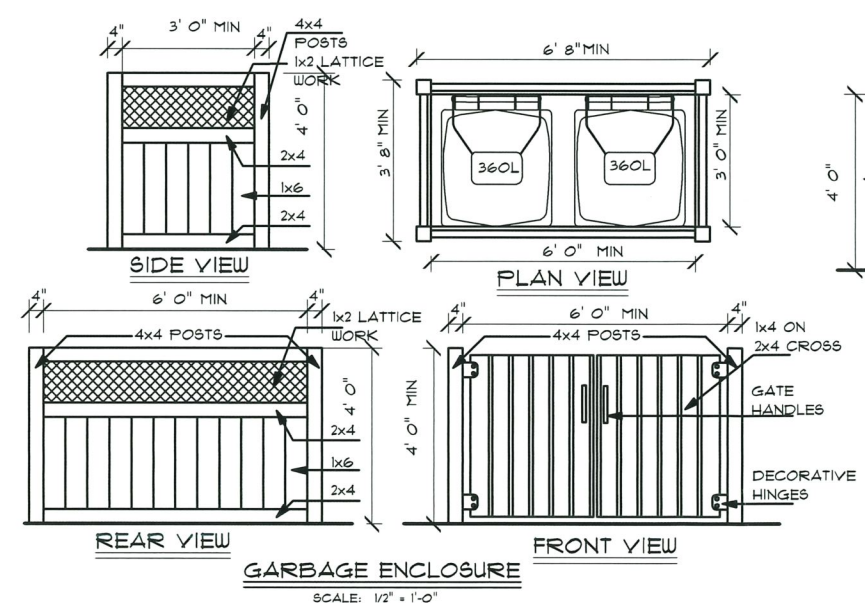
- NOTES:**
- 1- THESE PLANS CONFORM TO THE B.C. BUILDING CODE "2018" EDITION
  - 2- SIMPLEX HOME DESIGN LTD HAS TAKEN EXTREME CARE IN PROVIDING ACCURATE INFORMATION CONFORMING TO B.C. CODE "2018" HOWEVER IT IS SOLE RESPONSIBILITY OF THE OWNER-BUILDER-CONTRACTOR & ALL AUTHORITIES TO GOVERN & REGULATE CONFORMANCE OF ALL PROVINCIAL AND LOCAL CODES AND BY-LAWS.
  - 3- OWNER-CONTRACTOR-BUILDER TO CHECK & VERIFY ALL DIMENSIONS BEFORE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME.
  - 4- ALL TRUSSES TO BE ENGINEERED BY MANUFACTURERS & SPANS TO CONFIRMED PRIOR TO FABRICATION. (truss manufacturer shall check & confirm the feasibility of all trusses, if any discrepancy please consult the designer)
  - 5- ALL BEAM SIZES & SUPPORT SYSTEMS SHOULD BE CHECKED & VERIFIED BY P. ENG. REGD. IN B.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
  - 6- CONFIRM ALL WINDOW SIZES AT SITE AFTER TRUSSES & ROOF INSTALLATION.
  - 7- ALL CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE, CURRENT EDITION & ALL LOCAL MUNICIPAL BUILDINGS & ZONING BY-LAWS.
  - 8- IT IS OWNER'S/BUILDER'S RESPONSIBILITY TO GET CORRECT ZONING-A.O.W.- LOT GRADING INFORMATION FROM CONCERNED AUTHORITIES. SIMPLEX HOME DESIGN LTD. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SAME.
  - 9- EXTERIOR STRIPS CONCRETE FOUNDATION WALLS AND GRADING SHOULD NOT REFLECT ACTUAL SITE CONDITIONS. GRADING & FOUNDATION STEPS SHOULD DETERMINED BEFORE COMMENCING WORK.
  - 10- FOUNDATION PLAN IS FOR GENERAL USE ONLY. BUILDER MAY HAVE TO REVISE AS NECESSARY AS DUE TO SITE CONDITIONS & LOCAL BUILDING STANDARDS & PRACTICES.
  - 11- SURVEYOR TO CONFIRM BUILDING SIZE AND LOCATION, IF THERE IS A DISCREPANCY THAT PARTY SHALL CONTACT THE DESIGNER.

**BCBC 2018 REFERENCE NOTES:**

- 1) FOOTINGS TO BE LOCATED AND SIZED AS PER SUBSECTION 9.15.3.
- 2) FOUNDATION WALL THICKNESS AND HEIGHT TO COMPLY WITH TABLE 9.15.4.2.A
- 3) DAMPROOFING ON BELOW GRADE STRUCTURES REQUIRED AS PER ARTICLE 9.13.2.1.
- 4) WATERPROOFING REQUIRED ON-GRADE SLABS & BELOW GRADE WALLS WHERE HYDROSTATIC PRESSURE MAY OCCUR AS PER SENTENCE 9.13.3.1.(1)
- 5) CONCRETE SLABS SHALL COMPLY WITH SUBSECTION 9.16.4.
- 6) CRAWLSPACES SHALL COMPLY WITH SECTION 9.18.
- 7) ROOF ACCESS AND VENTING SHALL COMPLY WITH SECTION 9.19.
- 8) UNREINFORCED MASONRY & MASONRY VENEER TO BE BUILT AS SPECIFIED IN SECTION 9.20.
- 9) FIREPLACES TO BE DESIGNED & INSTALLED AS PER SECTION 9.22.
- 10) WOOD-FRAME CONSTRUCTION SHALL COMPLY WITH SUBSECTION 9.23.2.
- 11) WOOD-FRAME FASTENERS SHALL COMPLY WITH SUBSECTION 9.23.3.
- 12) NAILING FOR FRAMING AS SPECIFIED IN TABLE 9.23.3.4.
- 13) SPANS FOR BEAMS, JOISTS, & LITELS SHALL COMPLY WITH SUBSECTION 9.23.4.
- 14) BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION AS SPECIFIED IN SUBSECTION 9.23.6.
- 15) SILL PLATES SHALL BE MIN. 38mm x 89mm WHERE THEY PROVIDE BEARING FOR THE FLOOR SYSTEM. (SEE SENTENCE 9.23.7.1.(1))
- 16) BEAMS SUPPORTING FLOORS SHALL COMPLY WITH SUBSECTION 9.23.8.
- 17) FLOOR JOISTS SHALL COMPLY WITH SUBSECTION 9.23.9.
- 18) WALL STUDS SHALL COMPLY WITH SUBSECTION 9.23.10.
- 19) WALL PLATES SHALL COMPLY WITH SUBSECTION 9.23.11.
- 20) FRAMING OVER OPENINGS SHALL COMPLY WITH SUBSECTION 9.23.12.
- 21) ROOF & CEILING FRAMING SHALL COMPLY WITH SUBSECTION 9.23.13.
- 22) SUBFLOORING SHALL COMPLY WITH SUBSECTION 9.23.14.
- 23) ROOF SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.15.
- 24) WALL SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.16.
- 25) INSULATION REQUIRED AS PER ARTICLE 9.25.2.1.
- 26) INSTALL INSULATION AS SPECIFIED IN ARTICLE 9.25.2.3.
- 27) LOOSE-FILL INSULATION SHALL BE USED ON HORIZONTAL SURFACE ONLY (SEE SENTENCE 9.25.2.4.(1))
- 28) AIR BARRIER REQUIRED AS PER ARTICLE 9.25.3.1.
- 29) CONTINUITY OF AIR BARRIER IS CRITICAL AS PER ARTICLE 9.25.3.3.
- 30) VAPOUR BARRIER REQUIRED AS PER ARTICLE 9.25.4.1.
- 31) MATERIAL SELECTION FOR VAPOUR BARRIER AS SPECIFIED IN ARTICLE 9.25.4.2.
- 32) NAILS FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.2.
- 33) STAPLES FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.3.
- 34) ROOF FLASHINGS SHALL COMPLY WITH SUBSECTION 9.26.4.
- 35) GAVEL PROTECTION FOR SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.5.
- 36) UNDERLAY BENEATH SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.6.
- 37) ASPHALT SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.7.
- 38) WOOD ROOF SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.9.



**SECTION A-A**  
SCALE: 1/4" = 1'-0"



**SIDE VIEW**

**PLAN VIEW**

**4' HIGH FENCE DETAIL**  
SCALE: 1/2" = 1'-0"

**REAR VIEW**

**FRONT VIEW**

**GARBAGE ENCLOSURE**  
SCALE: 1/2" = 1'-0"

HARD-SCAPE		PLANT LIST SYMBOLS		
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
[Symbol]	12	ROSA RUGOSA 'ALBA'	RUGOSA ROSE	#2 POT
[Symbol]	6	BUXUS SEMPERVIRENS	BOX WOOD	#2 POT
[Symbol]	6	PIERIS JAPONICA	LILY OF THE VALLEY SHRUB	4' HIGH
[Symbol]	16	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT
[Symbol]	2		JAPANESE MAPLE	6cm CAL

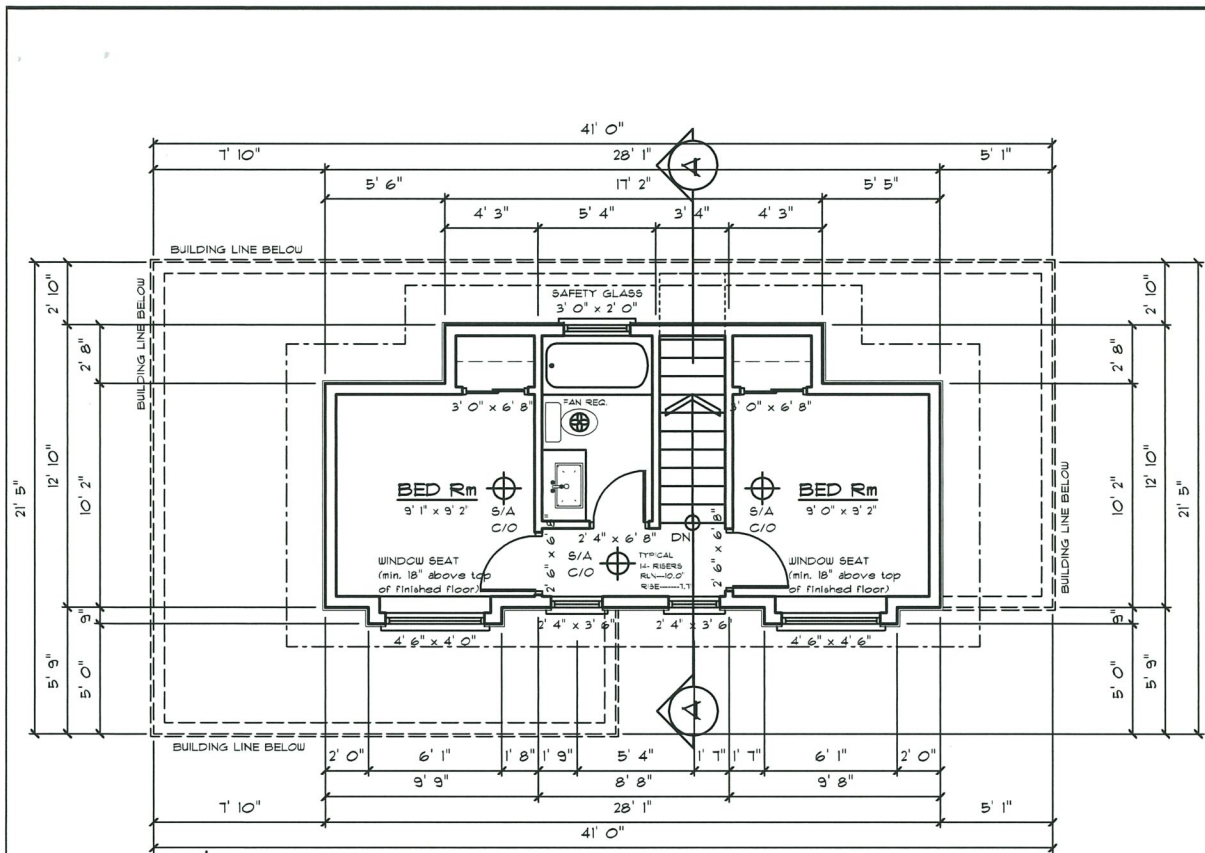
PROPOSED RESIDENCE for SJR CONSTRUCTION (778-968-1491)  
on 10240 AINSWORTH CRESCENT, RICHMOND, B.C.

**DP 21-934309**  
**PLAN 1**

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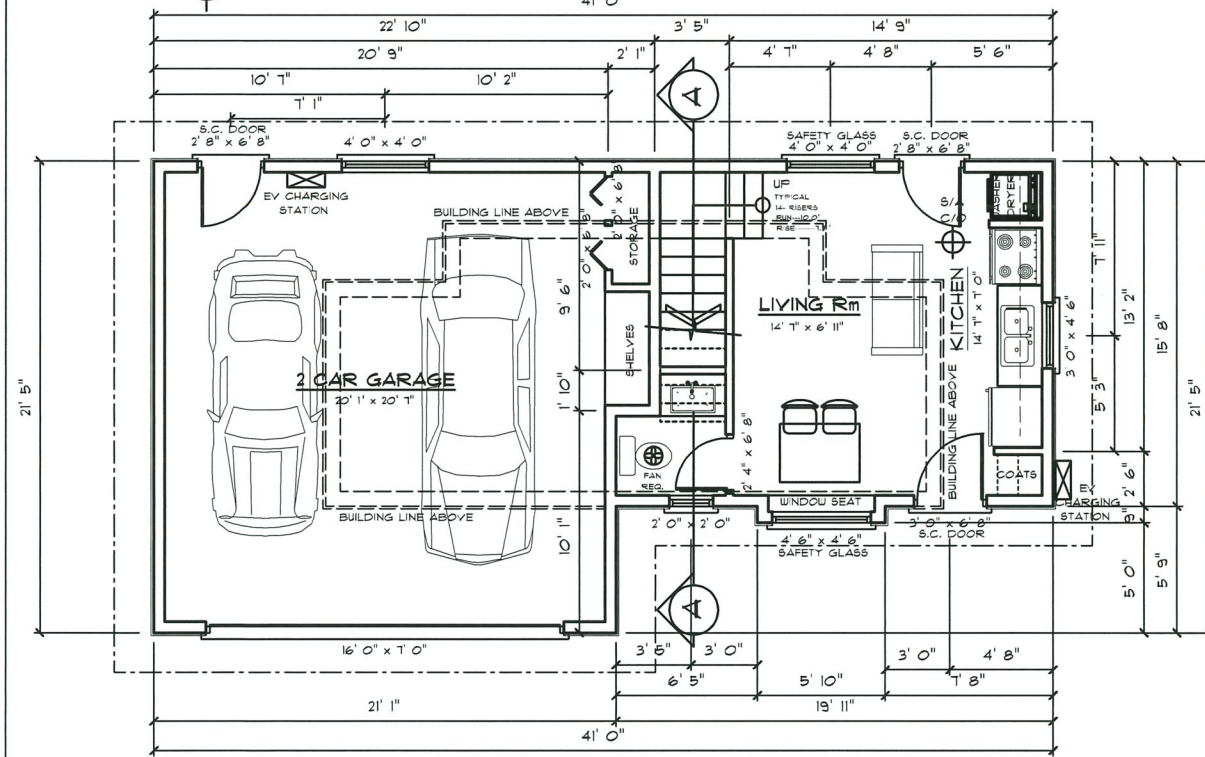
SCALE: AS SHOWN  
DATE: OCT 23, 2020  
PLAN No 30-4-13-20  
DRAWING: ZH

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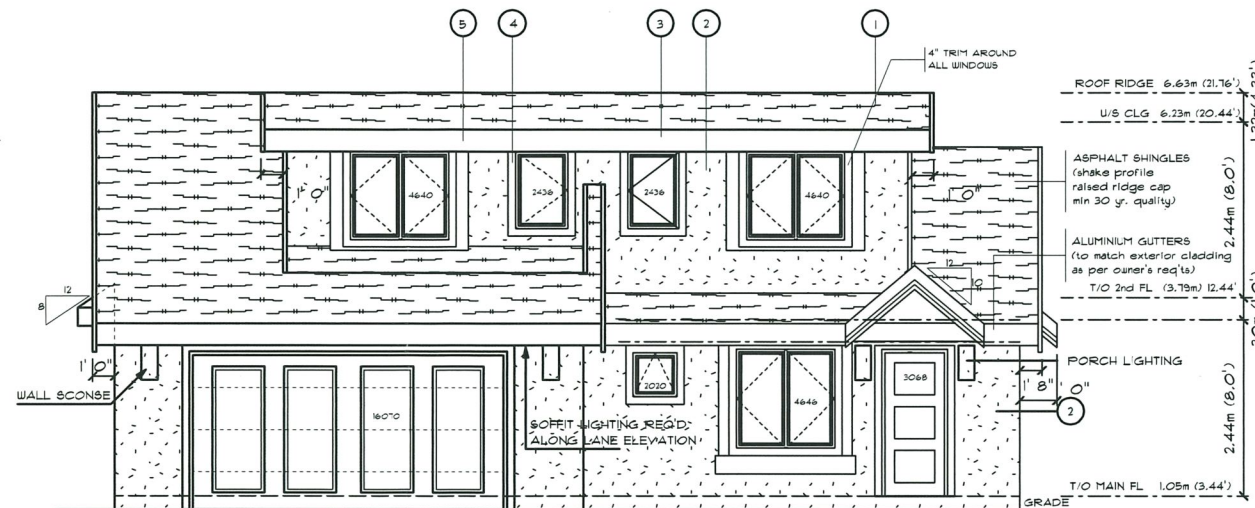
**UPPER FLOOR PLAN**

NET AREA 331.00 SF



**MAIN FLOOR PLAN**

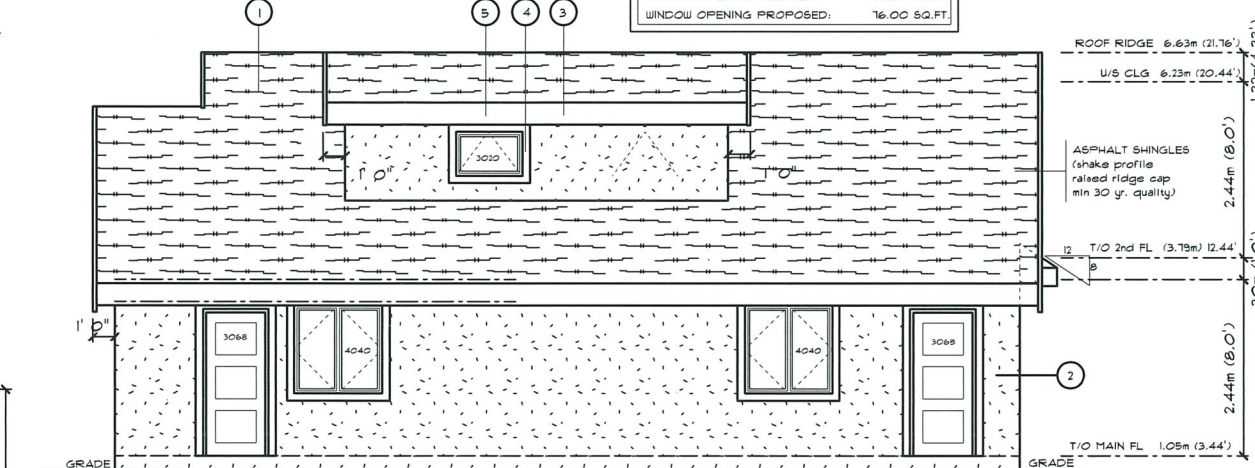
FOOTPRINT 161.00 SF  
GARAGE 413.00 SF  
LIVING/NET AREA 294.00 SF



**EAST (FRONT) ELEVATION**

SCALE: 1/4" = 1' - 0"

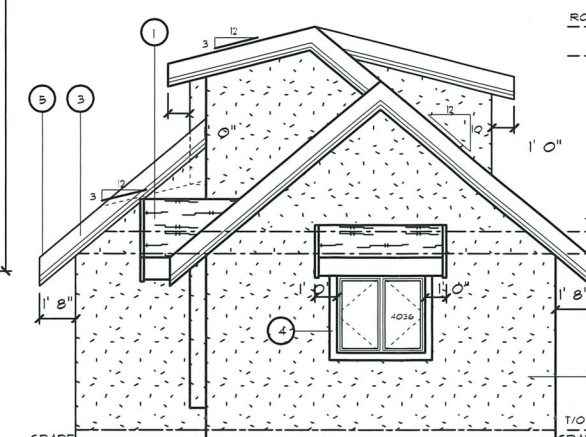
TOTAL WALL AREA: 482.00 SQ.FT.  
PERCENTAGE AREA OF WINDOW OPENING: 34.52%  
WINDOW OPENING ALLOWED: 166.33 SQ.FT.  
WINDOW OPENING PROPOSED: 76.00 SQ.FT.



**WEST (REAR) ELEVATION**

SCALE: 1/4" = 1' - 0"

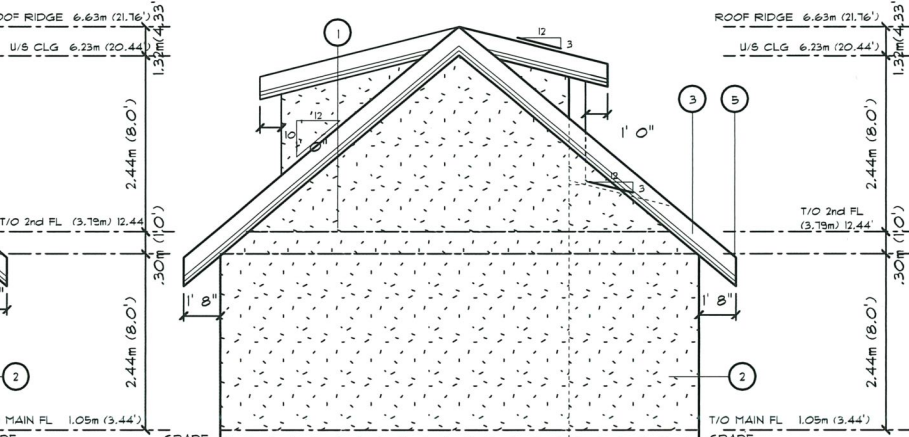
TOTAL WALL AREA: 370.00 SQ.FT.  
PERCENTAGE AREA OF WINDOW OPENING: 44.18%  
WINDOW OPENING ALLOWED: 163.48 SQ.FT.  
WINDOW OPENING PROPOSED: 78.00 SQ.FT.



**NORTH (LEFT) ELEVATION**

SCALE: 1/4" = 1' - 0"

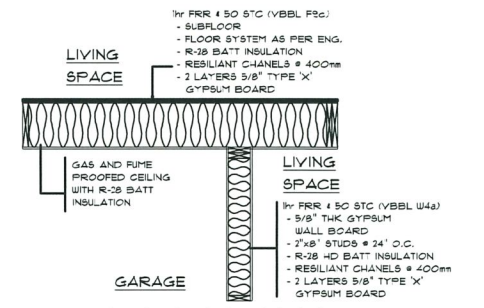
TOTAL WALL AREA: 190.00 SQ.FT.  
PERCENTAGE AREA OF WINDOW OPENING: 53.01%  
WINDOW OPENING ALLOWED: 100.73 SQ.FT.  
WINDOW OPENING PROPOSED: 14.00 SQ.FT.



**SOUTH (RIGHT) ELEVATION**

SCALE: 1/4" = 1' - 0"

TOTAL WALL AREA: 286.00 SQ.FT.  
PERCENTAGE AREA OF WINDOW OPENING: 26.15%  
WINDOW OPENING ALLOWED: 14.78 SQ.FT.  
WINDOW OPENING PROPOSED: 0.00 SQ.FT.



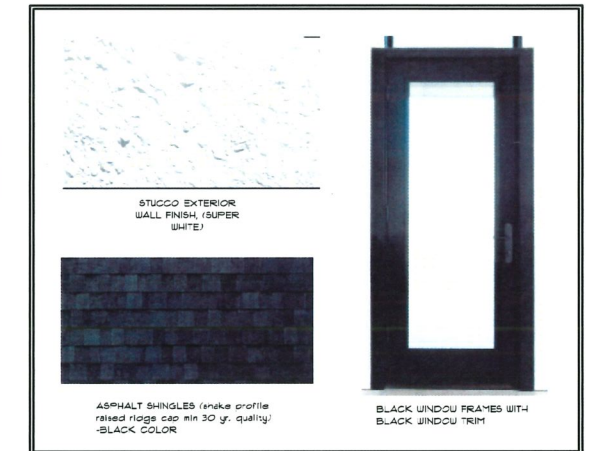
**GARAGE AND LIVING SPACE SEPARATION**

SCALE: 1/2" = 1' - 0"

**LEGEND**

- 1 ASPHALT SHINGLES (shake profile) raised ridge cap min 30 yr. quality
- 2 STUCCO FINISH - SUPER WHITE
- 3 1x6 PRIMED ON 2x10 FASCIA BOARD + 1x6 ON GABLE WALL
- 4 4" WOOD TRIM AROUND WINDOW (BLACK, TYPICAL)
- 5 ALUMINUM GUTTERS or BUILT-IN GUTTERS (to match exterior cladding as per owner's req't)

**MATERIAL BOARD**



**PLAN 2**

**DP 21-934309**

PROPOSED RESIDENCE for SJR CONSTRUCTION (778-968-1491)  
on 10240 AINSWORTH CRESCENT, RICHMOND, B.C.

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SCALE: AS SHOWN  
DATE: MARCH 14, 2022

PLAN No 30-4-13-22  
DRAWN: RP

