



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 5, 2023

From: Wayne Craig
Director, Development

File: DP 23-018670

Re: Application by Sandeep Mann for a Development Permit at
10408 Dennis Crescent

Staff Recommendation

That a Development Permit be issued which would permit the construction of a coach house at 10408 Dennis Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)".

Wayne Craig
Director, Development
604-247-4625

WC:le

Staff Report

Origin

Sandeep Mann, authorized agent for the property owners (Sandeep Mann, Kanwaljit Mann and Sarbjit Mann), has applied to the City of Richmond for permission to develop an approximately 60 m² (645 ft²) coach house at 10408 Dennis Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)".

The site currently contains one single detached house, which is proposed to be demolished. A new single detached dwelling and coach house is proposed to be constructed. The single detached home is not subject to this Development Permit.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the North: Single detached houses on Dennis Crescent, zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)".
- To the East: Across the lane, single detached houses on Dennis Crescent and Swinton Crescent, zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)".
- To the South: Single detached houses zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)".
- To the West: Across Dennis Crescent, single detached houses zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)".

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the 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.

Analysis

Conditions of Adjacency

- The proposed coach house is located on the east portion of the property abutting the existing lane and is separated from the principle single detached dwelling.
- The proposed location of the coach house, which is set back 2.0 m from the south side lot line, minimizes shadowing of adjacent properties.

- The majority of the floor space in the coach house building is proposed on the ground floor 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 massing.
- There are no windows proposed on the north or south side elevations to address concerns of overlook into the neighbouring properties. There are windows proposed on the west and east elevations of the coach house to maximize light penetration and provide passive surveillance of the lane.

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 Dennis Crescent along the north side of the property.
- The east elevation of the coach house that faces the lane has been designed as the primary facade with a bay window, front entry to the unit, and 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 landscaped yard off the west side of the coach house. Access to the private outdoor space is from either the rear door or the front door of the coach house.
- A single shared garbage and recycling enclosure is proposed for the site for use by the residents of the property. The enclosure, which is adequately sized to contain the required number of containers for the single detached house and coach house, is set back 1.8 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 lane.

Architectural Form and Character

- The proposed exterior building materials and colours of the coach house are consistent with the building styles in the neighbourhood and include horizontal taupe Hardie-plank siding and taupe stucco with grey trim, cedar, and black stone accents.
- The primary facade of the coach house facing the lane is proposed to be visually broken into smaller components through the inclusion of a projecting bay window on the lower floor, and a variety of windows on the upper floor.

Landscape Design and Open Space Design

- There are no on-site trees in the area of the proposed coach house and garage. Future assessment of on-site tree retention and removal associated with any new single-family dwelling to be constructed on the property will be assessed and reviewed at the time of the building permit application for the single-family dwelling.

- The applicant proposes to plant two new trees on-site between the proposed coach house/garage and the proposed single family building. The two new trees are to be of a minimum size of 8 cm caliper deciduous or 4.0 m tall coniferous. The applicant intends to plant one Douglas Maple tree and one Western red cedar tree both deciduous tree species that are native to British Columbia.
- The area surrounding the coach house main entrance, adjacent to the rear lane, is proposed to be treated with a combination of shrubs and flowering plants to enhance the appearance of the lane.
- The private open space for the coach house is proposed at grade, in the rear yard to the west of the coach house, and is defined through low fencing and the planting of shrubs. The proposed open space is adequately sized and shaped to comply with the "Single Detached with Granny Flat or Coach House Edgemere (RE1)" zone.
- Prior to DP issuance, the applicant is required to submit a Landscaping Security for the proposed works, based on 100 per cent of the cost estimate provided by the Landscape Architect (including a 10 per cent 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 lighting on the eaves facing the lane, as well as porch lighting at the coach house's main entry to ensure visibility and safety. The lighting will be designed to limit spillover onto adjacent lots.

Energy Efficiency

- The applicant must demonstrate compliance with the BC Energy Step Code as part of the Building Permit process. The applicant intends to meet Step 3 with the provision of a low carbon energy system.
- The heat pump for the coach house is proposed to be located in the internal yard of the property. Prior to Building Permit issuance, the applicant is required to submit written confirmation that the noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856.

Conclusions

The applicant is seeking permission to build a coach house in the rear yard of the subject property at 10408 Dennis 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 (REI)" zone.

On this basis, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Laurel Eyton
Planning Technician
(604-276-4262)

LE:js

Att. 1: 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 Letter-of-Credit for landscaping in the amount of 100% of the cost estimate for landscaping for the coach house (including soft and hard landscaping, tree planting, fencing, and installation) plus a 10% contingency cost.

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

3. Demonstrate compliance with the Development Permit Plans.
4. Demonstrate compliance with the applicable level of the BC Energy Step Code.
5. Provide written confirmation that the noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856.
6. 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.*
7. 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>).



DP 23-018670

Attachment 1

Address: 10408 Dennis Crescent

Applicant: Sandeep Mann

Owners: Sandeep Mann, Kanwaljit Mann,
Sarbjit Mann

Planning Area(s): Shellmont

	Existing	Proposed
Site Area:	670.0 m ²	670.0 m ²
Land Uses:	Single detached residential	Single detached residential with detached coach house
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached with Granny Flat or Coach House – Edgemere (RE1)	No Change
Number of Units:	1	1 Single Detached House 1 Coach House

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	Max. 0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	none permitted
Floor Area - Coach House:	Min. 33 m ² and Max. 60 m ²	59.9 m ²	none
Floor Area – Total:	340.4m ² (3,663 ft ²)	340.4m ² (3,663 ft ²)*	None Permitted
Lot Coverage:	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	none
Setback – Side Yard, north (coach house):	Min. 2.0 m	4.94 m	none
Setback – Side Yard, south (coach house):	Max. 2.0 m	2.0 m	none
Setback – Rear Yard (coach house):	Min. 1.2 m for max. 65% of rear façade; 3.0 m for min. 35% of rear façade; min. 1.5 m to entry	Min. 1.2 m for max. 65% of rear façade; 3.0 m for min. 35% of rear façade; min. 1.5 m to entry	none
Separation between single detached house and coach house:	Min. 4.5 m	4.74 m	none
Height (m):	Max 1 ½ storeys or 6.0 m	Max 1 ½ storeys or 6.0 m	none
Lot Size:	Min. 550 m ²	670.0 m ²	none

Off-street Parking Spaces – (coach house):	Min. 1	1	none
Amenity Space – Outdoor (coach house):	Min. 30 m ²	30.15 m ²	none

*Preliminary estimate based on concept plans for the principal dwelling not controlled by this Development Permit. Exact statistics to be determined through zoning compliance review at Building Permit stage.



City of Richmond

Development Permit

No. DP 23-018670

To the Holder: Sandeep Mann
Property Address: 10408 Dennis Crescent
Address: 10408 Dennis Crescent

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 100% of the cost estimate of the landscaping works plus a 10% contingency 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 23-018670

To the Holder: Sandeep Mann
Property Address: 10408 Dennis Crescent
Address: 10408 Dennis Crescent

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

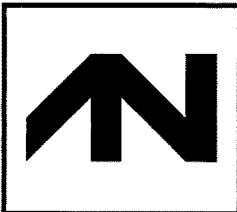
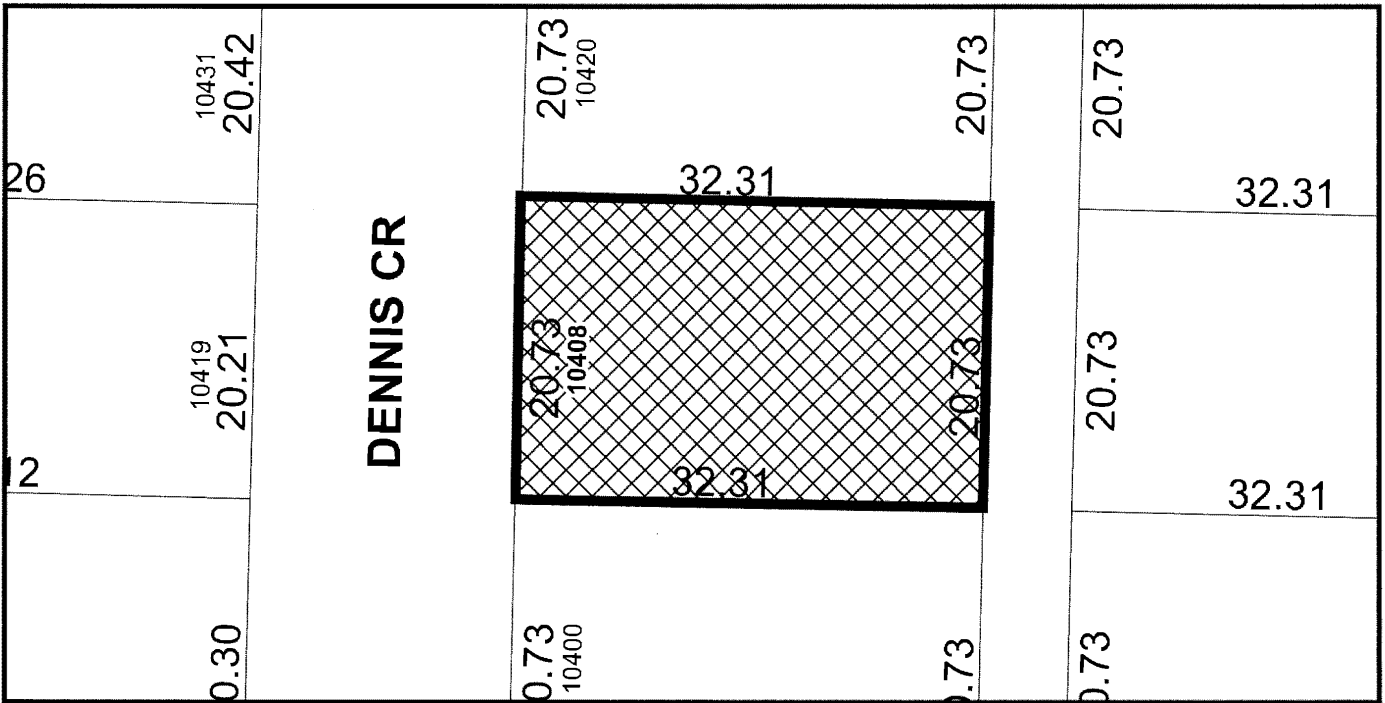
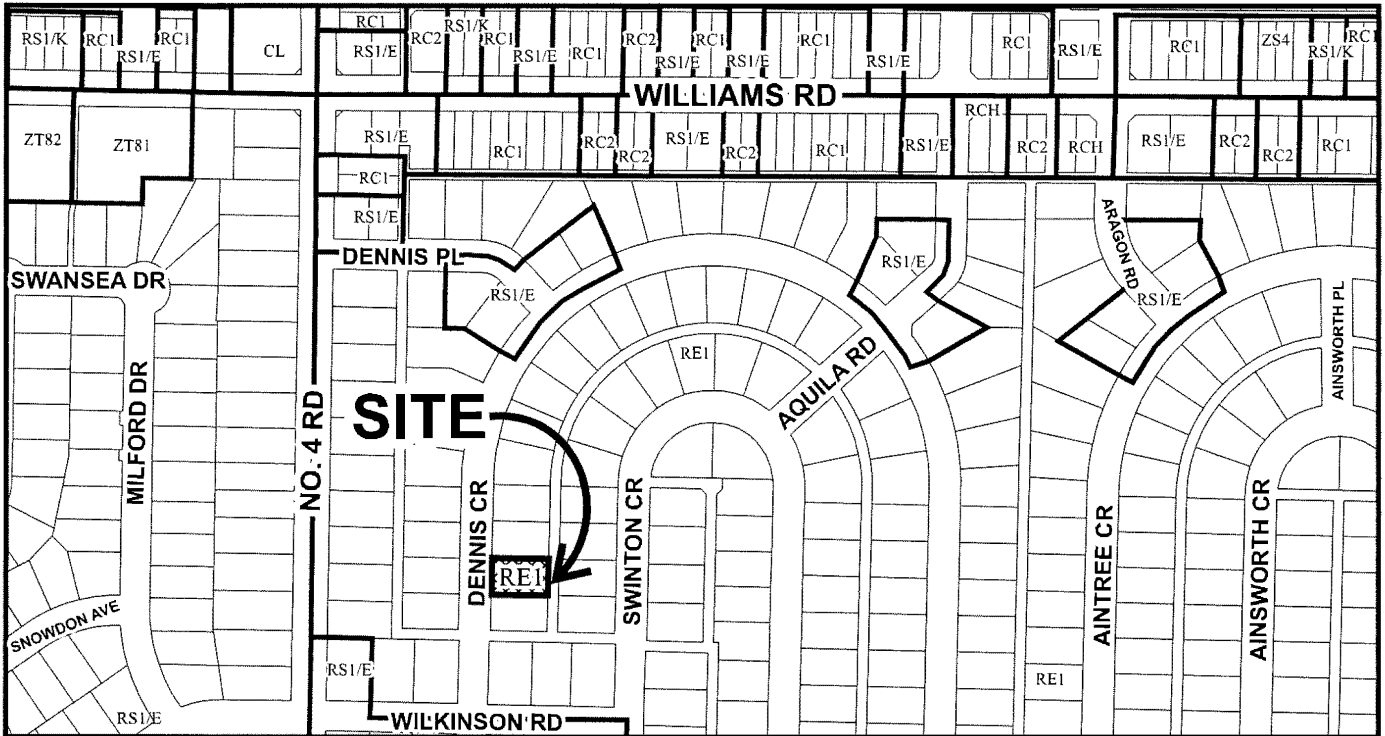
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



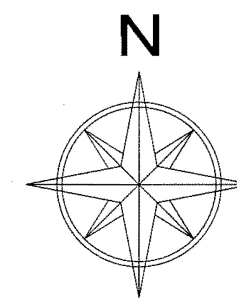
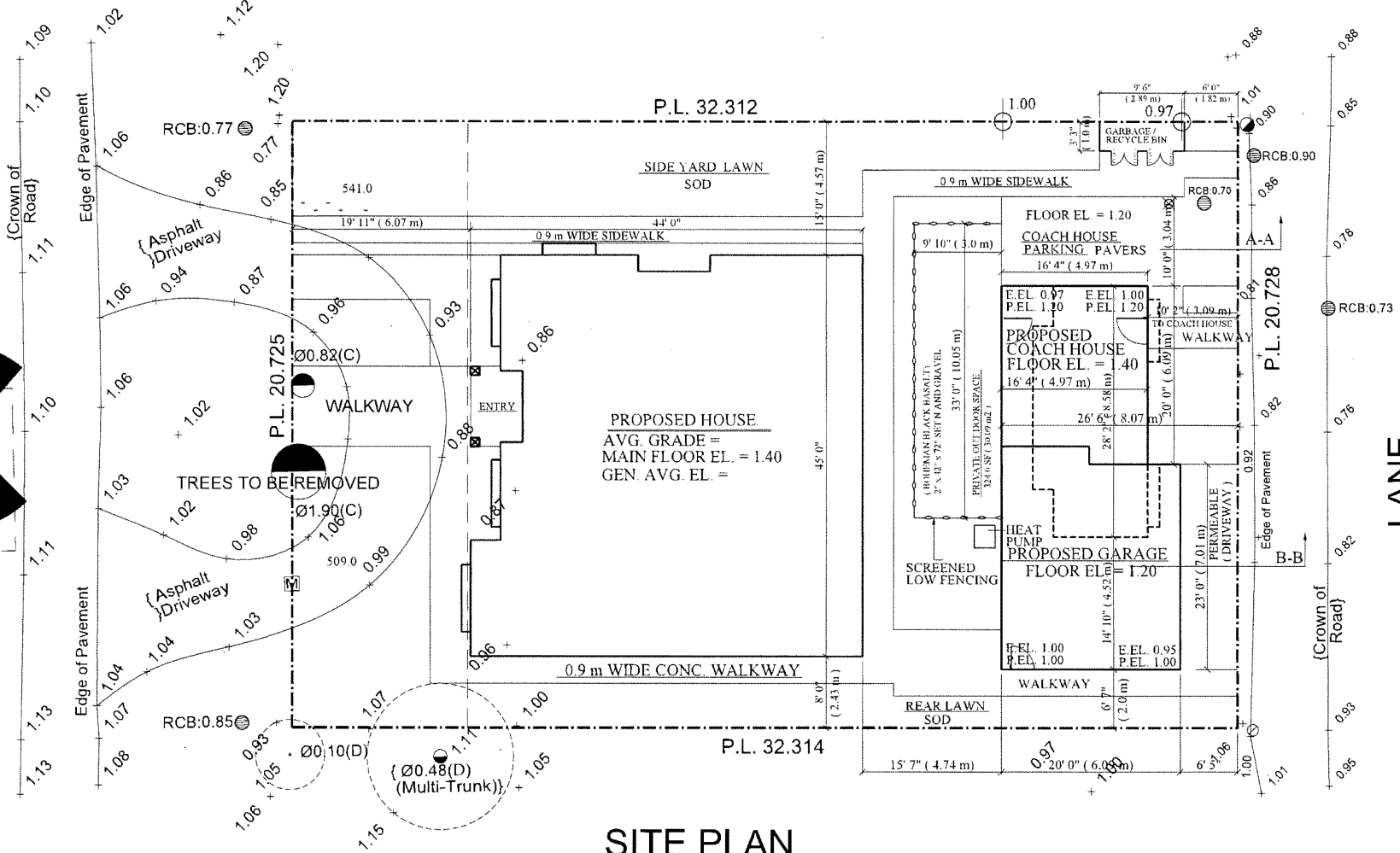
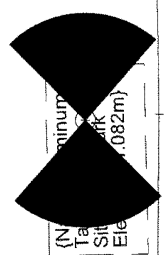
DP 23-018670 SCHEDULE "A"

Original Date: 05/23/23

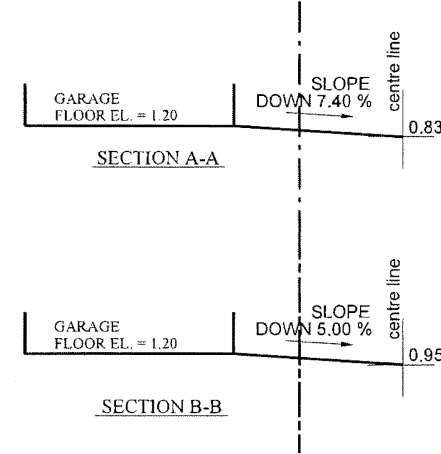
Revision Date:

Note: Dimensions are in METRES

DENNIS CRESCENT



SITE PLAN



CIVIC ADDRESS:

10408 - Dennis Crescent, Richmond BC
 PID : 002-807-351

LEGAL DESCRIPTION:

LOT 5 SEC 35 BLK 4N RG 6W PL NWP20610 LOT 5, BLOCK 4N,
 SUB BLOCK 5, PLAN NWP20610, SECTION 35, RANGE 6W,
 NEW WESTMINSTER LAND DISTRICT

CALCULATIONS:

ZONE: RE-1
 LOT AREA = 7212.0 S.F. (670.0 m²)
 PER. F.A.R. = 3663.0 S.F. (340.29 m²)
 BONUS AREA 2% = 73.0 SF (6.78 m²)
 TOTAL F.A.R. = 3736.0 S.F. (347.07 m²)
 PLUS 250.0 SF (2.32 m²) FOR AC UNIT
 PLUS 538.0 S.F. (50.0 m²) FOR ENCLOSED PARKING

PROPOSED F.A.R.

MAIN FLOOR AREA = 1880.0 S.F. (174.65 m²)
 SECOND FLOOR AREA = 1211.0 S.F. (112.50 m²)
 PLUS 645.0 S.F. (59.92 m²) FOR COACH HOUSE
 TOTAL = 3736.0 S.F. (347.07 m²)
 PLUS 480.0 S.F. (44.59 m²) OF ENCLOSED PARKING

PER. SITE COVERAGE = 45 % OF 7212.0 S.F. (670.0 m²)
 = 3245.40 S.F. (301.49 m²)
 PROPOSED SITE COVERAGE = 1889.0 + 788.0 = 2677.0 SF (248.69)

PER. IMPERMEABLE COVERAGE = 70 % OF 7212.0 S.F. (670.0 m²)
 = 5048.40 S.F. (469.0 m²)
 PROPOSED IMPERMEABLE COVERAGE = 4727.0 SF (439.13 m²)

PER. LANDSCAPE SURFACE = 30 % OF 7212.0 S.F. (670.0 m²)
 = 2164.0 S.F. (201.03 m²)
 PROPOSED LANDSCAPE SURFACE = 2170.0 SF (201.59 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 = 68' 0" x 19' 8" = 1338.0 SF (124.30 m²)
 REQUIRED FRONT YARD LANDSCAPE SURFACE = 50% = 669.0 SF (62.15 m²)
 PROPOSED FRONT YARD LANDSCAPE = 509.0 + 541.0 = 1050.0 SF (97.54 m²)
 PROPOSED FRONT YARD = 1050.0 + 1120.0 = 2170.0 SF (201.59 m²)

Aug 31 2023

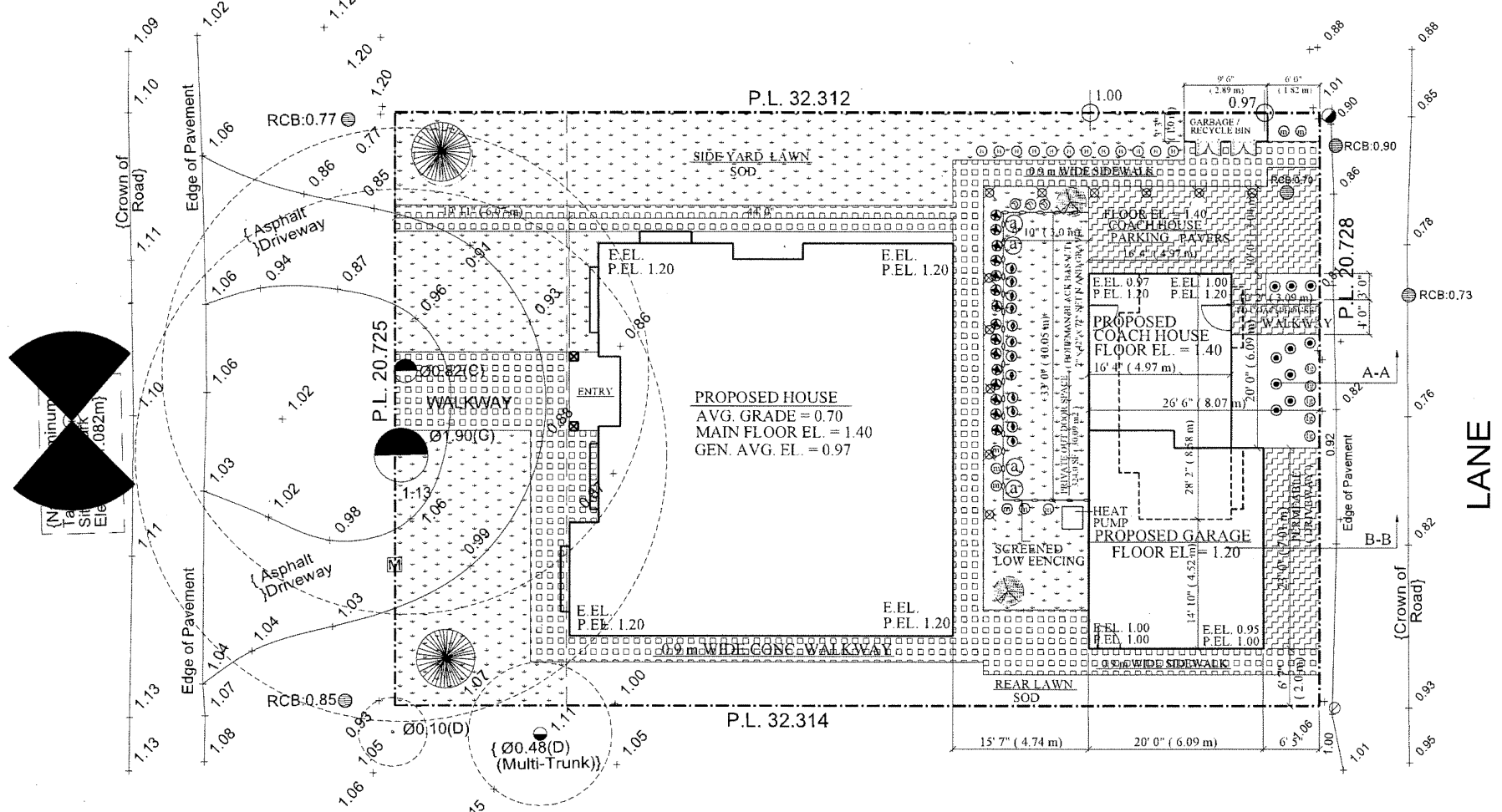
Astonish Design & Detailing Ltd.
 19732 - 71B Ave. Langley B.C.
 PH: 1 604 539 1740 FAX: 1 604 539 1741
 CELL: 1 604 728 0389 E-MAIL : navtejshot@hotmail.com

TITLE: SITE PLAN				
JOB ADD: 10408 - Dennis Crescent, Richmond BC				
DESIGN BY:	CHK. BY:	SCALE:	Printed On:	SHEET NO.
KAMAL	NAVTEJ	1/8" = 1'-0" U/N.	May 09 2023	A-001
				REV. A

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

DENNIS CRESCENT

LANE



LANDSCAPE PLAN

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'
(R)	6	HYDRANGEA MACROPHYLLA 'LEMON DADDY'
(C)	6	HYDRANGEA ANOMALA SUBSP. PETIOLARIS
SMALL SHRUBS		
(S)	27	GARDENIA JASMINOIDES 'KLEIM'S HARDY'
(C)	7	HEMEROCALLIS
(T)	13	TAXUS X MEDIA 'HICKSII'
(H)	11	RUDBECKIA HIRTA

SYM	NAME
(Hex Grid)	CORE GRASS (PERMEABLE PARKING HEX GRID)
(Square Grid)	AQUA PAVE PERMEABLE CONCRETE PAVERS
(Basalt)	BOHEMIAN BLACK BASALT
(Gravel)	2"X42"X72" SET N AND AND GRAVEL
(Tree)	PROPOSED DECIDUOUS TREE DOUGLAS MAPLE
(Tree)	PROPOSED CONIFEROUS TREE WESTERN RED CEDAR
(Light)	PATHWAY LIGHT [12]

ALL INSTALLATION TO BE AS PER BCLNA/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.

Aug 31 2023

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 : navtejshot@hotmail.com

TITLE: LANDSCAPE PLAN				
JOB ADD: 10408 - Dennis Crescent, Richmond BC				
DESIGN BY: KAMAL	CHK. BY: NAVTEJ	SCALE: 1/8" = 1'-0" U/N.	Printed On: May 09 2023	SHEET NO. A-002
				REV.

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

Plan #3

AREA CALCULATIONS:
 20' 0" x 43' 0" = 860.0 SF
 LESS = 73.0 SF
 AREA = 787.0 SF
 LESS GARAGE AREA = 480.0 SF
 NET AREA = 307.0 SF

AREA - A = 73.40 SF

TOTAL = 73.40

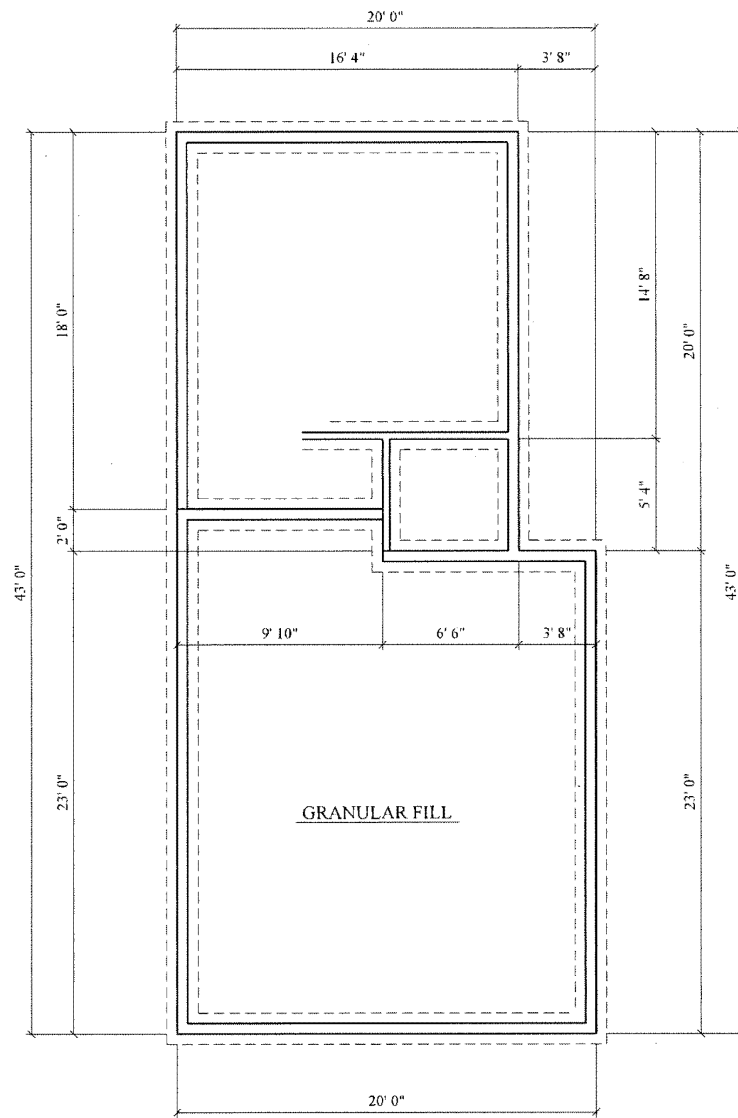
AREA CALCULATIONS:
 12' 10" x 28' 2" = 361.0 SF
 LESS = 23.0 SF
 AREA = 338.0 SF

NET AREA = 338.0 SF

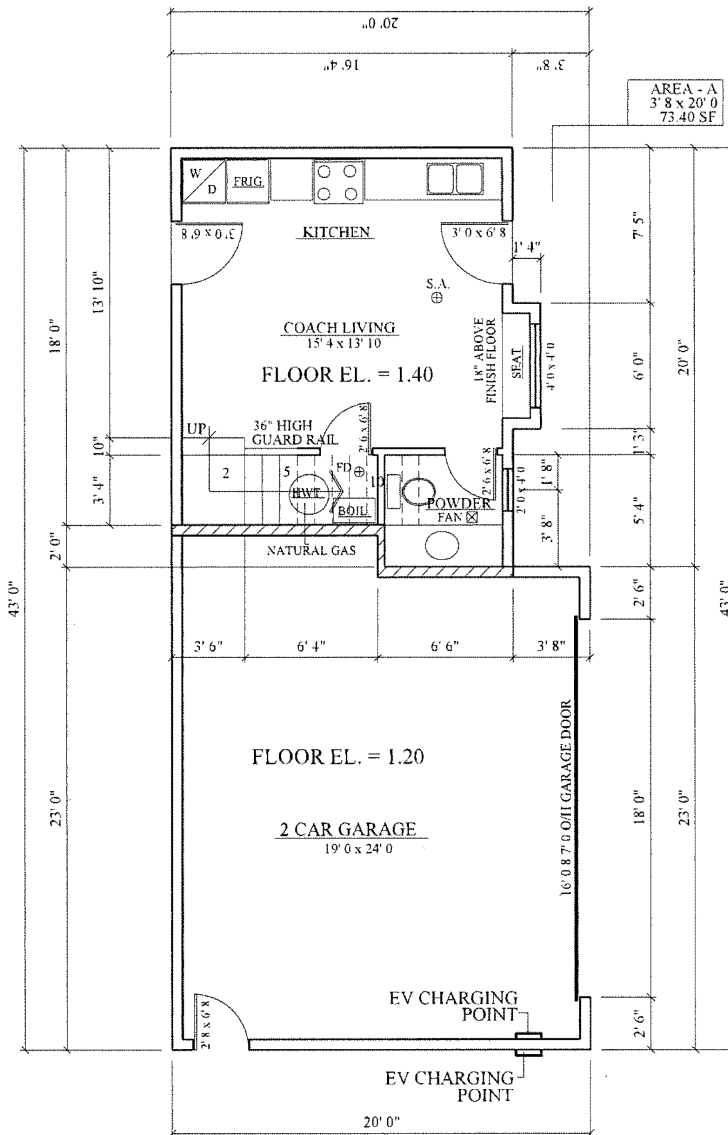
AREA - A = 12.42 SF

AREA - B = 10.48 SF

TOTAL = 22.90



FOUNDATION PLAN



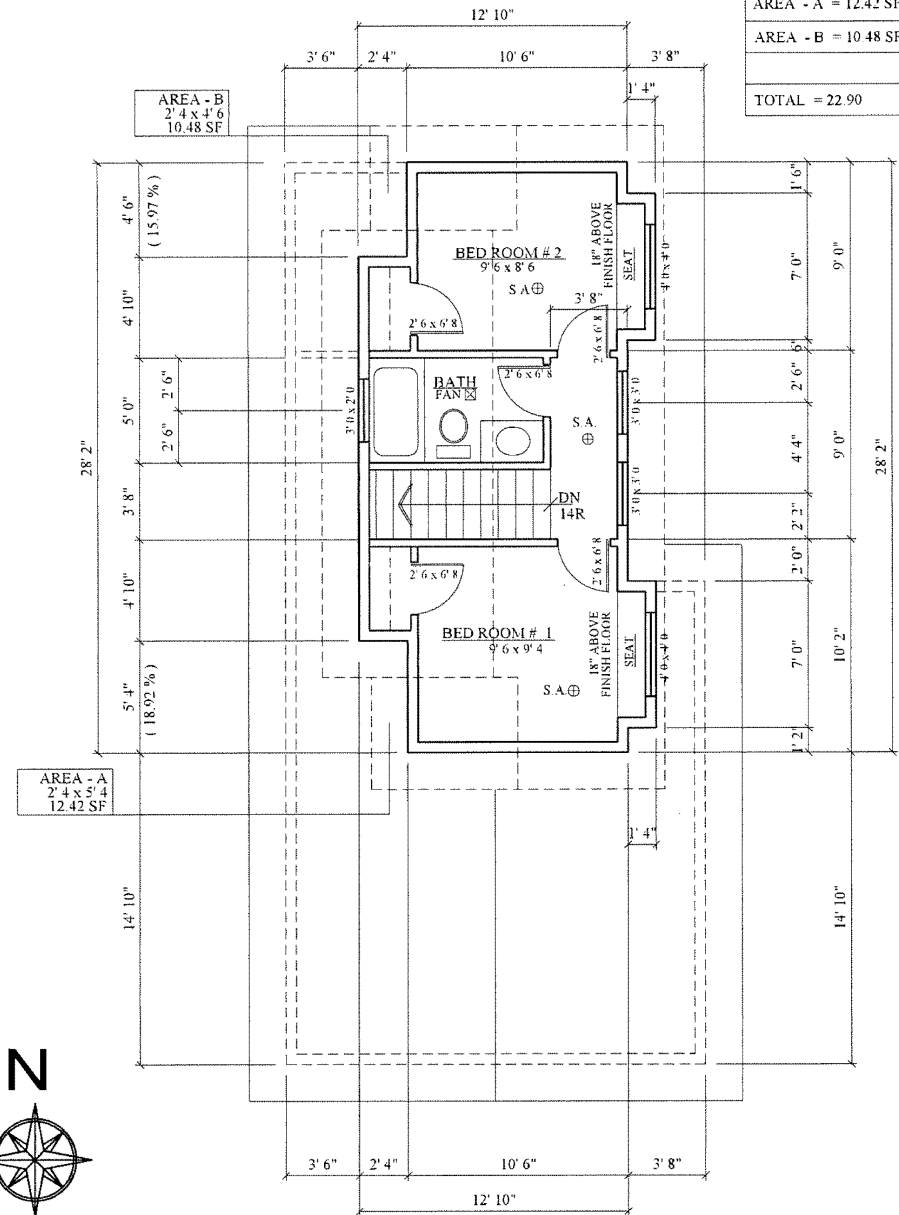
(RADIANT FLOOR HEATING SYSTEM)

MAIN FLOOR PLAN
 GARAGE & COACH HOUSE

GARAGE AREA = 480.0 SF (44.59 m2)
 COACH HOUSE AREA = 307.0 SF (28.52 m2)

COACH HOUSE 2 nd FLOOR AREA = 338.0 SF (31.40 m2) (52.40 %)
 TOTAL COACH HOUSE AREA = 307.0 + 338.0 = 645.0 SF (59.92 m2)

COACH HOUSE MAIN FLOOR AREA = 307.0 SF (28.52 m2) (45.60 %)



(RADIANT FLOOR HEATING SYSTEM)

SECOND FLOOR PLAN
 COACH HOUSE

COACH HOUSE AREA = 338.0 SF (31.40 m2)
 (RADIANT FLOOR HEATING SYSTEM)

Aug 17 2023

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: navtejhot@hotmail.com			
TITLE: COACH HOUSE PLAN			
DESIGN BY:	CHK. BY:	SCALE:	Printed On: May 09 2023
KAMAL	NAVTEJ	1/4" = 1'-0" UN	Sheet No: A-006

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

EXTERIOR FINISHES SCHEDULE

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

TYPICAL ROOF:
DUROID SHINGLES ROOF
ON 1/16" WEATHERING FOIL
ON 1/2" THK PLYWOOD
ON APP. ENG. TRUSSES @ 24" O.C.
R - 40 BATT INSULATION
6-MIL U.V. RESISTANT POLY.

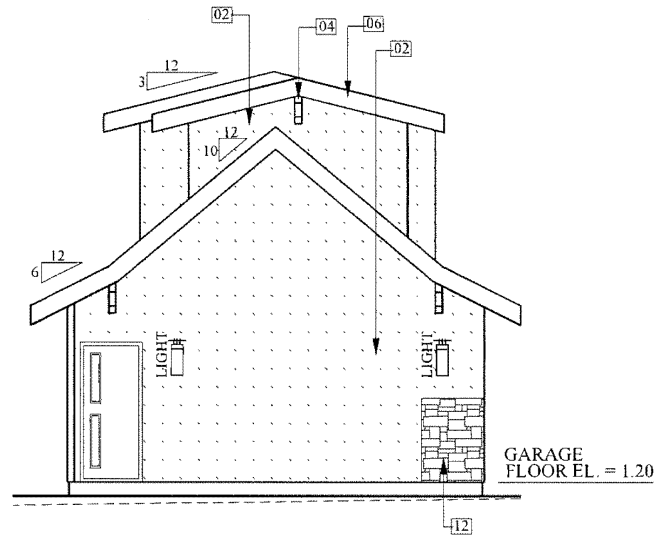
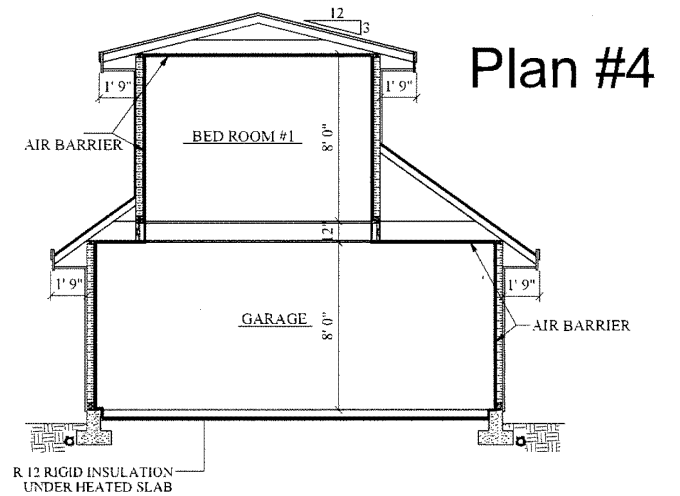
TYPICAL EAVE:
EAVE PROTECTION TO 12" MIN
INSIDE TOP PLATE
2 x 4 ON 2 x 10 FASCIA
W/BUILT IN GUTTER
GALVANIZED METAL FLASHING
ALUM SOFFIT VENT

TYPICAL EXTERIOR WALL:
HORIZ. HARDIE PLANKS
ON 3/4" X 2" OR 3/8" X 2" BORATE TREATED
EXTERIOR GRADE PLYWOOD STRAPPING
AT 8" OR 16" O.C. 2 LAYERS OF 30 MIN
RATED BUILDING PAPER OR
ONE LAYER OF BUILDING PAPER
(TYVEK COMMERCIAL WRAP) OR EQUIV
ON 1/2" PLYWD ON 2x6 STUDS @ 16" O.C.
R-20 BATT INSULATION
6 - MIL U.V. RESISTANT POLY, 1/2" DRYWALL.

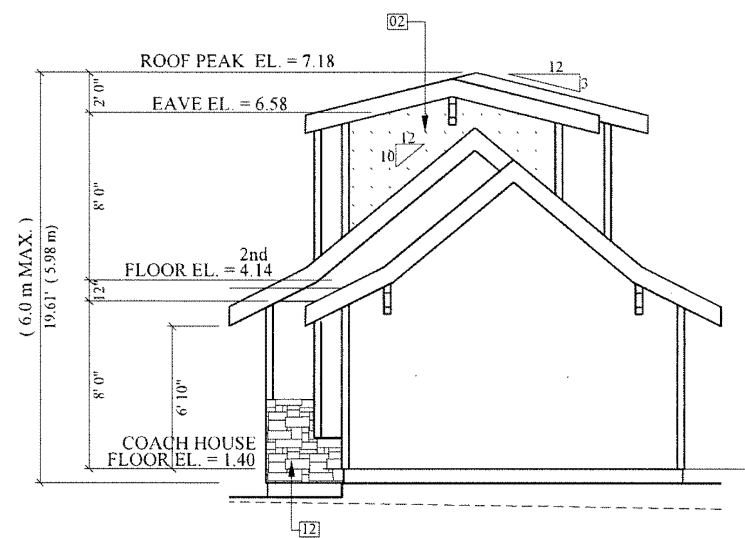
TYPICAL FLOOR:
FINISH FLOORING ON 1 - 1/2" CONC. TOPPING
W/FLOOR RADIANT HEATING SYSTEM
ON 5/8" T & G PLYWD NAILED & GLUED TO
FLOOR JOIST, 2x10 FLR JOISTS (SEE PLAN)
2x2 CROSS BRIDGING @ 7' 0" O.C. MAX.
1/2" DRYWALL.

SLAB ON GRADE:
FINISH FLOORING ON 4" CONC. SLAB
W/FLOOR RADIANT HEATING SYSTEM
R - 12 RIGID INSULATION
6 - MIL U.V. RESISTANT POLY
6" WELL - COMPACTED SAND BASE.

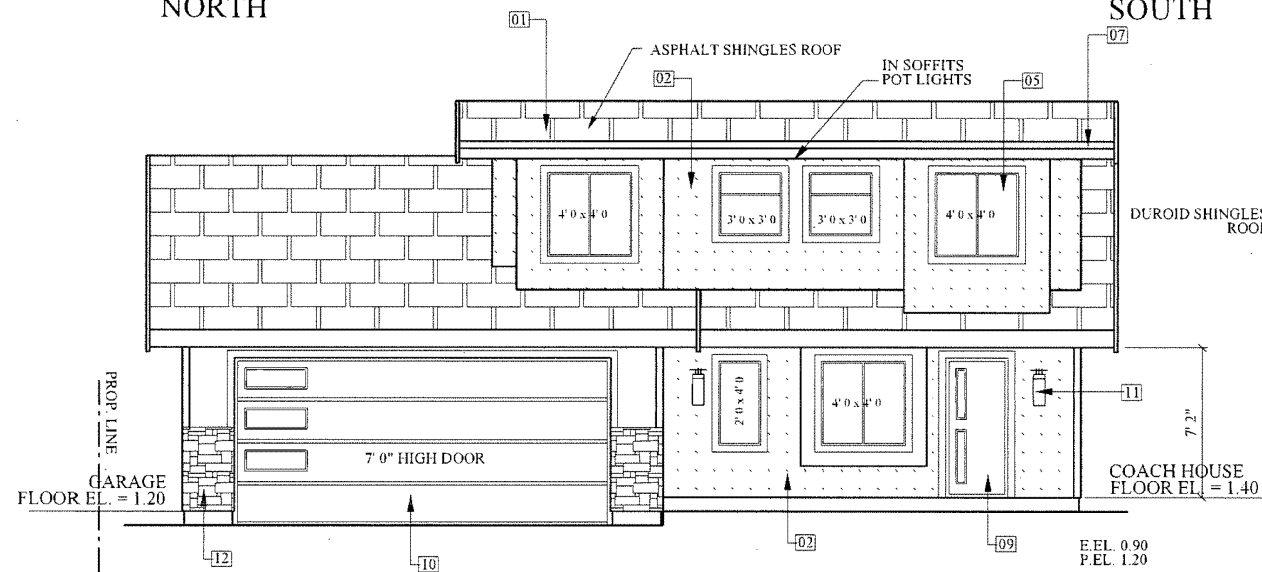
TYPICAL FOUNDATION:
6" CONC. WALL ON 8" x 20" CONT. CONC.
STRIP FOOTING TO FIRM BEARING
5/8" DIA. ANCHOR BOLTS @ 6' - 0" O.C. MAX.
PROVIDE 45# FELT UNDER ALL PLATES
IN CONTACT W/CONC.
4" DRAIN PIPE (SOLID), 6" DRAIN COVER.



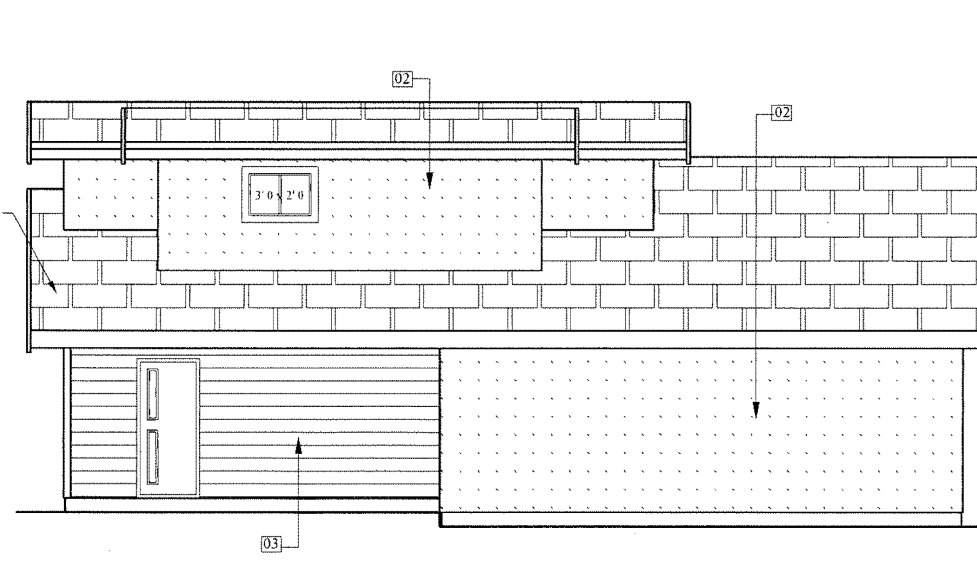
**RIGHT SIDE ELEVATION
COACH HOUSE
NORTH**



**LEFT SIDE ELEVATION
COACH HOUSE
SOUTH**



**REAR ELEVATION - COACH HOUSE
EAST**



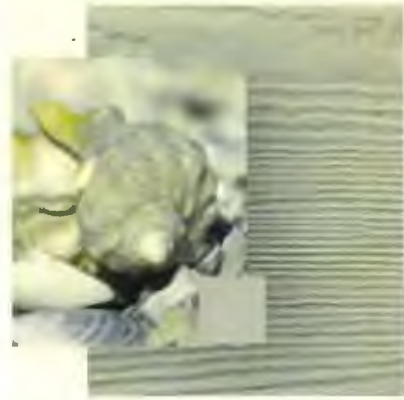
**FRONT ELEVATION - COACH HOUSE
WEST**

Aug 17 2023

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 ELEVATIONS			
FOR ADD: 10408 - Dennis Crescent Richmond, B.C.			
DRAWN BY: KAMAL	CHK BY: NAVTEJ	SCALE: 1/4" = 1'-0" UN	SHEET NO: A-007

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

Reference Plan #1



PEARL GRAY

GARAGE DOOR & MAIN HOUSE DOOR



MONTEREY TAUPE

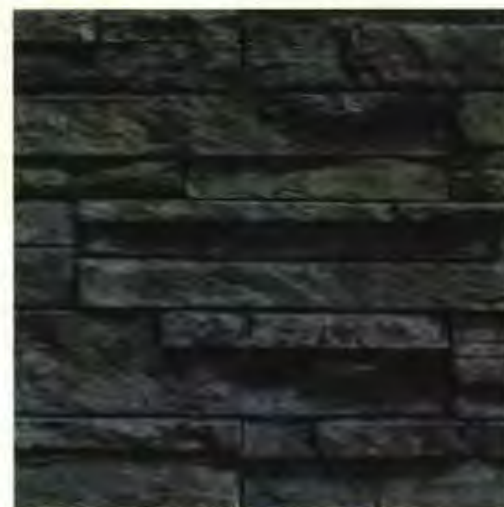
COACH HOUSE HARDIE



Home / Our Products / Stone / Manufactured
Stone / Blackcomb Prostack

Blackcomb Prostack

MAIN HOUSE STONE



Home / Our Products / Stone / Manufactured
Stone / Black Tusk Prostack

Black Tusk Prostack

GARAGE STONE



W-113-2E

MAIN HOUSE STUCCO

W-113-2E

GARAGE & COACH HOUSE
AT BOTTOM

Aug 17 2023

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					
TITLE: COACH HOUSE PLAN - COLOURS					
JOB NO: 10408 - Dennis Crescent Richmond, B.C.					
DESIGNED BY: KAMAL	DRAWN BY: NAVTEJ	SCALE: 1/4" = 1'-0" U.N.	DATE: May 09 2023	SHEET NO: A-008	DATE: 1/23

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