



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 21, 2016

From: Wayne Craig
Director of Development

File: DP 15-712474

Re: Application by Mo Maani for a Development Permit at 10231 Ainsworth Crescent

Staff Recommendation

That a Development Permit be issued which would permit the construction of a coach house at 10231 Ainsworth Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)".

A handwritten signature in cursive script, appearing to read "Wayne Craig".

Wayne Craig
Director of Development

CL:blg
Att.

Staff Report

Origin

Mo Maani has applied to the City of Richmond for permission to develop a coach house at 10231 Ainsworth Crescent on a site zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” (Attachment 1). The property owner is currently constructing a single-family dwelling on-site.

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 RE1 in 2012 to allow infill development in the form of granny flats or coach houses subject to the Development Permit application review process. The subject proposal is the third Development Permit application to construct a coach house in the neighbourhood.

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 on a large lot with an east-west orientation, fronting Ainsworth Crescent and backing onto 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 RE1.
- To the east, immediately across Ainsworth Crescent, is a single detached dwelling on a large lot zoned RE1.
- To the west, immediately across the rear lane, is a large lot zoned RE1 that contains a single detached dwelling and that fronts onto Aintree 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 Development Permit application (see Plans # 1 to 4). 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 RE1 zone.

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 west.
- 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 side elevations to address concerns of overlook into neighbouring yards on either side of the coach house.
- While there are windows proposed on the west elevation of the coach house to provide passive surveillance of the lane and maximize light penetration, there is no balcony proposed, limiting concerns of overlook into neighbouring yards across 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 Ainsworth Crescent.
- 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 dedicated private outdoor space off 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 north side of the property.
- The west 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 east side of the coach house. Access to the private outdoor space is off the kitchen/living area.
- 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 1.5 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 (2) parking spaces for the principal dwelling in the garage off the lane, and one (1) 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 what is proposed for the principal residence that is under construction at 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 on the ground floor and upper floor, and through the use of window projections with deeper roof overhangs. The proposed material and colour scheme is included in Attachment 3 (i.e., a mix of grey stucco, naturally stained horizontal Cedar siding, cultured stone accent, and naturally stained trim and brackets).

- To visually break up the façade on the north elevation of the coach house building, which is exposed due to the large side yard setback on that side, a wood trellis is proposed that enables the growth of hydrangea vines at its base.

Landscape Design and Open Space Design

- The private open space for the coach house is proposed at grade in the rear yard to the east of the coach house kitchen/living area, and is defined and screened through low fencing and the planting of two (2) Spruce trees. Additional live plant material proposed in the proposed open space includes: Gardenia, Winter Daphne, Daylily Orange, Hinoki Cypress, and Flame Grass. The proposed open space is adequately sized and shaped to comply with the 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, and a deciduous tree to enhance the appearance of the lane (e.g., Eastern Redbud, Hicks Yew, Hinoki Cypress, Winter Daphne, Daylily Orange, and Black Eyed Susan).
- Tree retention and removal was assessed as part of the Building Permit application for the principal dwelling on-site. One (1) bylaw-sized tree on-site and one (1) bylaw-sized tree in the boulevard on City-owned property are required to be retained and protected. A Tree Removal Permit has been issued to remove four (4) bylaw-sized trees at the rear of the property. 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 4. The applicant is required to provide three (3) replacement trees on the subject site. The Landscape Plan shows four (4) replacement trees are proposed to be planted and maintained on-site.
- Prior to DP issuance, the applicant is required to submit a Landscaping Security for the proposed works around the coach house in the amount of \$14,800, 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 one (1) exterior wall light, as well as a feature uplight and pathway lighting in front of the coach house main entry off the lane.

Energy Efficiency

- Consistent with the design guidelines for coach houses in the OCP, the applicant indicates that they are proposing:
 - Energy Star appliances and water saving fixtures, as well as highly efficient walls, floors and roof assemblies that surpass minimum industry standards.
 - Doors and windows that are highly thermal efficient and certified by the North American Fenestration Standard.
 - An independently distributed Heat Recovery Ventilation system to vent the coach house and a principal ventilation system exhaust fan in the kitchen and bath.

Conclusion

The applicant is seeking permission to build a coach house in the rear yard of the subject property at 10231 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 RE1 zone.

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



Cynthia Lussier
Planner I
(604-276-4108)

CL:blg

Attachments:

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Proposed Colour & Material Sample Board
- Attachment 4: Tree Retention & Removal Plan

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

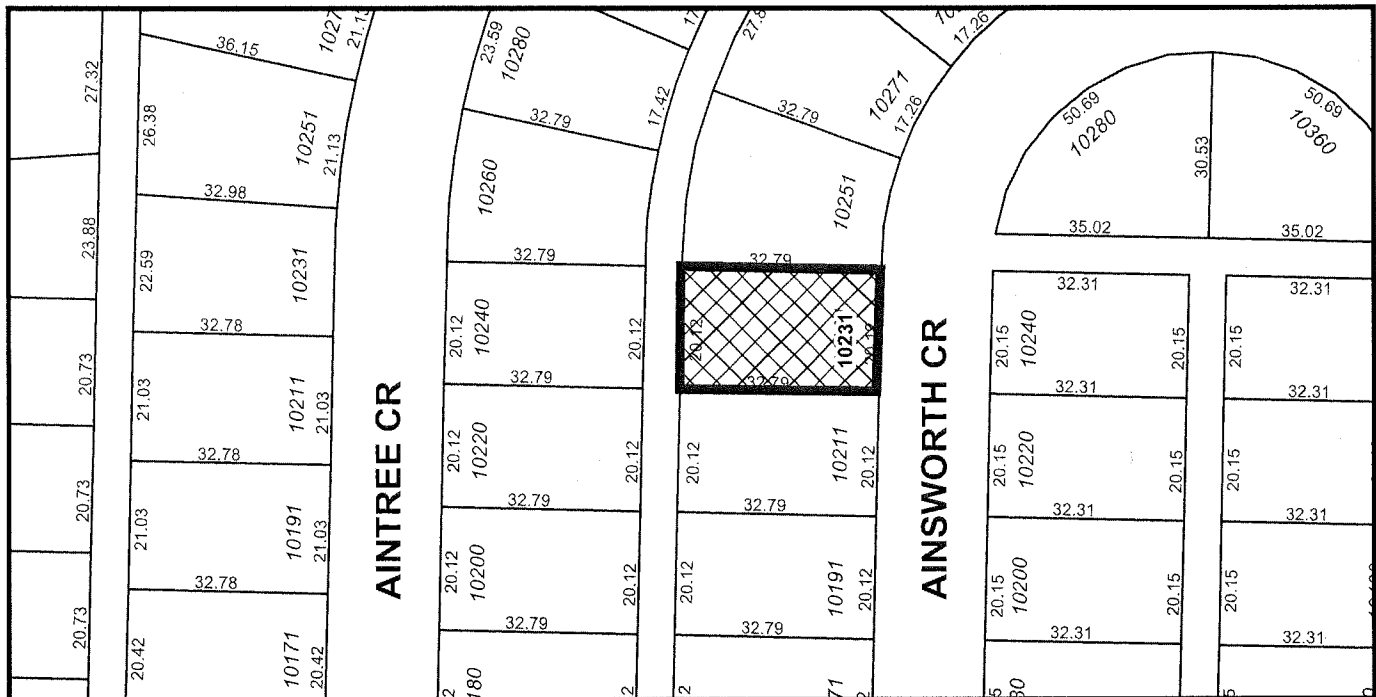
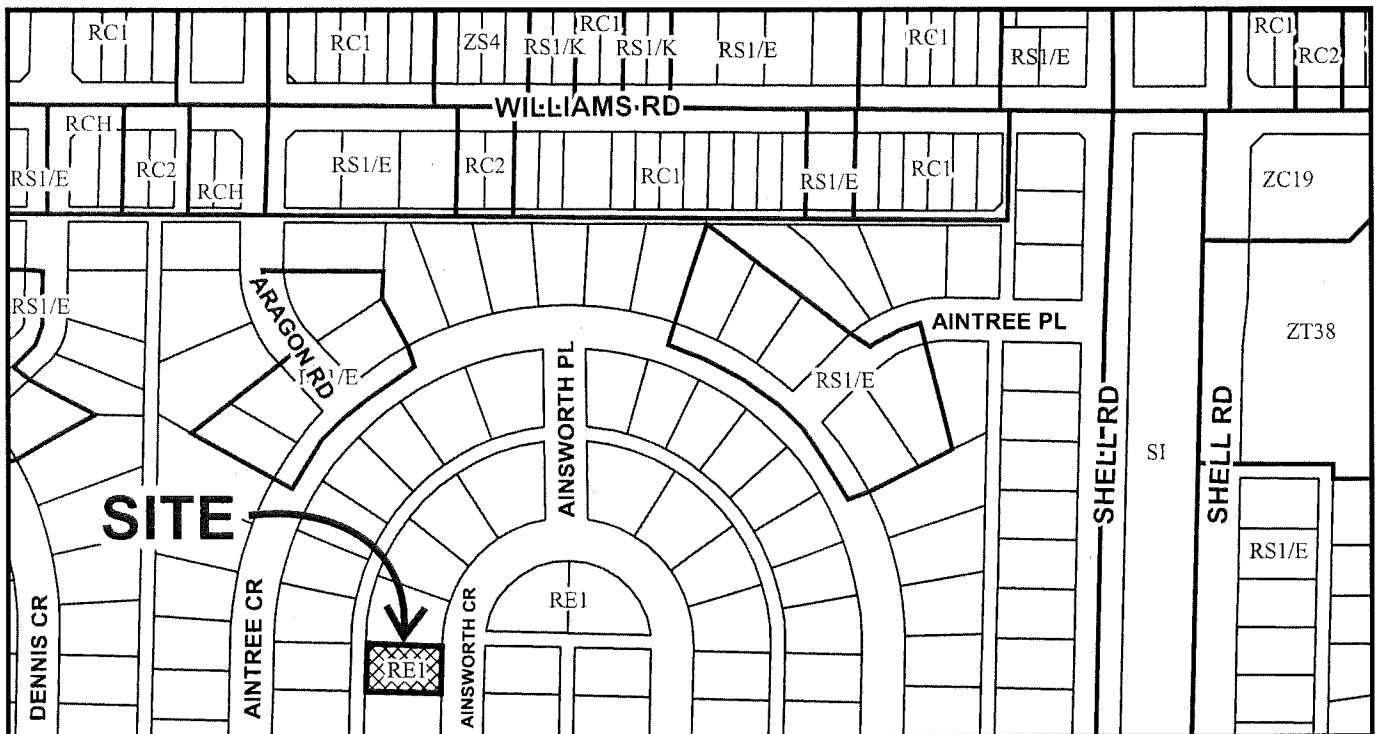
- Receipt of a landscaping security in the amount of \$14,800, based on 100% of the cost estimate for the proposed works around the coach house (including 10% contingency, soft and hard landscaping, fencing, and installation).

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

- 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/tp/special.htm>), if applicable.



City of
Richmond



	<h1>DP 15-712474</h1>	<p>Original Date: 12/14/15 Revision Date: 02/17/16 Note: Dimensions are in METRES</p>
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DP 15-712474

Attachment 2

Address: 10231 Ainsworth Crescent

Applicant: Mo Maani

Owner: Gurinder Dhani

Planning Area(s): Shellmont

	Existing	Proposed
Site Area:	657 m ² (7,072 ft ²)	No change
Land Uses:	Single detached dwelling under construction	Single detached dwelling 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:	(464.5 m ² x Max. 0.60) + (192.5 m ² x Max. 0.30) Total = 336.45 m ² (3,621 ft ²)	336.35 m ² (3,620.40 ft ²)	none permitted
Lot Coverage			
• Buildings:	• Max. 45% (295.65 m ²)	• 39% (257.90 m ²)	none
• Buildings, Structures, and Non-Porous Surfaces:	• Max. 70% (459.90 m ²)	• 65% (427.05 m ²)	
• Live Plant Material:	• Min. 30% (197.10 m ²)	• 35% (229.95 m ²)	
Coach House Setback – Front Yard:	A coach house is not permitted within the front yard	N/A	none
Coach House Setback – North Side Yard:	Min. 2.0 m	5.53 m	none
Coach House Setback – South Side Yard:	at 2.0 m	2.0 m	none
Coach House Setback – Rear Yard:	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	
Building Separation Space between principal dwelling & coach house:	Min. 4.5 m	4.5 m	none
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

	Bylaw Requirement	Proposed	Variance
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 rear lane	none
Private Outdoor Space – Coach House:	Min. 30 m ²	30.85 m ²	none
	Min. 3.0 m x 3.0 m	3.05 m x 10.12 m	



Siding: 1x4 T&G naturally stained cedar

Stucco: Fine Dash Finish

E78
SW 7067

Cityscape

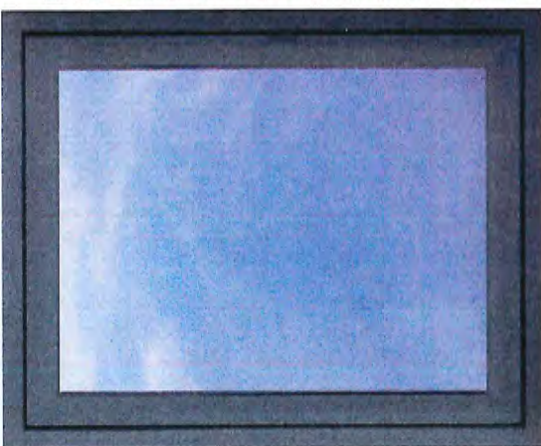
Stucco Color: Cityscape (SW 7067)



Roof: Asphalt Shingles
Color: Black, By IKO



Cultured Stone: Pro-Fit Alpine
Ledgestone (MAIN HOUSE)



Windows: Vinyl
Model: Apex Alloy, Color: Sable
By: Allweather Windows

Date: March 1, 2016

www.victorenc.com



Ainsworth Crescent Coach House

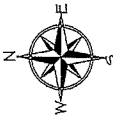
10231 Ainsworth Cr., Richmond BC

TREE RETENTION & REMOVAL PLAN

**TOPOGRAPHIC SURVEY OF LOT 27 BLOCK 13 SECTION 35 BLOCK 4 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 20611**

#10231 AINSWORTH CRESCENT,
RICHMOND, B.C.
P.I.D 007-614-292

Tree Plan/Landscape Retention/Removal Legend
Indicated has been approved in accordance with Tree Retention, Removal and Replacement as per Tree Retention, Removal and Replacement guidelines as per Tree Permit # 13-01180
Trees Retained and Protected on site
Trees Retained on City Property
Trees Approved for Removal
Required Replacement Trees



LEGEND:

- (d) denotes deciduous
- (c) denotes coniferous
- ⊙ denotes tree location and drip line
- ⊙ denotes round catch basin
- ⊙ denotes manhole
- ⊙ denotes cleanout
- ⊙ denotes water meter
- ⊙ denotes site benchmark
- IP denotes iron post set
- LP denotes lead plug set

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8633 Odlin Crescent
Richmond, B.C. V6X 3T7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5908
FB-273 P78-82
Drawn By: WK

CITY OF RICHMOND

JUL 31 2015

RECEIVED

DWG No. 5908-TOPO

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

Benchmark Nail in Aluminium Peg #336
Elevation: 71.1 m

IP Witness Offset:
1.0 m East of the
North East lot corner.

Sketch

Unobstructed

26

28

LANE

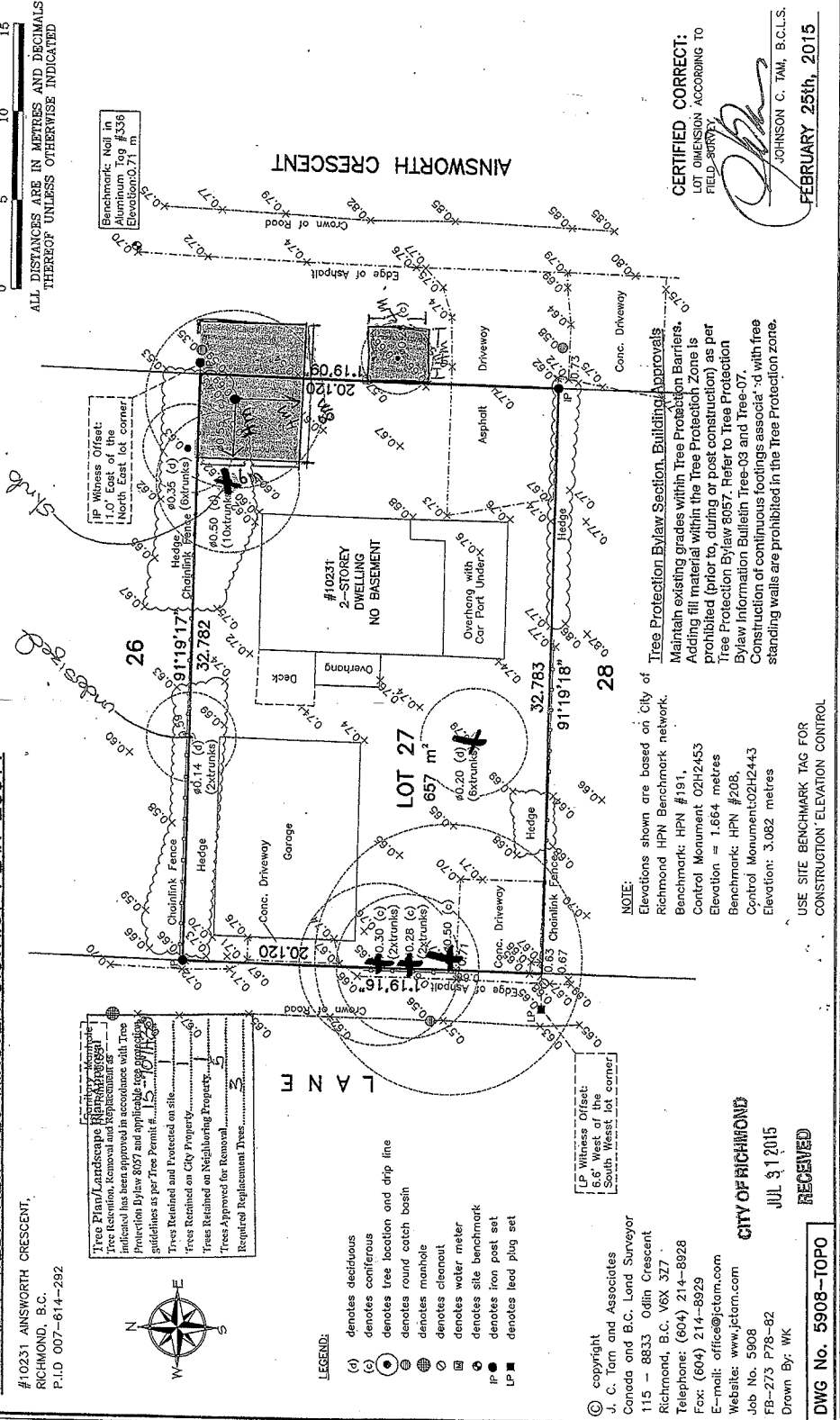
LOT 27
657 m²

#10231
2-STORY DWELLING
NO BASEMENT

AINS WORTH CRESCENT

DRIVEWAY

CONC. DRIVEWAY



Tree Protection Elevation Control
Tree Protection Elevation Control
Maintain existing grades within Tree Protection Barriers.
Adding fill material within the Tree Protection Zone is prohibited (prior to, during or post construction) as per Tree Protection Bylaw 8057. Refer to Tree Protection Bylaw Information Bulletin Tree-03 and Tree-07.
Construction of continuous footings associated with free standing walls are prohibited in the Tree Protection zone.

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #191,
Control Monument 02H2453
Elevation = 1.664 metres
Benchmark: HPN #208,
Control Monument 02H2443
Elevation = 3.082 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO FIELD SURVEY

[Signature]
JOHNSON C. TAM, S.C.L.S.
FEBRUARY 25th, 2015

USE SITE BENCHMARK TAG FOR
CONSTRUCTION ELEVATION CONTROL



City of Richmond

Development Permit

No. DP 15-712474

To the Holder: MO MAANI
Property Address: 10231 AINSWORTH CRESCENT
Address: C/O 15 EAST 3RD AVENUE
VANCOUVER, BC V5T 1C5

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 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 \$14,800.00 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.
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.

Development Permit
No. DP 15-712474

To the Holder: MO MAANI
Property Address: 10231 AINSWORTH CRESCENT
Address: 15 EAST 3RD AVENUE
VANCOUVER, BC V5T 1C5

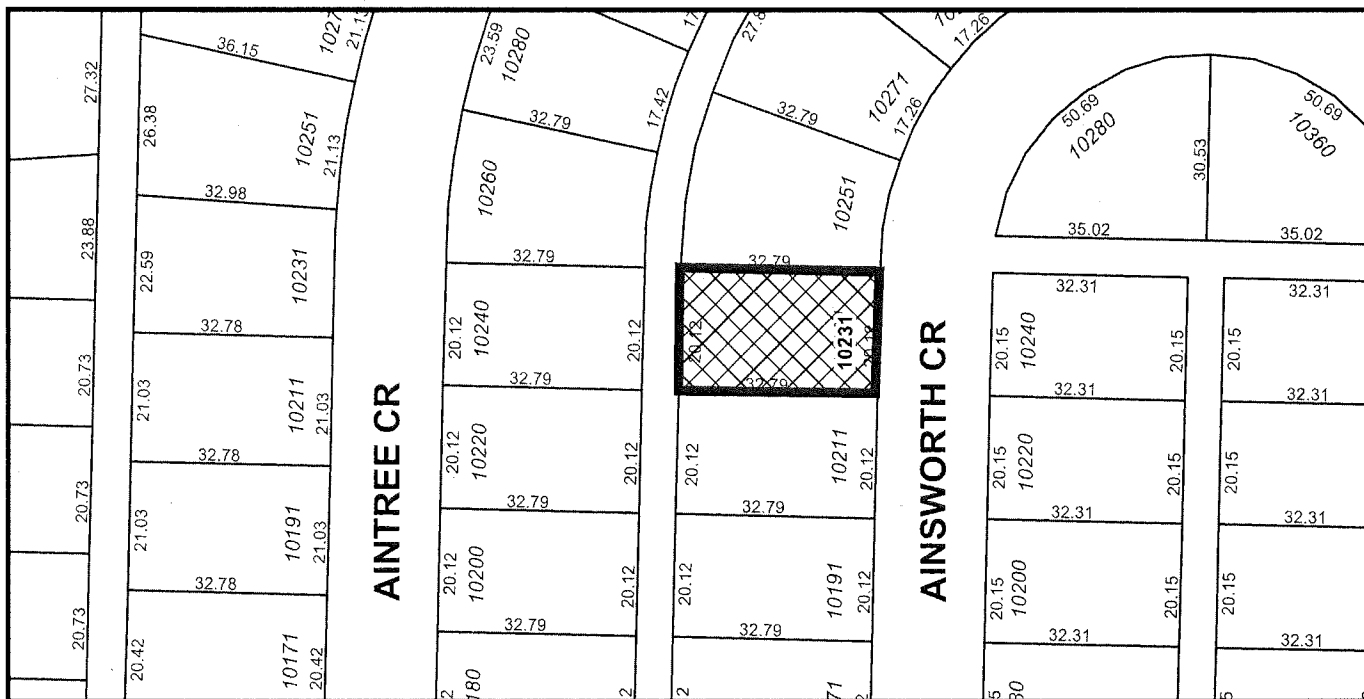
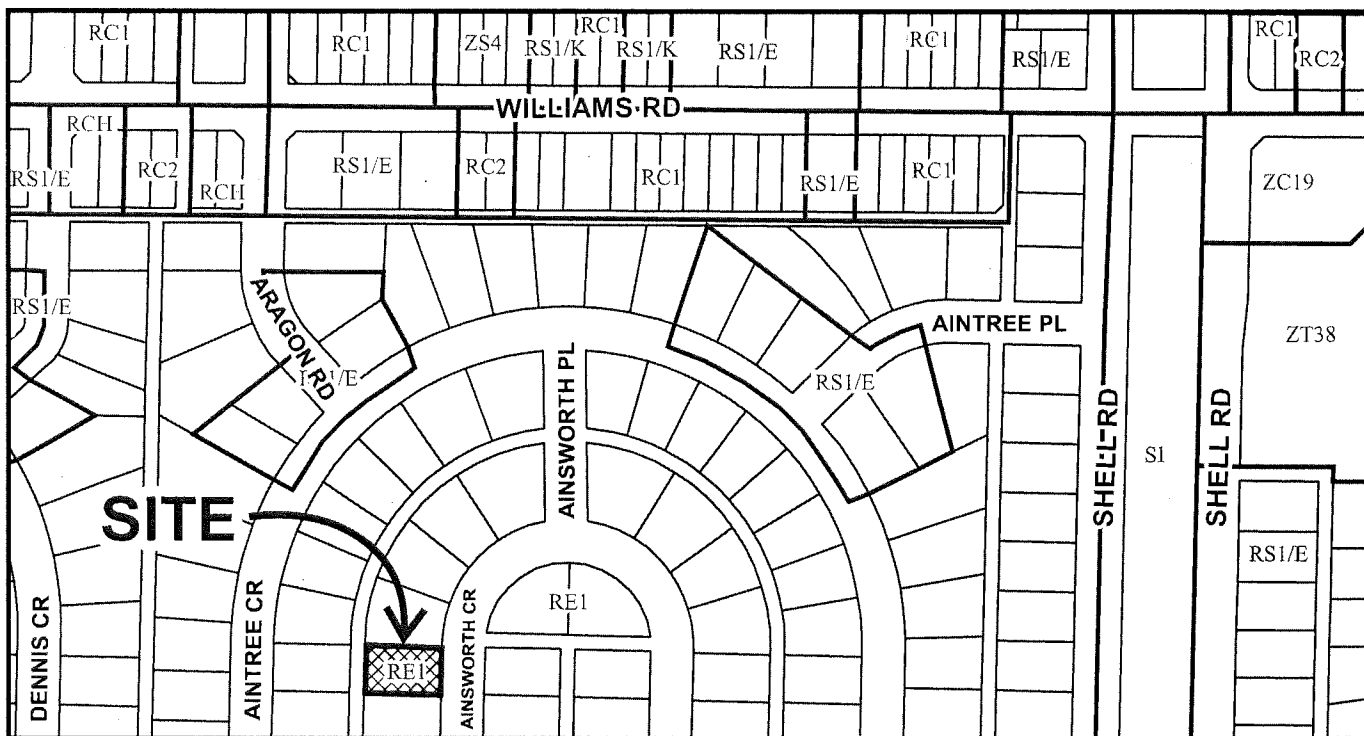
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 15-712474 SCHEDULE "A"

Original Date: 12/14/15

Revision Date: 02/17/16

Note: Dimensions are in METRES

COACH HOUSE @ 10231 AINSWORTH CR

PROJECT CONTACTS:

OWNER:
GARY & VISHAL DHAMI
10231 AINSWORTH CR.
Richmond, B.C.
Tel: 604.767.5583

STRUCTURAL ENG.:
CESAR PARAYNO
8400 Ryan Road,
Richmond, B.C. V7A 2E6
e-mail:
clpengineering@gmail.com

DESIGNER:
Victoreric Design Group
Contact:
Mo Maani
15 E 3rd Avenue
Vancouver, B.C.
V5T 1C5
Tel: 604.677.0021
e-mail: mmaani@victoreric.com

SURVEYOR:
J.C. TAM AND ASSOCIATES
115 - 8833 ODLIN CRES.
RICHMOND, B.C. V6X 2Z7
TEL: 604.214.8928
FAX: 604.214.8928
e-mail: office@jctam.com

DRAWING LIST:

- A1 SITE PLAN, PROJECT CONTACTS, PROJECT SUMMARY
- A2 PARKING PLAN
- A3 LANDSCAPE PLANS & DETAILS
- A4 ELEVATIONS, SECTION & TYP. DETAILS
- A5 FLOOR PLANS
- A6 F.A.R., COVERAGE & PLANTED AREA OVERLAYS & CALCULATION
- A7 GENERAL DETAILS

PROJECT SUMMARY:

ZONING DISTRICT:	RE1
PROPOSAL:	COACH HOUSE (1 1/2 STOREY)
CIVIC ADDRESS:	10231 AINSWORTH CR, RICHMOND, BC
LEGAL DESCRIPTION:	LOT 27, BL 13, SEC 35, BL 4, NORTH RANGE 6, W NEW WESTMINSTER, PL 20611
LOT DIMENSIONS:	LOT AREA: 7072 SQ. FT. 657.0 m ² LOT WIDTH: 66.00 FT. & 68.00 FT. 20.12 m LOT DEPTH: 107.53 FT. & 107.53 FT. 32.78 m
ALLOWABLE FAR (HOUSE+COACH HOUSE):	3621.6 SQ. FT. 60% x 5000 + 30% x 1000-3000 ACTUAL TOTAL FLOOR AREA: 3620.4 SQ. FT. 336.3 m ²
ALLOWABLE ENCL. PARKING:	538.2 SQ. FT. 50.0 m ²
ALLOWABLE SITE COVERAGE:	3182.4 SQ. FT. 45%
REQUIRED PLANTED AREA:	2121.6 SQ. FT. 30%
ALLOWABLE IMPERMEABLE AREA:	4950.4 SQ. FT. 70%
ALLOWABLE COACH HOUSE HEIGHT:	19.69 FT. 6.0 m
LANE SETBACK REQUIRED:	3.94 FT. 1.2 m
LANE SETBACK PROVIDED:	9.84 FT. 3.0 m
SIDE YARD 1 REQ (S):	6.58 FT. 2.0 m
SIDE YARD 2 REQ (N):	6.56 FT. 2.0 m
SEPARATION REQUIRED:	14.76 FT. 4.5 m
TOTAL COACH HOUSE & GARAGE AREA:	782.8 SQ. FT. 72.7 m ²
ACTUAL ENCL. PARKING:	480.6 SQ. FT. 44.6 m ²
ACTUAL SITE COVERAGE:	2776.0 SQ. FT. 257.9 m ²
ACTUAL PLANTED AREA:	2523.0 SQ. FT. 234.4 m ²
ACTUAL IMPERMEABLE AREA:	4658.0 SQ. FT. 429.5 m ²
ACTUAL COACH HOUSE HT:	19.69 FT.
LANE SETBACK PROVIDED:	3.94 FT. 1.2 m
LANE SETBACK PROVIDED:	9.84 FT. 3.0 m
SIDE YARD PROVIDED:	6.58 FT. 2.0 m
SIDE YARD PROVIDED:	18.16 FT. 5.5 m
SEPARATION PROVIDED:	15.20 FT. 4.6 m

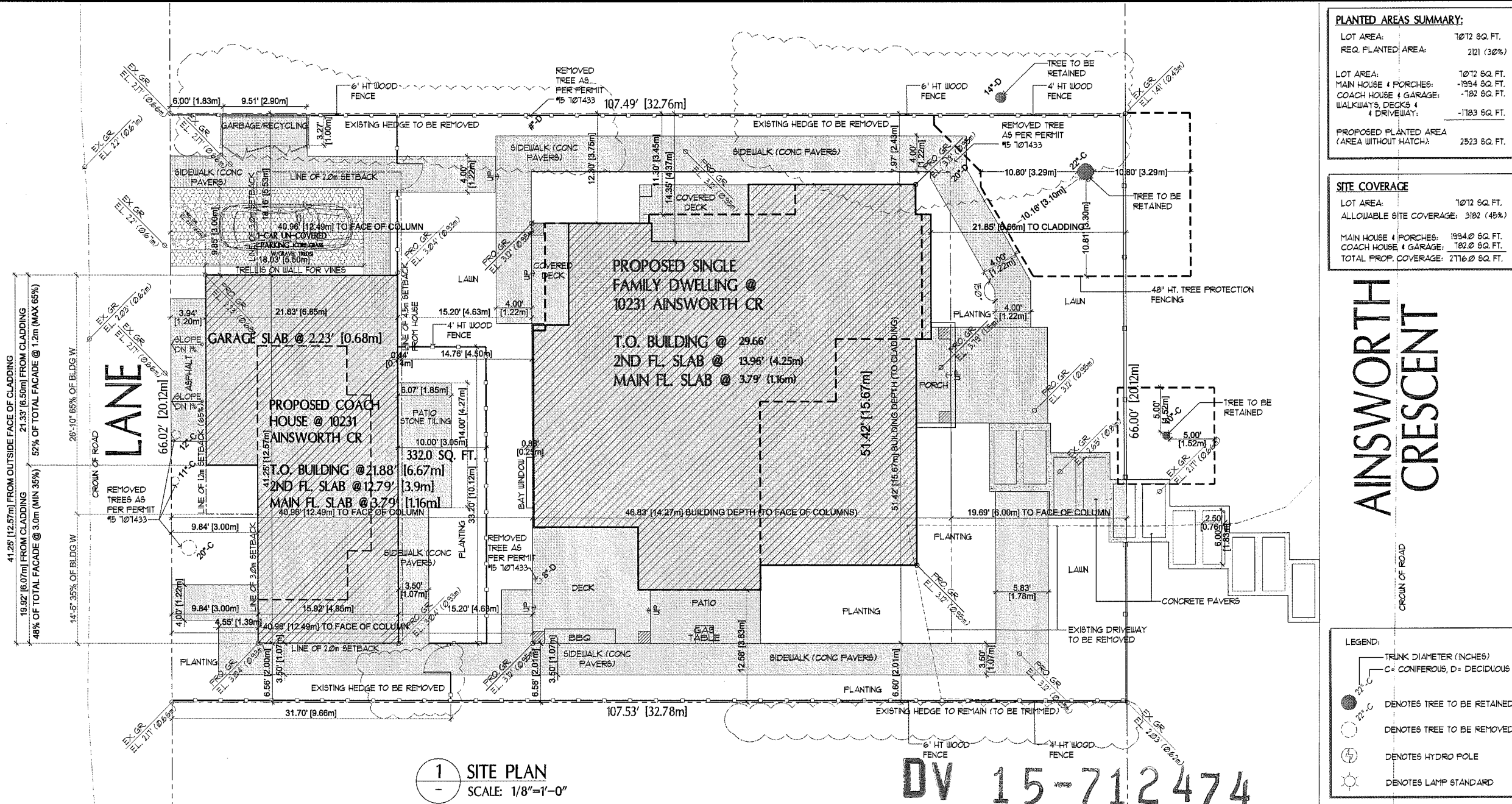
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REVISIONS

No.	Date	Details	By
1.	28.03.2015	Issued for DE	MM
2.	13.03.2016	DE REVISION	MM
3.	24.03.2016	STONE REV	MM



SITE PLAN:



VICTORERIC
15 EAST 3RD AVENUE
VANCOUVER, BC, V5T-1C5
T: 604.877.0021 F: 604.877.0178
www.victoreric.com

Project:
DHAMI COACH HOUSE

COACH HOUSE @
10231 AINSWORTH CR.
RICHMOND, B.C.

Drawing Title:
SITE PLAN
PROJECT SUMMARY
PROJECT CONTACTS

PLAN# 1

Date: _____ Project No. _____

Scale: _____ Drawing No. _____

1/8" = 1'-0"

Drawn By: **A1**
OF
7

Approved By: _____
EL.

Plant Schedule

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
TREES					
CC	1	Cercis canadensis	Eastern Redbud	# 7 Gal. Pot/B&B	Full, Multi Stem
CK	1	Cornus kousa 'Satomi'	Satomi Dogwood	# 7 Gal. Pot/B&B	Full, Multi Stem
PA	2	Picea abies 'Cupressina'	Columnar Norway Spruce	3.0m Ht / B&B	Full
LARGE SHRUBS					
H	9	Chamaecyparis obtusa 'Nana Aurea'	Hinoki cypress	# 7 Gal. Pot/B&B	Full, Multi Stem
C	12	Daphne odora	Winter Daphne	5 Gallon	Full
@	6	Hydrangea macrophylla 'Lemon Daddy'	Lemon Daddy Hydrangea	# 7 Gal. Pot	Full
Fg	4	Fothergilla gardenii 'Jade Platt'	Fothergilla 'Jade Platt'	# 7 Gal. Pot	Full, Multi Stem
m	12	Miscanthus sinensis var. purpurascens	Flame Grass	# 3 Gal. Pot	Full
●	6	Hydrangea anomala subsp. petiolaris	Climbing Hydrangea	# 2 Gal. Pot	Full
SMALL SHRUBS					
⊕	27	Gardenia jasminoides 'Kleim's Hardy'	Kleim's Hardy Gardenia	# 3 Gal. Pot	Full
+	7	Hemerocallis	Daylily orange	# 3 Gal. Pot	Full
*	13	Taxus x media 'Hicksii'	Hicks Yew	# 3 Gal. Pot, 16" o.c.	Full
#	11	Rudbeckia hirta	Black Eyed Susan	# 3 Gal. Pot	Full

LEGEND

SYM	NAME
[Pattern]	Core Grass (permeable PARKING hex grid)
[Pattern]	AQUA PAVE permeable concrete pavers
[Pattern]	BOHEMIAN BLACK BASALT 2"X42"X72" SET N AND AND GRAVEL
[Symbol]	Proposed Deciduous Tree
[Symbol]	Proposed Coniferous Tree
[Symbol]	Tree to be Removed
[Symbol]	Pathway Light [12]
[Symbol]	Feature Uplight [4]

ALL INSTALLATION TO BE AS PER BCLNA/BCSLA STANDARDS ONLY

NO CHANGES TO BE MADE WITHOUT CONSENT FROM VICTORERIC LANDSCAPE

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.

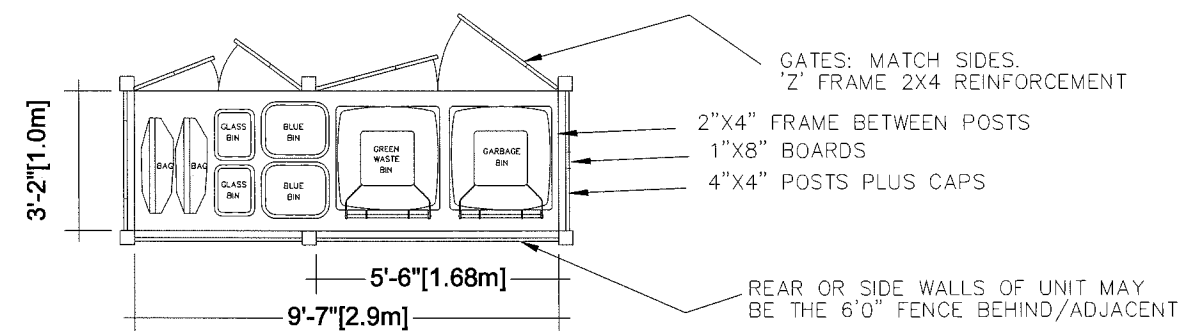
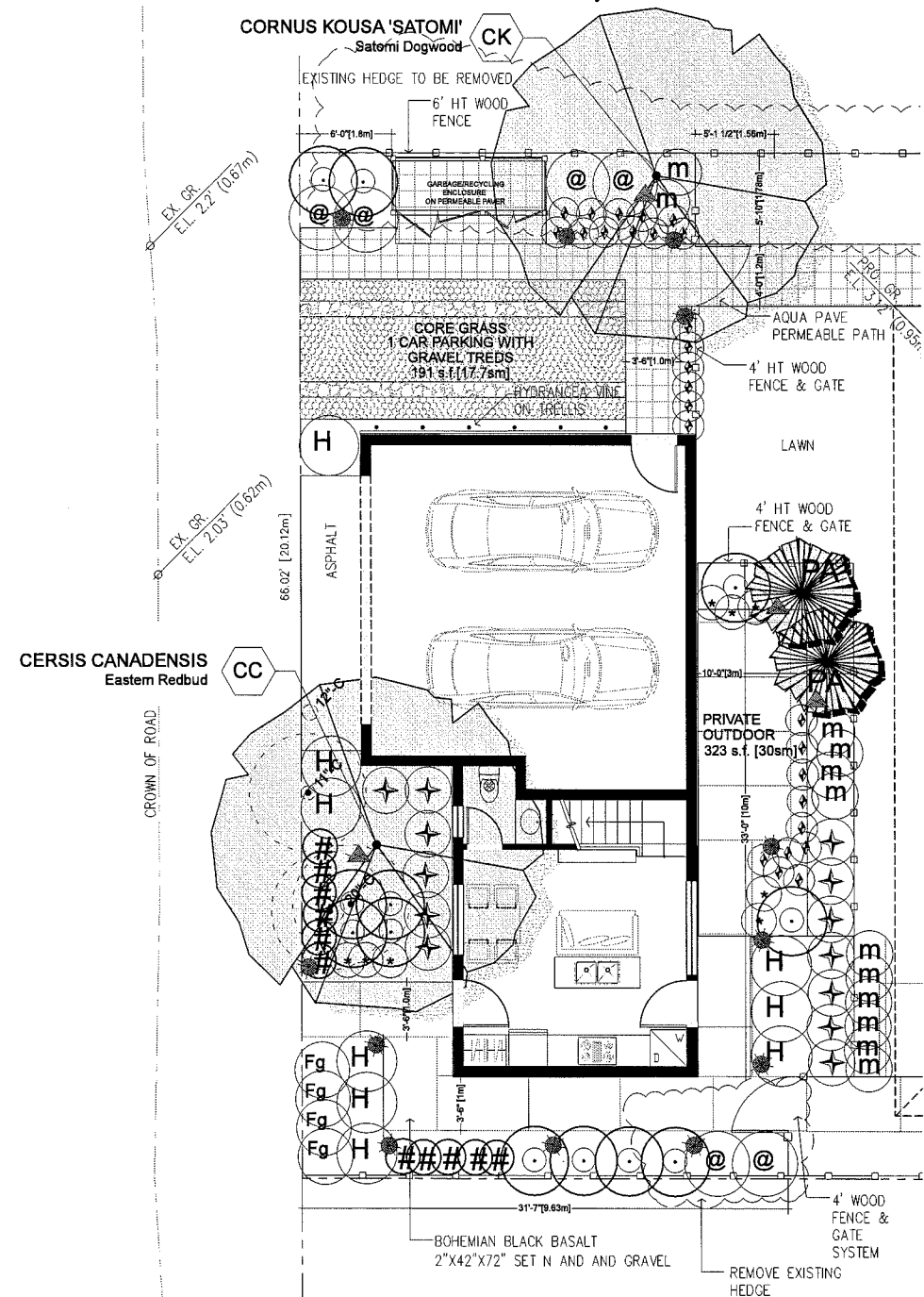
All landscape areas will be irrigated with low-volume automatic irrigation system, c/w rain sensor.

All utility or underground work to be coordinated with a certified engineer to ensure protection of all systems and protected trees.

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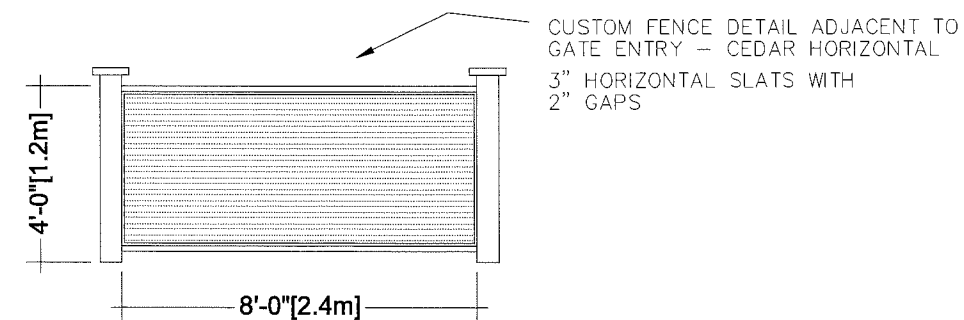
REVISIONS

No.	Date	Details	By
1.	Mar 4th, 2016	Rev per City Notes Feb 24th, 2016	AKT
2.	Mar 24th, 2016	vine + trellis added to north garage	AKT



PLAN GARBAGE & RECYCLE UNIT
SCALE: 1/2" = 1' 0"

ACCOMMODATES: 1- 95G black garbage cart; 1- 95 gallon green food scraps cart; 2- blue recycling boxes; 2- grey glass recycling bins; 2- yellow paper recycling bags.



FENCE DETAIL SCALE: 1/2" = 1' 0"

DV 15-712474



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Project:
DHAMI
RESIDENCE

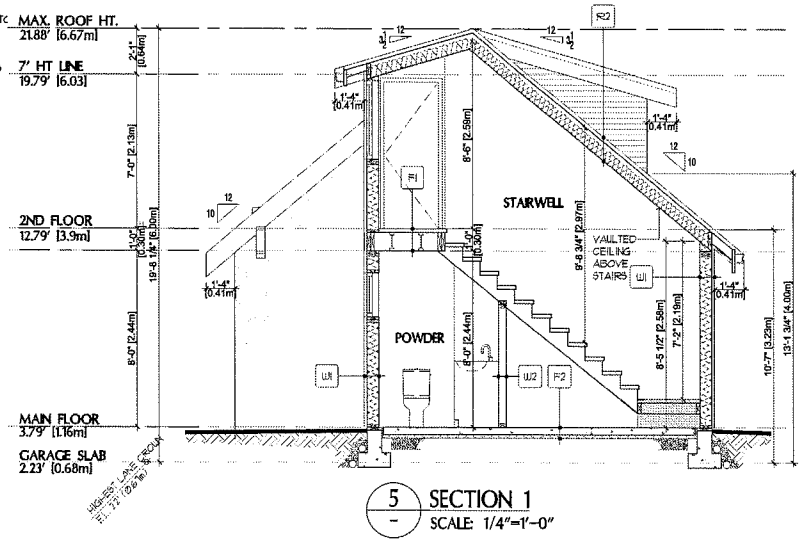
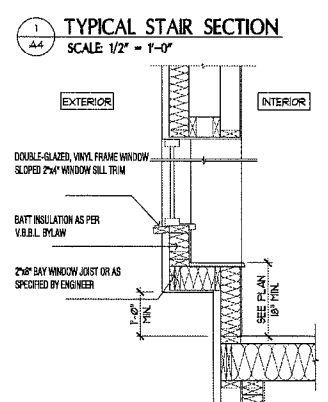
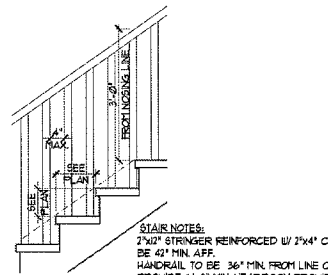
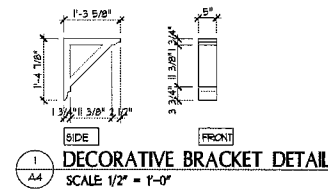
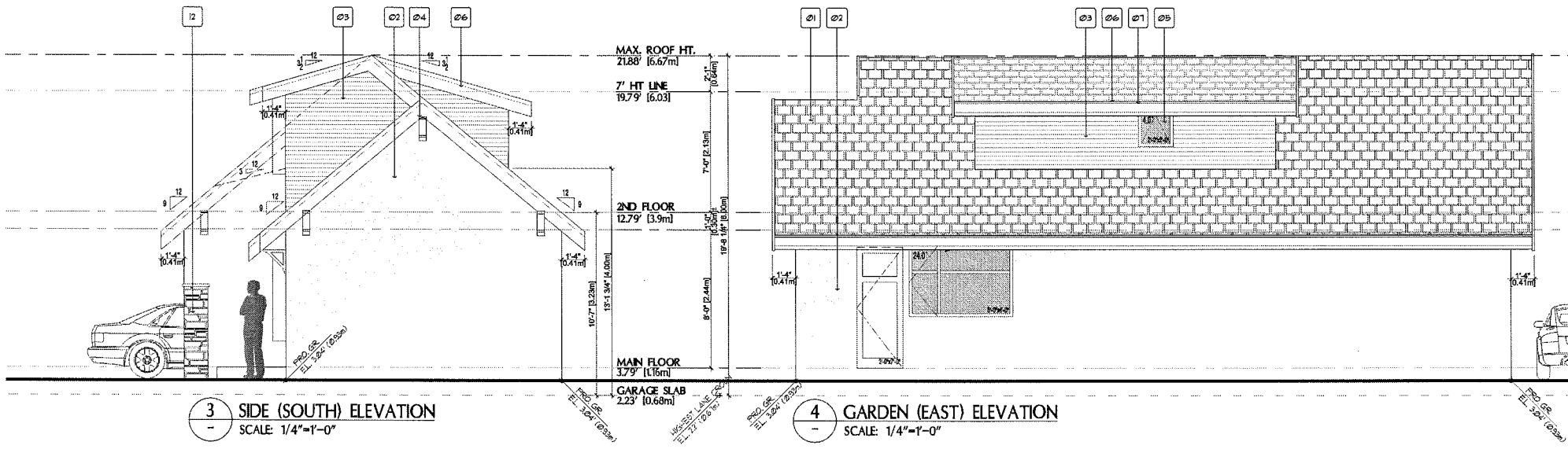
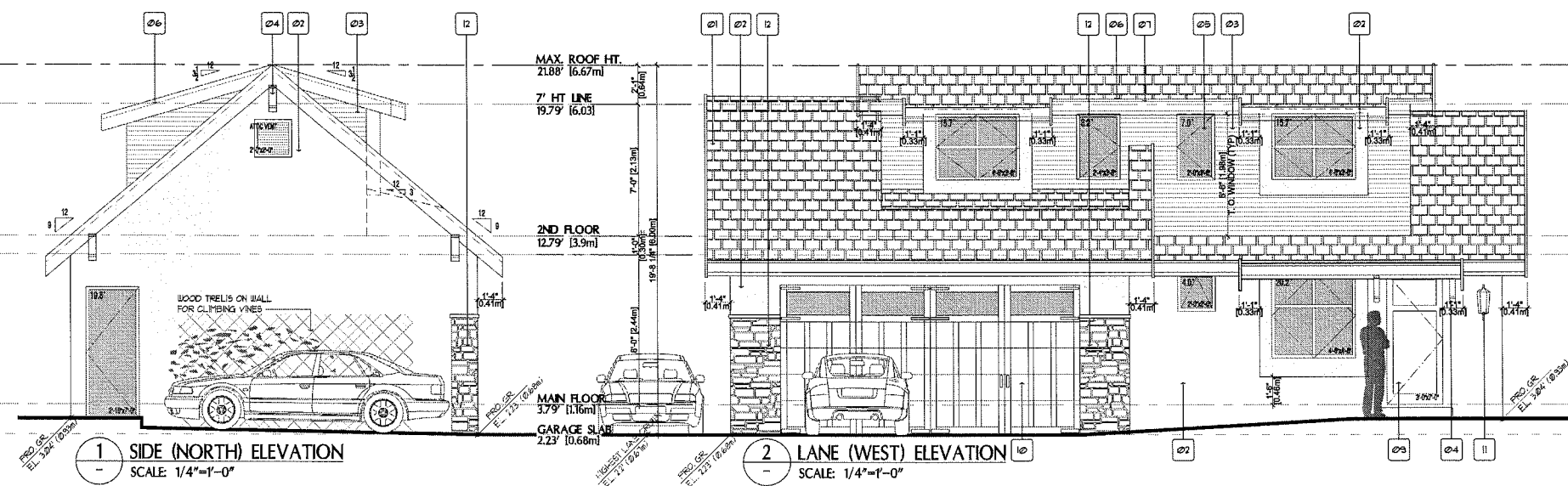
10231 Ainsworth Cr.
RICHMOND, BC

Drawing Title:
COACH HOUSE
LANDSCAPE PLAN
DP 15-712474

PLAN #2

Date:	Mar 24th, 2016	Project No.:	15.10231
Scale:	3/16" = 1'-0"	Drawing No.:	#3 of #4
Drawn By:	AT	Approved By:	EL

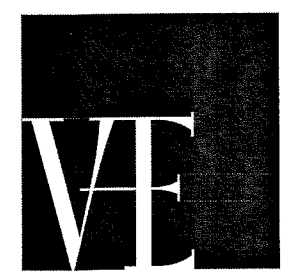
EXTERIOR FINISHES SCHEDULE	
01	ASPHALT SHINGLES COLOR: BLACK (BY KO)
02	CEMENTITIOUS STUCCO FINE DASH FINISH COLOR: SW 1074/ CITYSCAPE (MATCHING MAIN HOUSE)
03	1X4 WOOD SIDING 1X6 NATURALLY STAINED CEDAR (MATCHING MAIN HOUSE)
04	DECORATIVE WOOD BRACKET COLOR: NATURALLY STAINED CEDAR (MATCHING MAIN HOUSE)
05	VINYL WINDOW W/ LOW 'E' DOUBLE GLAZING MODEL: APEX ALLOY COLOR: SABLE (MATCHING MAIN HOUSE)
06	2"x4" FT FASCIA TRIM BOARD COLOR: NATURALLY STAINED CEDAR (MATCHING MAIN HOUSE)
07	ALUMINUM GUTTER COLOR: CHARCOAL GREY (MATCHING MAIN HOUSE)
08	FRONT ENTRY WOOD DOOR COLOR: CLEAR STAIN FINISH (MATCHING MAIN HOUSE)
09	16"X1" METAL GARAGE DOOR COLOR: GRAY
10	EXTERIOR WALL LIGHTING
11	EXTERIOR WALL LIGHTING
12	STONE CLADDING CULTURED STONE (SUEDE LIMESTONE)



CONSTRUCTION ASSEMBLIES	
SYMBOL	DESCRIPTION
F1	UPPER FLOOR ASSEMBLY FLOOR FINISH 1/4" ACousti-MAT EMBEDDED RADIANT HEATING PIPES ON WIRE MESH 5/8" 1X4 PLYWOOD SUBFLOOR 1/1 F.LR JOISTS @ 16" O.C. AS PER STRUCT. ENG. 1/2" GYPSUM BOARD
F2	TYP. CONC. FLOOR SLAB ASSEMBLY (MAIN FLOOR) FLOOR FINISH 4" CONC. FLOOR SLAB (REFER TO STRUCT. DINGS.) EMBEDDED RADIANT HEATING PIPES ON WIRE MESH 6 MIL POLY. V.B. (MIN. 4" LAP @ JOINTS) R2 RIGID INSULATION 5" COMPACTED GRAVEL SOLID BEARING
F3	TYP. DECK OVER LIVING SPACE ASSEMBLY DECK FINISH 2-PLY 5/8" UP MEMBRANE (EXTEND MIN. 8" UP SIDEWALLS) 5/8" PLYWOOD SHEATHING W/ H-CLIPS 2X4 CROSS PURLINS PERP. TO JOISTS @ MAX. 24" O.C. (SLOPE 2% TO DRAIN) 1/1 F.LR JOISTS @ 16" O.C. AS PER STRUCT. ENG. R-40 BATT INSULATION 6 MIL POLY.V.B. 5/8" GYPSUM BOARD
U1	TYP. EXTERIOR WALL ASSEMBLY (STUCCO OR WOOD SIDING) 3/4" CLADDING 02 P.T. WOOD STRAPPING @ 16" O.C. OR KEENE MAT BUILDING PAPER (TAPE OR SEAL JOINTS) 1/2" PLYWOOD SHEATHING 2"x6" WOOD STUDS @ 16" O.C. R-22 BATT INSULATION 6 MIL POLY. V.B. (CALK OPENINGS & SEAL JOINTS) 1/2" GYPSUM BOARD (DOUBLE SCREW @ 16" O.C.)
U2	TYP. INTERIOR WALL ASSEMBLY 1/2" GYPSUM BOARD 2"x4" WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD
R1	TYP. TRUSS ROOF ASSEMBLY ASPHALT SHINGLES ROOFING 5 LB. FELT UNDERLAYMENT 5/8" ROOF SHEATHING PRE-FAB. ENGINEERED ROOF TRUSSES @ 24" O.C. R-40 BATT INSULATION (7/16" VENTING) 6 MIL POLY V.B. (LAPPED JOINTS, SEAL ELECT. OUTLETS) 1/2" GYPSUM BOARD
R2	TYP. VAULTED (HAND FRAMED) ROOF ASSEMBLY ASPHALT SHINGLES ROOFING 5 LB. FELT UNDERLAYMENT 5/8" ROOF SHEATHING ROOF RAFTERS @ 24" O.C. (SEE ENG. DINGS.) R-28 (SPRAY FOAM INSULATION (ICYNENE LD-C-50 WITHOUT VENTILATION NOR VAPOUR BARRIER) 1/2" GYPSUM BOARD

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REVISIONS			
No.	Date	Details	By
1.	28.03.2015	Issued for DE	MM
2.	13.03.2016	DE REVISION	MM
3.	24.03.2016	STONE REV	MM



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15 EAST 3RD AVENUE
VANCOUVER, BC, V5T-1C5
T: 604.677.0021 F: 604.677.0178
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Project:
DHAMI COACH HOUSE

COACH HOUSE @
10231 AINSWORTH CR.
RICHMOND, B.C.

Drawing Title:
ELEVATIONS SECTION

PLAN# 3

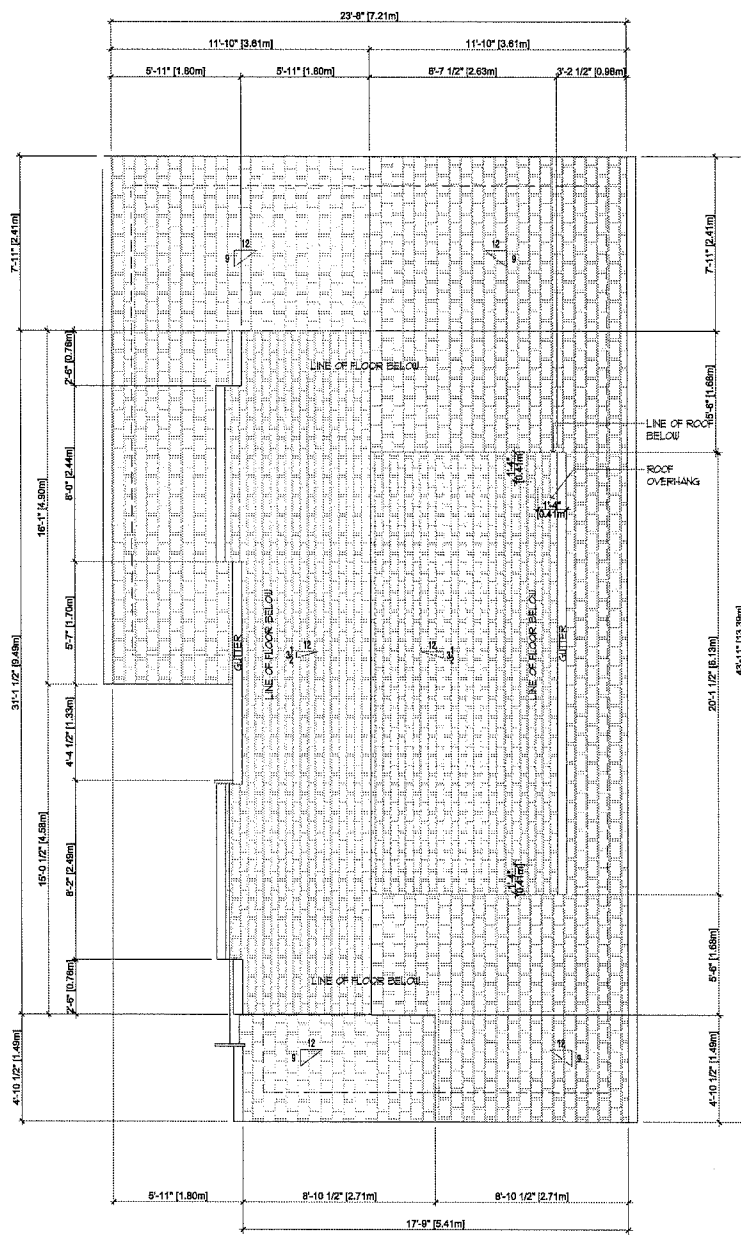
Date: _____ Project No. _____
Scale: 1/4" = 1'-0"
Drawing No. A4
Drawn By: _____ of 7
Approved By: _____
EL.

DV 15-712474

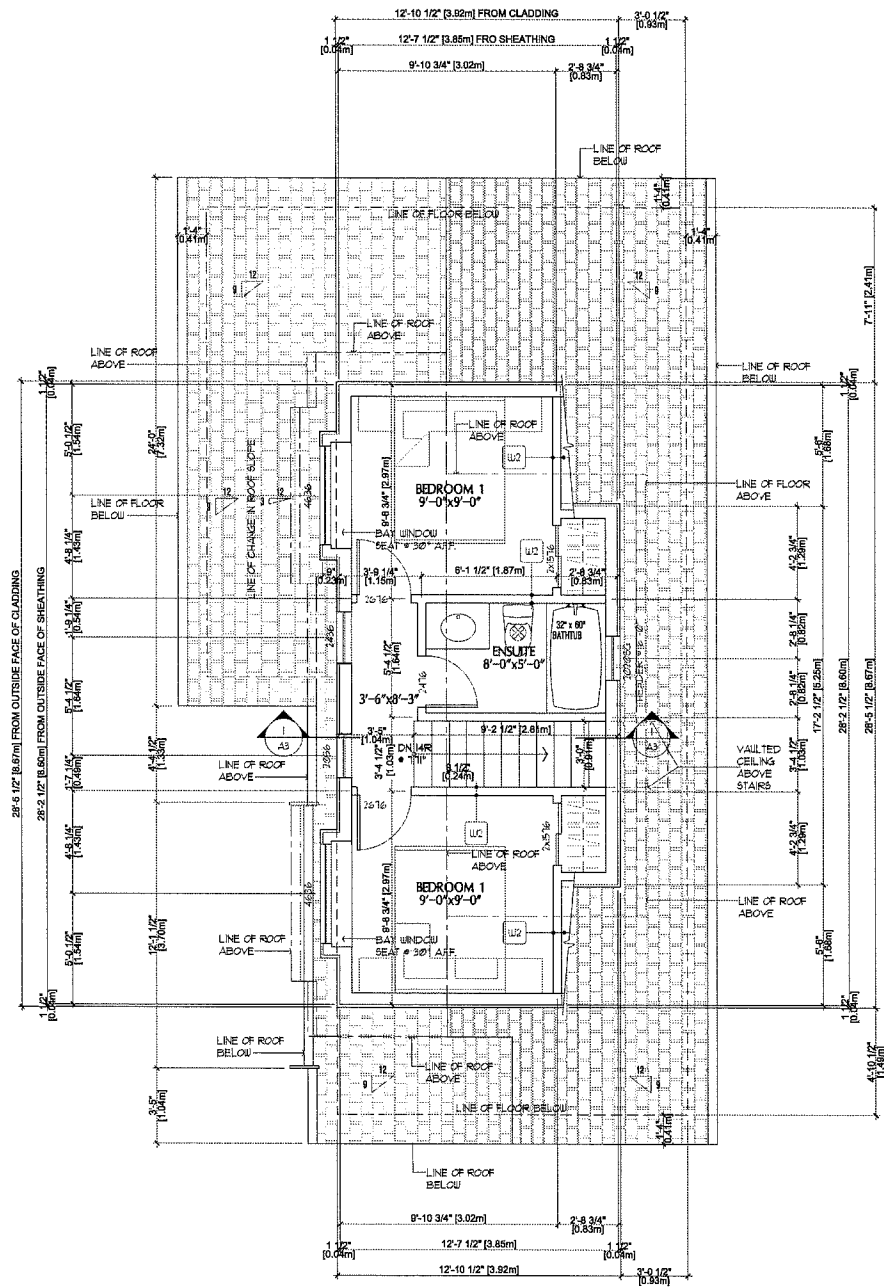
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REVISIONS

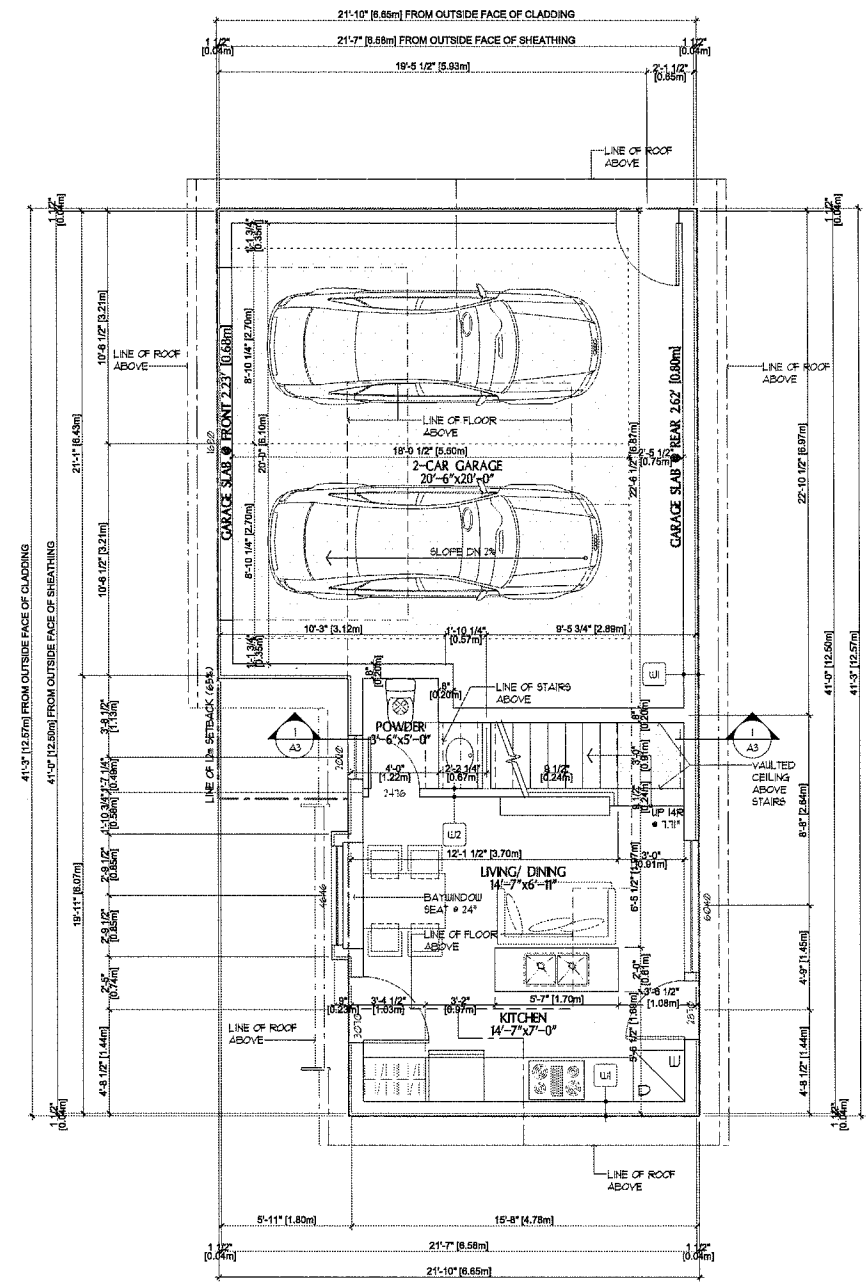
No.	Date	Details	By
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2.	13.03.2016	DE REVISION	MM
3.	24.03.2016	STONE REV	MM



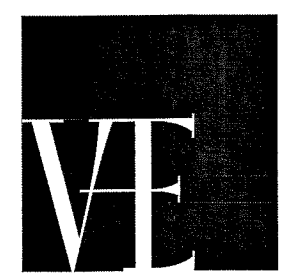
ROOF PLAN
 SCALE 1/4"=1'-0"



UPPER FLOOR PLAN 342.1 SQ. FT.
 SCALE 1/4"=1'-0"



MAIN FLOOR PLAN 302.2 SQ. FT.
 SCALE 1/4"=1'-0" GARAGE (MAX.538): 480.6 SQ. FT. FOOTPRINT: 782.8 SQ. FT.



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 VANCOUVER, BC, V5T-1C5
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Project:
 DHAMI COACH HOUSE

COACH HOUSE @
 10231 AINSWORTH CR.
 RICHMOND, B.C.
 Drawing Title:
 FLOOR PLANS

(REFERENCE)

Date:	Project No.
Scale:	Drawing No.
1/4" = 1'-0"	A5
Drawn By:	of
Approved By:	7
EL	

DV 15-712474