



**Development Permit Panel
Wednesday, April 13, 2022**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Cecilia Achiam, General Manager, Community Safety, Acting Chair
Milton Chan, Director, Engineering
James Cooper, Director, Building Approvals

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on March 16, 2022 be adopted.

CARRIED

1. DEVELOPMENT VARIANCE PERMIT 20-918782
(REDMS No. 6860629)

APPLICANT: Land to Sky Construction Ltd.

PROPERTY LOCATION: 6560 Granville Avenue

Development Permit Panel

Wednesday, April 13, 2022

INTENT OF DEVELOPMENT VARIANCE PERMIT:

Issue a Development Variance Permit which would vary the provisions of Richmond Zoning Bylaw 8500 on proposed Lot B to:

1. Reduce the rear yard setback requirement from 6.0 m to 1.7 m to facilitate on-site tree retention; and
2. Permit the required private outdoor space to be located in the front yard instead of the rear yard.

Applicant's Comments

Ivan Chen, Land to Sky Construction Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) provided background information on the subject development variance permit application, noting that (i) the subject property is being rezoned to subdivide the existing lot into two new lots, (ii) the two existing trees in the front yard will be retained, (iii) the proposed variances to Lot B would facilitate the retention and protection of the two existing trees, (iv) the footprint of the proposed building on Lot B will be shifted to accommodate the tree protection zone for the existing trees to be retained, and (iv) as a result, the private outdoor space will have to be relocated to the front yard, which is the subject of a proposed variance.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the retention and protection of the two existing trees on the site was identified at the rezoning process, (ii) the two proposed variances are consistent with the information and recommendation at the rezoning and public hearing process, and (iii) staff support the applicant's efforts to retain the two existing trees.

Panel Discussion

Discussion ensued with regard to redesigning the roof form in the front elevation to provide more visual interest. As a result of the discussion, staff were directed to work with the applicant to investigate opportunities to redesign the lower roof form in the front elevation, e.g. introduce variation in roof height and/or explore a combination of gable and hip roof, prior to the application moving forward for Council consideration.

In reply to queries from the Panel, Mr. Craig noted that (i) the roof of the attached garage could not be converted into a patio in the future as there is no access to the garage roof, (ii) the garage must be constructed in accordance with the plans approved by Council via the Development Variance Permit, and (iii) the proposed setback for the garage from the rear lane is consistent with the existing setbacks of garages of newer developments along the lane.

Gallery Comments

None.

Development Permit Panel

Wednesday, April 13, 2022

Correspondence

None.

Panel Discussion

The Panel expressed support for the application, noting that (i) it supports the applicant's efforts to retain the two existing trees on the site, and (ii) the subject development, including the proposed redesign of the roof form in the front elevation, would be a welcome addition to the neighbourhood.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 on proposed Lot B to:

- 1. reduce the rear yard setback requirement from 6.0 m to 1.7 m to facilitate on-site tree retention; and*
- 2. permit the required private outdoor space to be located in the front yard instead of the rear yard.*

CARRIED

2. DEVELOPMENT PERMIT 20-918785

(REDMS No. 6829767)

APPLICANT: Sandeep Kaur Sidhu

PROPERTY LOCATION: 10651 Swinton Crescent

INTENT OF DEVELOPMENT PERMIT:

1. Permit the construction of a granny flat at 10651 Swinton Crescent on a site zoned "Single Detached with Granny Flat or Coach House- Edgemere (RE1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback for at least 35% of the rear façade of the granny flat from 3.0 m to 1.2 m.

Applicant's Comments

Navtej Dhot, Astonish Design and Detailing Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), reviewed the granny flat's site plan, building architecture, floor plan, and landscaping, highlighting the following:

- the proposed single-storey granny flat includes among others, a kitchen, bedroom and full bathroom and is intended for rental or dwelling for a caregiver;

Development Permit Panel

Wednesday, April 13, 2022

- the entrance to the granny flat is located on the north elevation and not facing the rear lane;
- a covered patio is provided at the entrance to the granny flat;
- an outdoor surface parking space is provided for residential and visitor parking;
- a patio which wraps around the granny flat building provides outdoor private space; and
- proposed landscaping includes among others, permeable pavers, two new trees, and small and large shrubs.

Staff Comments

Wayne Craig, Director, Development, noted that the subject development permit application is specific to the granny flat as a development permit is not required for the principal dwelling. He added that the proposed rear yard variance is supported by staff as (i) the intent to ensure visual interest and relief for the granny flat along the lane frontage has been met given the short length of the building and (ii) the applicant has committed to achieve BC Energy Step Code 4 for the granny flat building, which is higher than the minimum requirement.

Panel Discussion

Discussion ensued with regard to (i) enhancing the proposed landscaping for the outdoor private space for the granny flat to provide shading, (ii) incorporating architectural elements on the north elevation of the granny flat building to create a front entry feel and welcoming character, (iii) enhancing the landscaping for the front porch/veranda to create an entry space into the granny flat, (iv) consistency between the roof plan and rear/lane elevation drawing, and (v) variation of exterior cladding materials on the west elevation facing the principal dwelling to create visual interest.

As a result of the discussion, staff were directed to work with the applicant to investigate opportunities to (i) incorporate a small tree on the south side of the property, (ii) install a window on the north elevation of the granny flat building, (iii) provide additional landscaping for the front porch/veranda, (iv) ensure consistency between the roof plan on the bay window element and the drawing on the rear/lane elevation, and (v) provide variation of exterior cladding materials on the west elevation of the granny flat building.

Gallery Comments

None.

Correspondence

None.

Development Permit Panel
Wednesday, April 13, 2022

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a granny flat at 10651 Swinton Crescent on a site zoned "Single Detached with Granny Flat or Coach House- Edgemere (RE1)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback for at least 35% of the rear façade of the granny flat from 3.0 m to 1.2 m.*

CARRIED

3. Date of Next Meeting: April 27, 2022

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:54 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, April 13, 2022.

Cecilia Achiam
Acting Chair

Rustico Agawin
Committee Clerk

B.C. LAND SURVEYOR'S PROPOSED SUBDIVISION AND TOPOGRAPHIC SURVEY OF:

LOT 22, EXCEPT : PART SUBDIVIDED BY PLAN
LMP19836, SECTION 18, BLOCK 4 NORTH, RANGE 6
WEST, NEW WESTMINSTER DISTRICT, PLAN 12891

SCALE :



All dimensions are in METERS and DECIMALS thereof.

Parcel Identification Number (PID)
004-311-892

TOTAL SITE AREA
651.4 m²
7012 sq ft

Proposed Lot A AREA
325.7 m²
3508 sq. ft.

Proposed Lot B AREA
325.7 m²
3506 sq ft

CIVIC ADDRESS
6560 Granville Avenue,
Richmond, B.C.

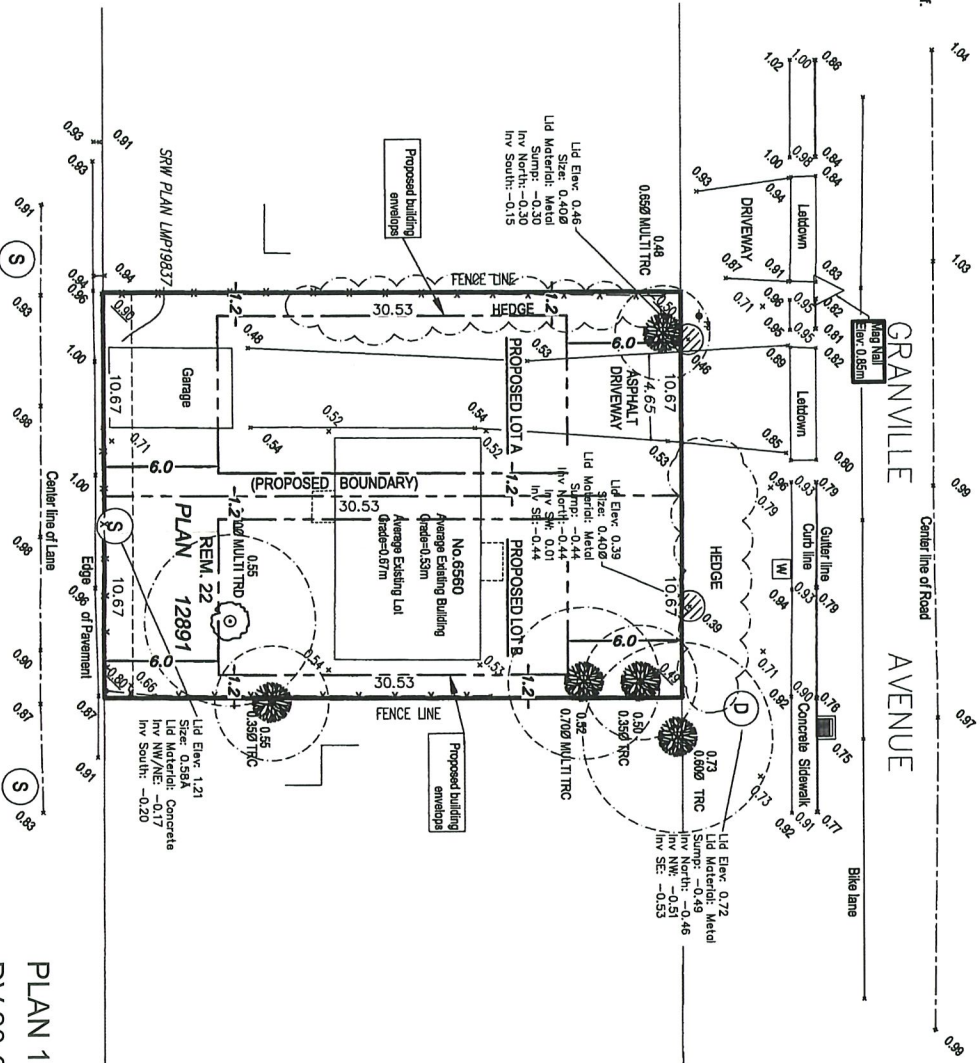
ZONING
RS/1E

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This document was prepared for the exclusive use of our client. The One Construction

This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical dimensions and areas must be confirmed by a proper cadastral survey.

Explorer Land Surveying Inc., accepts no responsibility or liability for any damages that may be suffered by a third party as a result of this document, made or actions taken based on this document.



LEGEND

Elevations are geodetic based on Integrated survey monument 7714734 in the City of Richmond at elevation 0.806 m.

Grade shots are taken at the point marked X

Note: Only trees with Trunk greater than 0.20m are identified. Consult Arborist to verify tree species

- [W] - denotes Water meter
- [+/-] - denotes Utility Pole
- [D] - denotes Deciduous Tree type
- [C] - denotes Coniferous Tree type
- [S] - denotes Storm manhole
- [M] - denotes Sanitary manhole
- [L] - denotes Lawn basin
- [CB] - denotes roadside catchbasin

FLAT LOT, UNABLE TO CONTOUR
(Lot dimensions and areas subject to change after final subdivision survey)



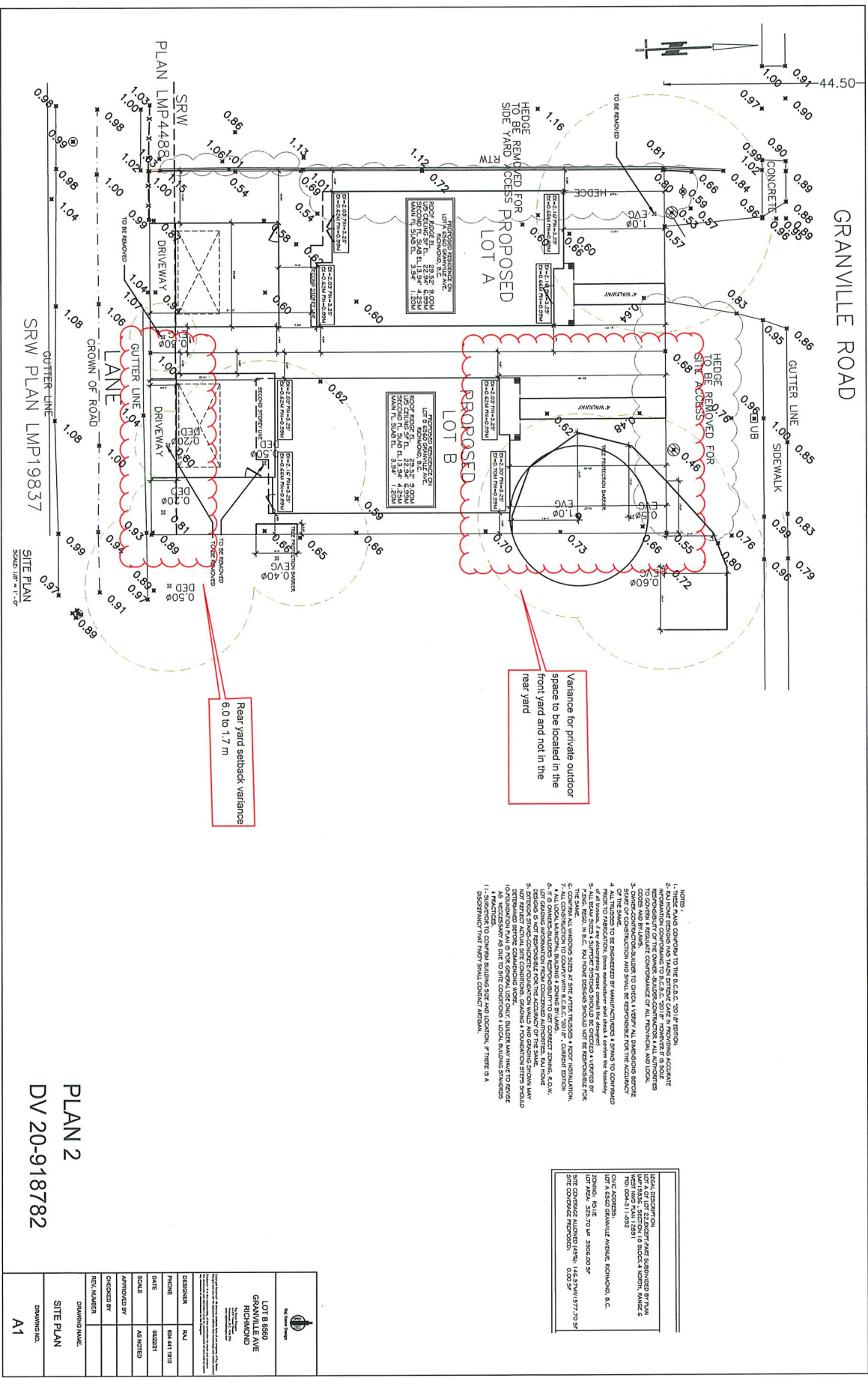
PLAN 1
DV 20-918782

CERTIFIED CORRECT

Lot dimensions are correct according to ground survey and Land Title Office Records

Original Field Survey - 14 December, 2017
Inspection - 21 October, 2020
Dated this 21st of October, 2020.
This document is not valid unless originally signed and sealed or digitally signed with correct digital signature.
MFC: <https://www.pricer1.com>

Schedule 1 to the Minutes of the Advisory Design Panel meeting held on Wednesday, April 13, 2022.



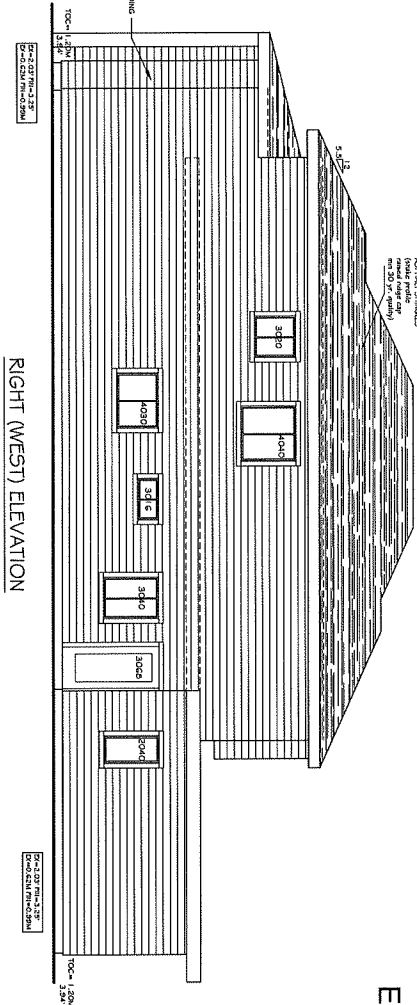
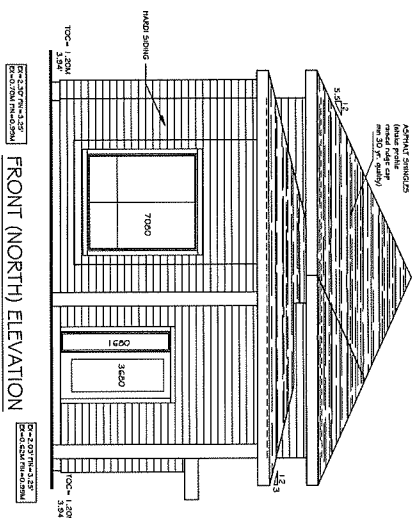
- NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE R.C. 201.01.01.
 2. THE HOMEOWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE HOMEOWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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 10. THE HOMEOWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LOCAL DESCRIPTION
LOT A: 0.25 AC. (21,780 SQ. FT.)
LOT B: 0.25 AC. (21,780 SQ. FT.)
LOT C: 0.25 AC. (21,780 SQ. FT.)
LOT D: 0.25 AC. (21,780 SQ. FT.)
LOT E: 0.25 AC. (21,780 SQ. FT.)
LOT F: 0.25 AC. (21,780 SQ. FT.)
LOT G: 0.25 AC. (21,780 SQ. FT.)
LOT H: 0.25 AC. (21,780 SQ. FT.)
LOT I: 0.25 AC. (21,780 SQ. FT.)
LOT J: 0.25 AC. (21,780 SQ. FT.)
LOT K: 0.25 AC. (21,780 SQ. FT.)
LOT L: 0.25 AC. (21,780 SQ. FT.)
LOT M: 0.25 AC. (21,780 SQ. FT.)
LOT N: 0.25 AC. (21,780 SQ. FT.)
LOT O: 0.25 AC. (21,780 SQ. FT.)
LOT P: 0.25 AC. (21,780 SQ. FT.)
LOT Q: 0.25 AC. (21,780 SQ. FT.)
LOT R: 0.25 AC. (21,780 SQ. FT.)
LOT S: 0.25 AC. (21,780 SQ. FT.)
LOT T: 0.25 AC. (21,780 SQ. FT.)
LOT U: 0.25 AC. (21,780 SQ. FT.)
LOT V: 0.25 AC. (21,780 SQ. FT.)
LOT W: 0.25 AC. (21,780 SQ. FT.)
LOT X: 0.25 AC. (21,780 SQ. FT.)
LOT Y: 0.25 AC. (21,780 SQ. FT.)
LOT Z: 0.25 AC. (21,780 SQ. FT.)

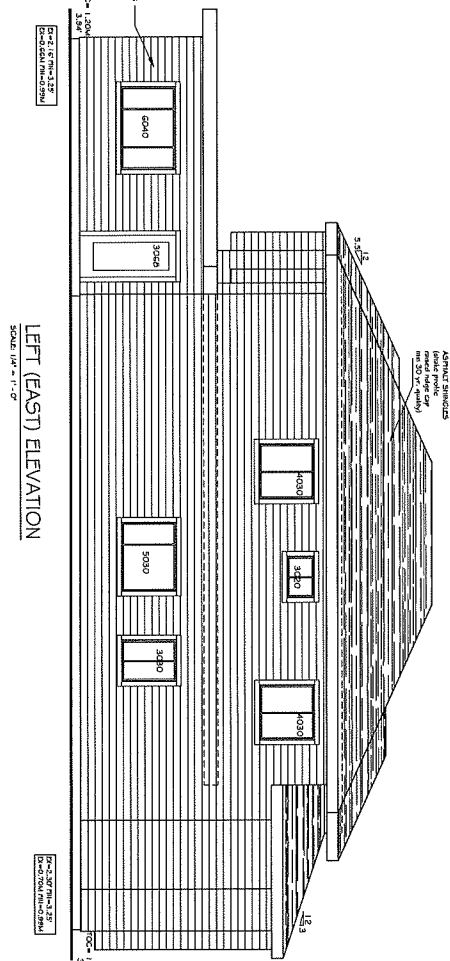
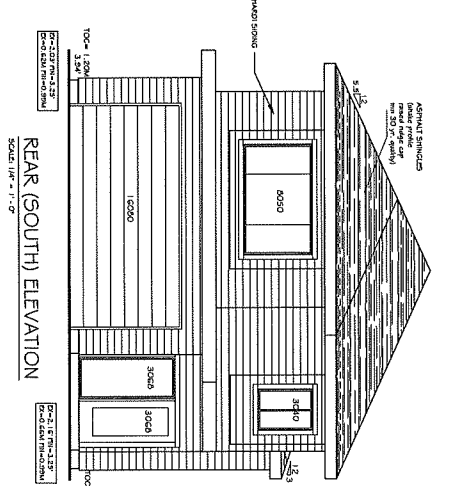
PLAN 2
DV 20-918782

PROJECT NAME	LOT B 6550
OWNER	GRANVILLE
DESIGNER	RICHLAND
DATE	04/24/2021
SCALE	AS NOTED
APPROVED BY	
CHECKED BY	
REV. NUMBER	
DRAWING NAME	SITE PLAN
DRAWING NO.	A1

LOT B
ELEVATIONS



UNFINISHED OPTIMIZED EVALUATION					
MEASURE	UNIT	MEASURE	UNIT	MEASURE	UNIT
TOTAL WALL AREA	100.00 SF	TOTAL FLOOR AREA	100.00 SF	TOTAL ROOF AREA	100.00 SF
WALLING DISTANCE	100.00%	WALL DISTANCE	100.00%	WALL DISTANCE	100.00%
% REMAINING	100.00%	% REMAINING	100.00%	% REMAINING	100.00%
AREA REMAINING	391.00 SF	AREA REMAINING	473.00 SF	AREA REMAINING	54.46 SF
AREA REMOVED	56.00 SF	AREA REMOVED	220.00 SF	AREA REMOVED	54.46 SF



LOT B 6800 GRANDVIEW AVENUE RICHMOND, BC	
DATE	08/22/21
SCALE	1/4"=1'-0"
APPROVED BY	
CHECKED BY	
REV. NUMBER	
DRAWING NAME: EXTERIOR ELE.	
DRAWING NO. A4	

PLAN 3
DV 20-918782

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GRANVILLE AVE

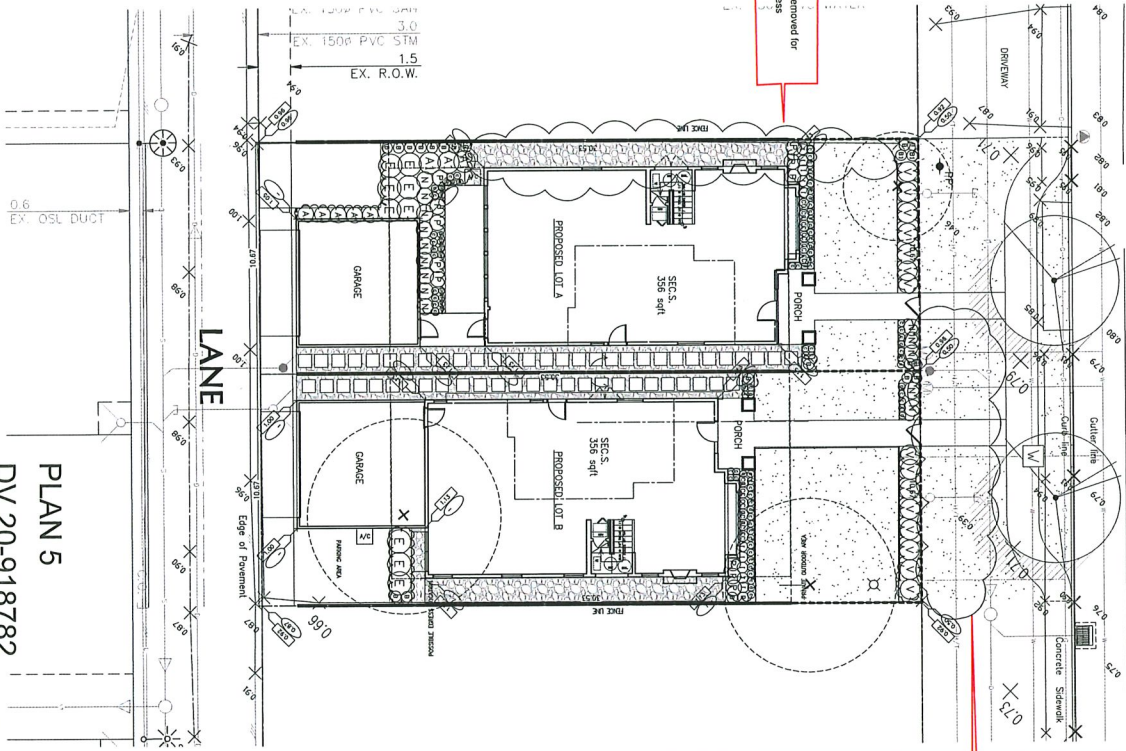
pms
LANDSCAPE
ARCHITECTS
Suite C100 - 4100 Bill Givens Drive
Richmond, BC V6X 2C6
P: 604-294-0011 | F: 604-294-0022

SEAL:

Hedge to be removed for site access

LOT A		LOT B	
CATEGORY	% OF LOT	CATEGORY	% OF LOT
<input type="checkbox"/> LIVE PLANTING	26%	<input type="checkbox"/> LIVE PLANTING	33%
<input type="checkbox"/> GRAVEL STRIP	14%	<input type="checkbox"/> GRAVEL STRIP	14%

Hedge to be removed for side yard access



PLAN 5
DV 20-918782

PROJECT:
2 LOT SUBDIVISION
6580 GRANVILLE AVENUE
RICHMOND, BC

DRAWING TITLE:
POROSITY
PLAN

DATE: 19/NOV/24
SCALE: 1/100
DRAWN: DD
DESIGN: DD
CHECK: MCY

DRAWING NUMBER:
L2
OF 3

PMS PROJECT NUMBER: 15-074

NOTE: FOR EXISTING TREES & TPZ REFER TO ARBORIST
PREPARED BY: PACIFIC SUN TREE SERVICE
EMAIL: ANDERMATT.FOREST@SHAW.CA

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- TREE PROTECTION FENCE

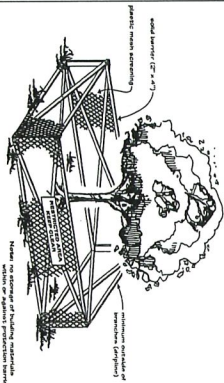
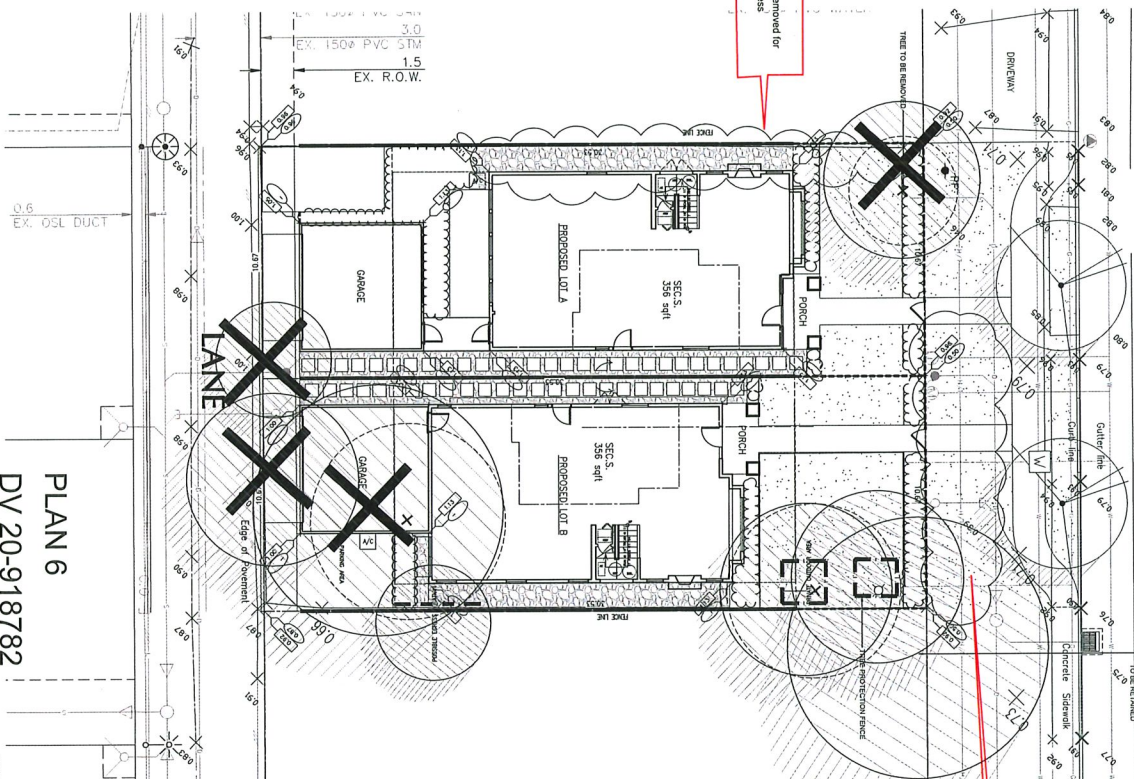


TABLE G3 - TREE PROTECTION DISTANCES

Trunk Diameter Centimeters	Inches	Minimum Protection Required Distance from Trunk
20	8	1.5 meters
25	10	1.5 meters
30	12	1.5 meters
35	14	2.1 meters
40	16	2.1 meters
45	18	2.7 meters
50	20	3.0 meters
55	22	3.3 meters
60	24	3.6 meters
65	26	4.2 meters
70	28	4.5 meters
75	30	5.0 meters
80	32	5.5 meters
85	34	6.0 meters
90	36	6.0 meters
95	38	6.0 meters
100	40	6.0 meters

GRANVILLE AVE



PLAN 6
DV 20-918782

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pms
LANDSCAPE
ARCHITECTS
Suite C100 - 4100 Main Street
Vancouver, BC V6M 2G9
P: 604-294-0011 F: 604-294-0022

SCALE:

Hedge to be removed for
side access

PROJECT:
2 LOT SUBDIVISION
6560 GRANVILLE AVENUE
RICHMOND, BC

DRAWING NUMBER:
L3
OF 3

DATE: 18/07/24
SCALE: 1:100
DRAWN: DO
DESIGN: DO
CHECK: MCV
PMS PROJECT NUMBER: 15-074










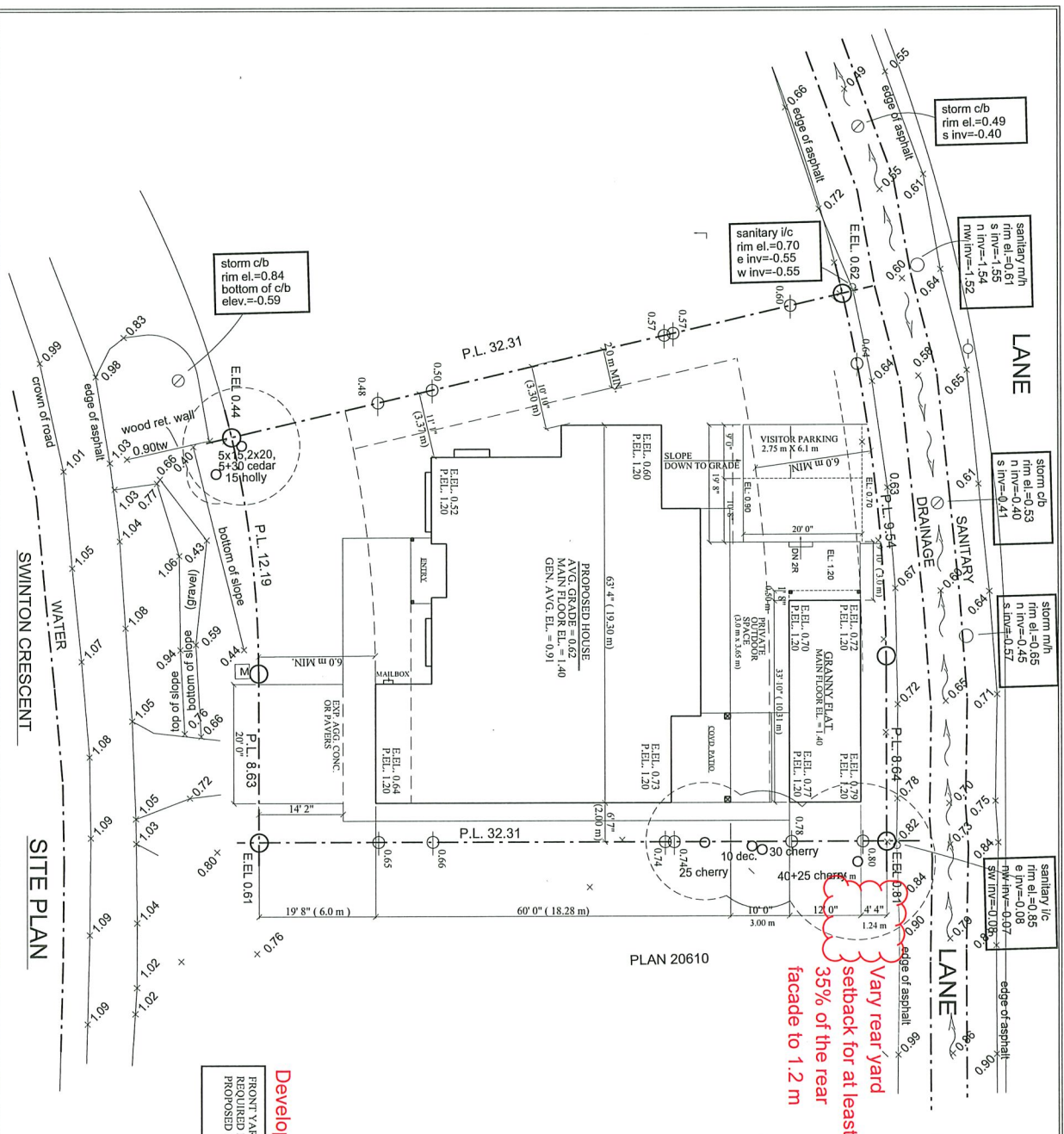
anderma.t.forest@shaw.ca
pacificsuntree.com

Suite #460

Surrey, B.C.
V4A 0C4

Date: February 11, 2020
Client: The One Construction Ltd.
Project: Single Family Detached
Project Address: 6560 Granville Avenue
Richmond, B.C.

- | Tree Protection Barrier: | Critical Root Zone: |
|--|--|
| <p>The Recommended for Retention:</p> <p>The Recommended for Removal:</p> <p>Not Permit Size Tree:</p> <p>Crown Damage for Retain Tree:</p> <p>Remove Tree:</p> | <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> |
- Note: For legibility, where trees are densely clustered and are recommended for removal the crown outline is not shown.



CIVIC ADDRESS:

10651 - Swinton Crescent, Richmond BC
PID : 003 478 076

LEGAL DESCRIPTION:

LOT 19 SEC 35 BLK 4N RG 6W PL NWP20610
Lot 19, Block 4N, Sub Block 7, Plan NWP20610,
Section 35, Range 6W, New Westminster Land District
CALCULATIONS:

CALCULATIONS:

ZONE: RE-1
LOT AREA = 8514.53 S.F. (791.0 m2)
PER. F.A.R. = 4054.0 S.F. (376.62 m2)
PLUS 538.0 S.F. (50.0 m2) FOR GARAGE

PROPOSED F.A.R.

MAIN FLOOR AREA = 2230.0 S.F. (207.16 m²)
PLUS 406.0 S.F. (37.72 m²) FOR GRANNY FLAT FLOOR
SECOND FLOOR AREA = 1412.0 S.F. (131.17 m²)
TOTAL = 4048.0 S.F. (376.05 m²)

PLUS 538.0 S.F. (50.00 m2) OF GARAGE

PER. SITE COVERAGE = 45 % OF 8514.53 S.F. (791.0 m2)

$$= 3831.54 \text{ S.F. } (355.95 \text{ m}^2)$$

PROPOSED SITE COVERAGE = 3403.0 S.F. (316.13 m²)

PER. COVD. PATIO 10% OF 4054.0 S.F. = 405 S.F. (37.66 m²)
PROPOSED COVD. PATIO = 404.0 S.F. (37.53 m²)

PROPOSED COVID. PATIO = 404.0 S.F. (37.53 m2)

PER. IMPERMEABLE COVERAGE = 70 % OF 8514.53 S.F. (791.0 m2)

$$= 5960.17 \text{ S.F. (553.70 m}^2\text{)}$$

PROPOSED IMPERMEABLE COVERAGE = 4960.0 SF (460.78 m²)

PER. LANDSCAPE SURFACE = 30 % OF 8514.53 S.F. (791.0 m²)

$$= 2554.36 \text{ S.F. (237.30 m}^2\text{)}$$

PROPOSED LANDSCAPE SURFACE = 3554.0 SF (330.16 m²)

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

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

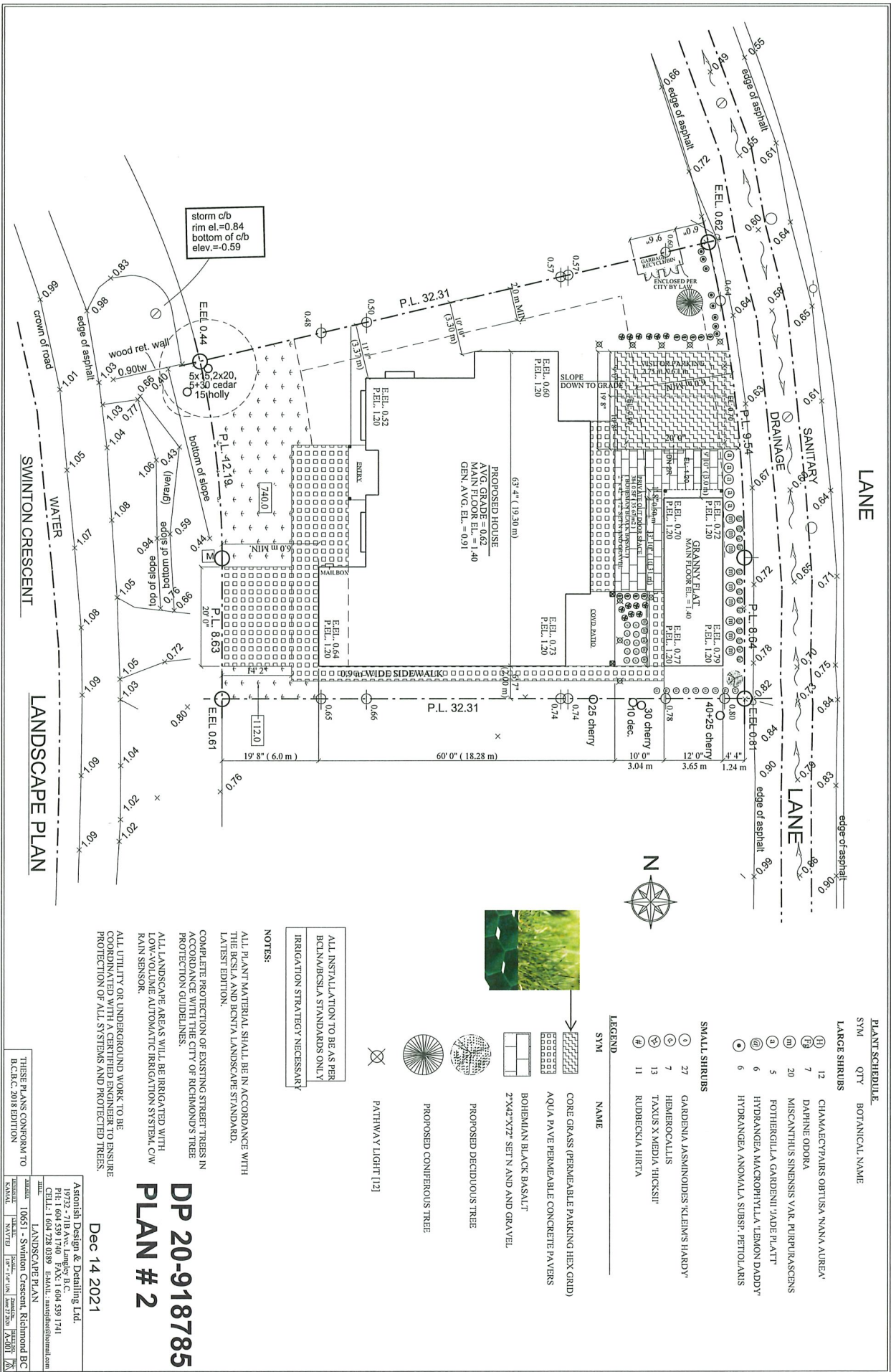
Development to achieve BCESC Step 4

FRONT YARD = 1386.0 SF (128.75 m²)
 REQUIRED FRONT YARD LANDSCAPE SURFACE = 50 % = 693.0 SF (64.37 m²)
 PROPOSED FRONT YARD LANDSCAPE SURFACE = 740.0 + 112.0 = 852.0 SF (79.15 m²)

**DP 20-918785
PLAN # 1**

<p>THESE PLANS CONFORM TO B.C.C.C. 2018 EDITION</p>		<p>Asonish Design & Drafting Ltd. 19732 - 718 Ave. Langley B.C. P.O. Box 539 1740 Langley, B.C. V3A 2G9 Canada TEL: 604.539.1740 FAX: 604.539.1741 CELL: 604.728.0389 E-MAIL: info@asonish.com</p>	
<p>SITE PLAN</p>		<p>DATE: 10/05/18 Location: Swinton Crescent, Richmond BC</p>	
<p>REVISIONS:</p>	<p>DATE:</p>	<p>BY:</p>	<p>APP'D:</p>
<p>1. Initial</p>	<p>2/20/2018</p>	<p>ASONISH</p>	<p>ASONISH</p>
<p>2. Final</p>	<p>4/01/19</p>	<p>ASONISH</p>	<p>ASONISH</p>

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



LANE

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME
-----	-----	----------------

LARGE SHRUBS

11	12	CHAMAECYPARIS OBTUSA 'NANA AUREA'
19	7	DAPINE ODORA
20		MISCANTHUS SINENSIS VAR. PURPURASCENS
21	5	FOSTERGILLIA GARDENII 'JADE PLATT'
22	6	HYDRANGEA MACROPHYLLA 'LEMON DADDY'
23	6	HYDRANGEA ANOMALA SUBSP. PETIOLARIS

SMALL SHRUBS

27		GARDENIA JASMINOIDES 'KLEIM'S HARDY'
28		HEMEROCALLIS
29	13	TAXUS X MEDIA 'HICKSII'
30	11	RUDBECKIA HIRTA

LEGEND

SYM	NAME
-----	------

	CORE GRASS (PERMEABLE PARKING HEX GRID)
	AQUA PAVE PERMEABLE CONCRETE PAVERS
	BOHEMIAN BLACK BASALT
	2'x4'x72" SET N AND AND GRAVEL

PROPOSED DECIDUOUS TREE

PROPOSED CONIFEROUS TREE

PATHWAY LIGHT [12]

ALL INSTALLATION TO BE AS PER BCLN/BCELA STANDARDS ONLY
IRRIGATION STRATEGY NECESSARY

NOTES:

ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE BCELA AND BCELA 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.

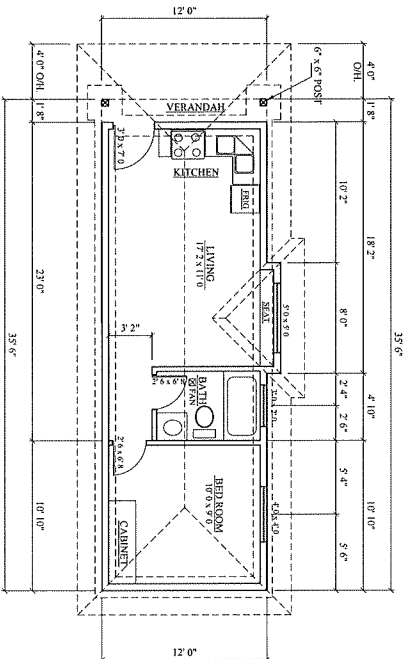
ALL UTILITY OR UNDERGROUND WORK TO BE COORDINATED WITH A CERTIFIED ENGINEER TO ENSURE PROTECTION OF ALL SYSTEMS AND PROTECTED TREES.

Dec 14 2021

DP 20-918785
PLAN # 2

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

Astonish Design & Drafting Ltd.
P.O. Box 1740
V6X 1A1
TEL: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 EMAIL: info@astonishdesign.com

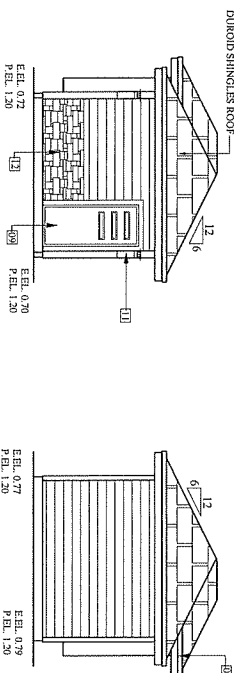


GRANNY FLAT PLAN

AREA = 406.0 SF (37.72 m²)

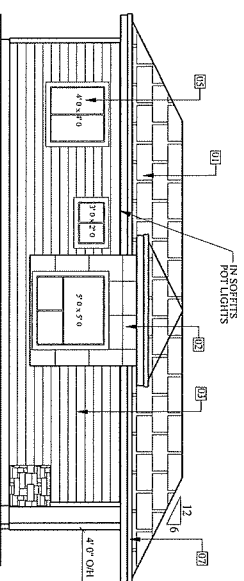
EXTERIOR FINISHES SCHEDULE

01	ASPHALT SHINGLES ROOF
02	COLOR: DARK GREY
03	HARDIE BOARD
04	COLOR: DARK GREY
05	HARDIE PLANKS
06	COLOR: LIGHT GREY
07	VINYL WINDOW W/LOW "E" DOUBLE GLAZING
08	COLOR: WHITE
09	MODEL: AERIALITY
10	COLOR: WHITE
11	3" X 6" FINESTRA TRIM BOARD
12	COLOR: WHITE
13	3" X 6" FINESTRA TRIM BOARD
14	COLOR: WHITE
15	ALUMINUM GUTTER
16	COLOR: CHARCOAL GREY
17	FRONT ENTRY FINE GLASS DOOR
18	COLOR: GREY / BROWN
19	EXTERIOR WALL LIGHTING
20	STONE CLADDING
21	CULTURED STONE (BLACKS)

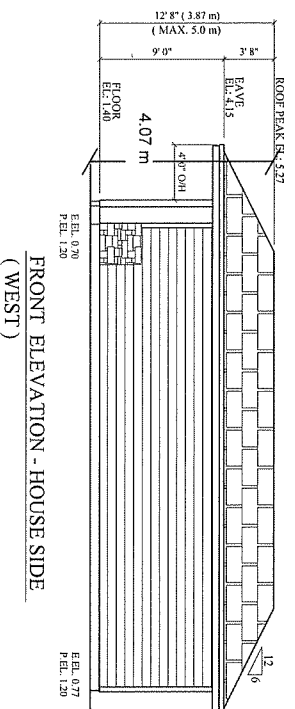


LEFT SIDE ELEVATION (NORTH)

RIGHT SIDE ELEVATION (SOUTH)



REAR ELEVATION - LANE SIDE (EAST)



FRONT ELEVATION - HOUSE SIDE (WEST)

DP 20-918785
PLAN # 3

Dec 14 2021

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

DESIGNED BY	ASTONISH DESIGN & DETAILING LTD.
DRAWN BY	ASTONISH DESIGN & DETAILING LTD.
CHECKED BY	ASTONISH DESIGN & DETAILING LTD.
DATE	10/12/2021
PROJECT NO.	10651 - Station Crescent Richmond BC
SCALE	1/8" = 1'-0"
REVISIONS	1/8" = 1'-0"
DATE	10/12/2021
BY	ASTONISH DESIGN & DETAILING LTD.



PEARL GRAY

GARAGE DOOR & MAIN HOUSE DOOR



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

Blackcomb Prostack

MAIN HOUSE STONE



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

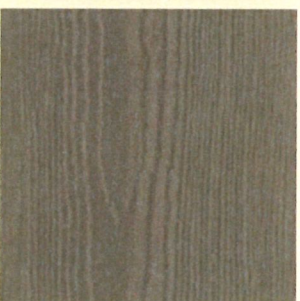
Black Tusk Prostack

GARAGE STONE



MONTEREY TAUPE

MAIN HOUSE HARDIE



GRAY SLATE

GARAGE & COACH HOUSE
AT BOTTOM

DP 20-918785
REF # 1

Dec 14 2021

THIS PLAN CONFORMS TO
B.C.B.C. 2018 EDITION

Astonish Design & Detailing Ltd. 19732-718 Ave. Langley B.C. TEL: 604.539.1740 FAX: 604.539.1741 CELL: 604.132.0597 EMAIL: info@astonishdesign.com			
TITLE	GRANNY FLAT PLAN - COLOURS		
DATE	10/5/11	SYNTHESIS	10/5/11
DESIGNER	KNOWL	REVIEWER	KNOWL
DATE	10/5/11	DATE	10/5/11