

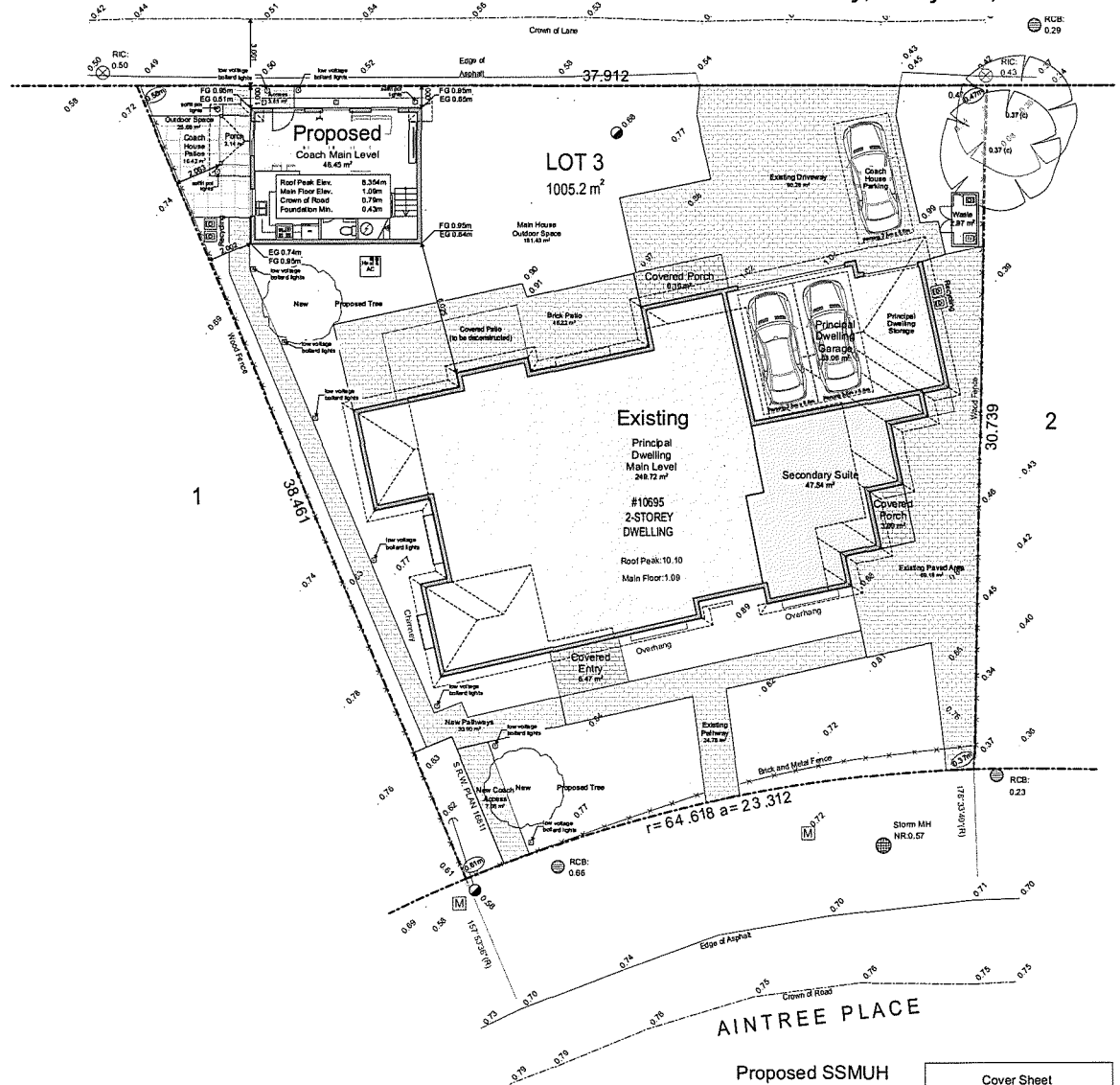
# Proposed SSMUH Coach House 10695 Aintree Place

Project Summary			
Proposal	Small Scale Multi-Unit		
Address	10695 Aintree Place		
Zoning	RSM SSMUH		
Lot Size			
Lot Width	22.860 m.	75.0 ft.	
Lot Depth	29.250 m.	96.0 ft.	
Site Area	1,055.2 m <sup>2</sup>	10,920 s.f.	
	ALLOWABLE	PROPOSED	
FAR 0.8 on 464.5 m <sup>2</sup>	278.70 m <sup>2</sup>	3000 s.f.	
FAR 0.30 in excess of 464.5 m <sup>2</sup>	162.21 m <sup>2</sup>	1746 s.f.	
Allowable FAR	440.91 m <sup>2</sup>	4746 s.f.	
Flex Space Allowable	80.00 m <sup>2</sup>	861 s.f.	
Wall Thickness Bonus 2% of Coach House only	1.76 m <sup>2</sup>	19 s.f.	
Stairs maximum 10m <sup>2</sup> per dwelling	10.00 m <sup>2</sup>	101 s.f.	
4.3A.1(c) Green Building System 2.36m <sup>2</sup> per dwelling	2.35 m <sup>2</sup>	25 s.f.	
Total FAR	540.22 m <sup>2</sup>	5813 s.f.	539.7 m <sup>2</sup> 5809 s.f.
10% of floor area for covered areas	54.02 m <sup>2</sup>	581 s.f.	19.3 m <sup>2</sup> 210 s.f.
Permitted Lot Coverage 45% for buildings	473.24 m <sup>2</sup>	5094 s.f.	364.3 m <sup>2</sup> 3922 s.f.
Permitted non-porous surfaces 70%	703.64 m <sup>2</sup>	7574 s.f.	600.1 m <sup>2</sup> 6495 s.f.
Landscaping with live plant material 20%	201.24 m <sup>2</sup>	2164 s.f.	315.5 m <sup>2</sup> 3396 s.f.
Live landscaping min. 55% of required front yard	75.44 m <sup>2</sup>	812 s.f.	138.7 m <sup>2</sup> 1490 s.f.
Heights			
Maximum building height Coach House	7.5 m.	24.6 ft.	7.42 m. 24.34 ft.
Yards & Setbacks			
Front Yard	6.00 m.	19.69 ft.	6.0 m. 19.7 ft.
Rear Yard Coach house	1.00 m.	3.28 ft.	1.00 m. 3.28 ft.
Side Yard lot width greater than 20m	2.00 m.	6.56 ft.	2.02 m. 6.63 ft.
Maximum Continuous Wall 55%	16.09 m.	52.78 ft.	



Sketched Perspective  
1:137.14

Site Plan  
1/8" = 1'-0"



**DORE DESIGN & DEVELOPMENT**  
Info@doredesign.ca www.doredesign.ca

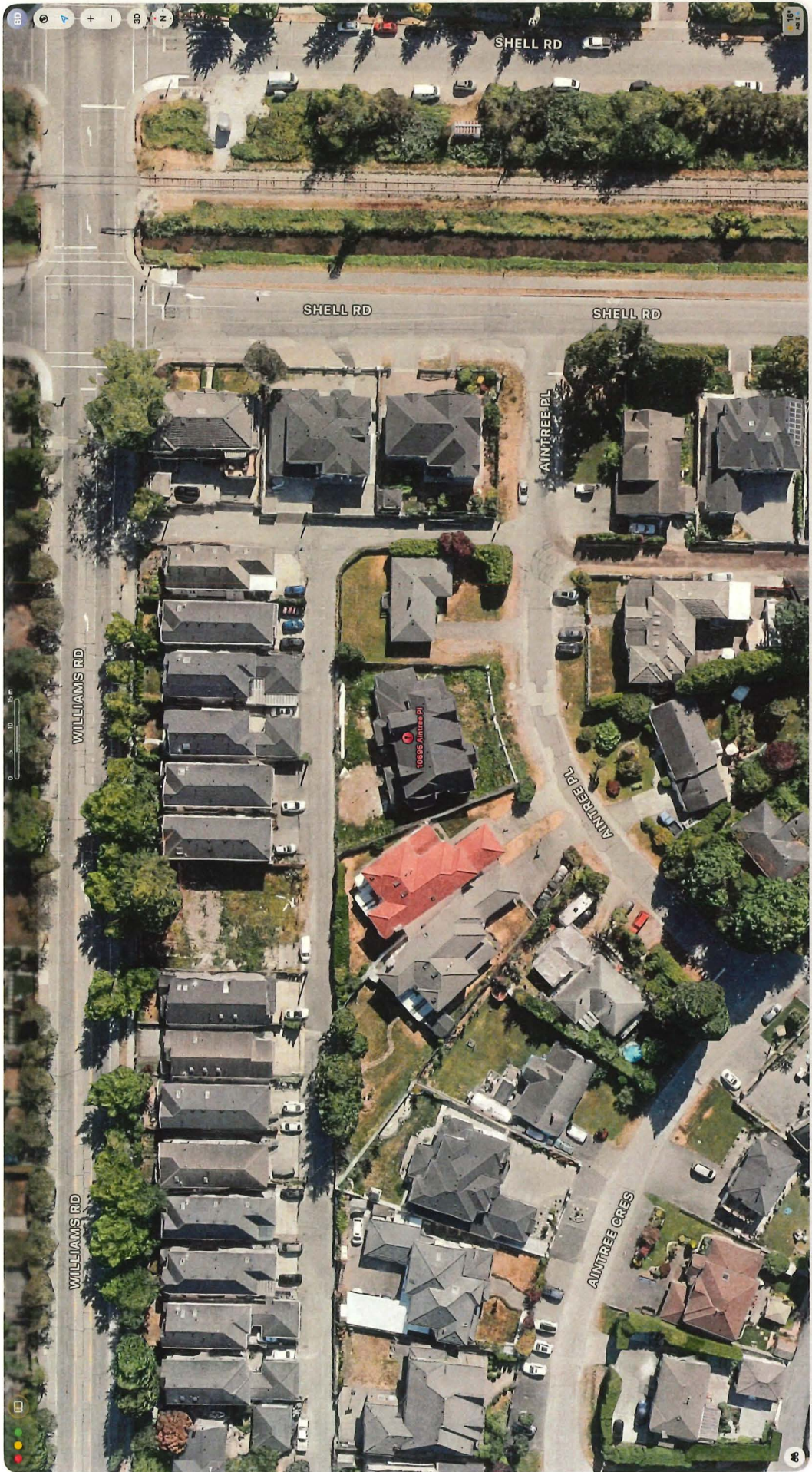
Legal Address  
LOT 3, BLOCK 4N, SUB BLOCK 12, PLAN NWP18551, SECTI ON 35, RANGE 6W, NEW WESTMINSTER LAND DISTRICT.  
PID 003-970-124

Layer ID	Layer Name
001	Center Lines
002	Proposed Driveway
003	Proposed Footing
004	Proposed Foundation
005	Proposed Slab
006	Proposed Walls
007	Proposed Windows
008	Proposed Doors
009	Proposed Stairs
010	Proposed Landscaping

Proposed SSMUH  
Coach House  
10695 Aintree Place  
Richmond, BC

The design and specifications of all drawings conform to BCBC 2024. All drawings are to SCALE in the absence of a dimension the drawings may be scaled.

Cover Sheet	
Issued for Development Permit	Monday, March 30, 2026
Issued for Development Permit	Wednesday, May 6, 2026
A01	







North East View  
3" = 1'-0"



North Lane View  
3" = 1'-0"



North West Lane  
3" = 1'-0"



West View  
6" = 1'-0"

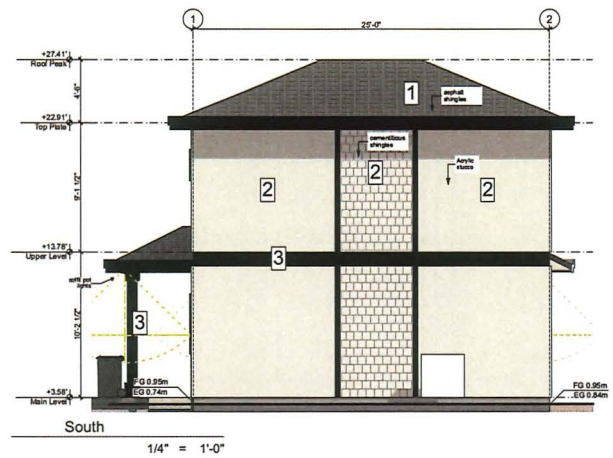
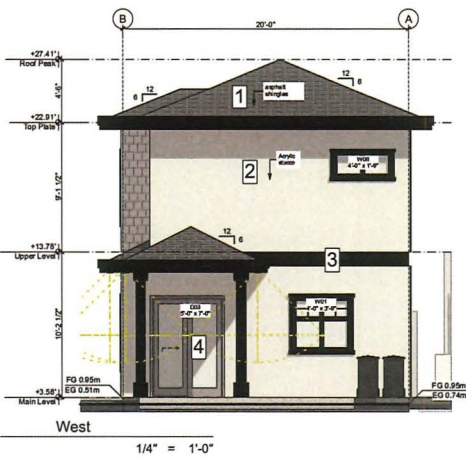
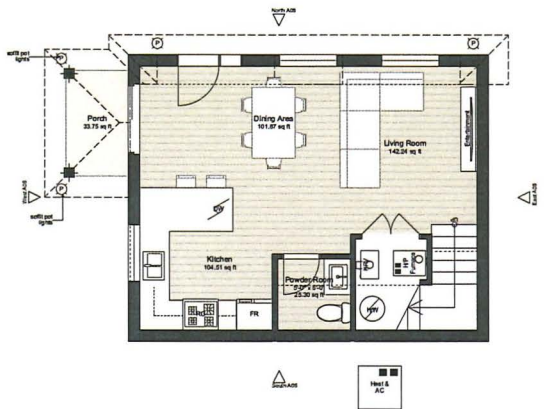
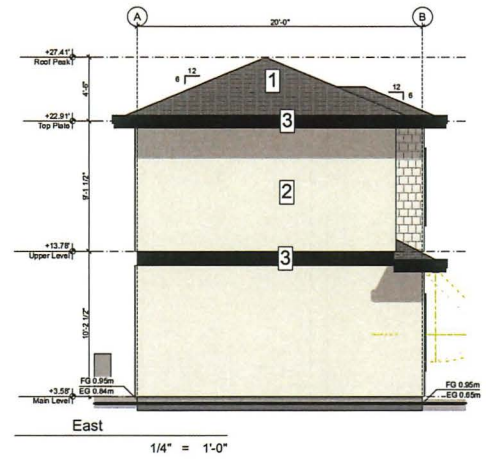
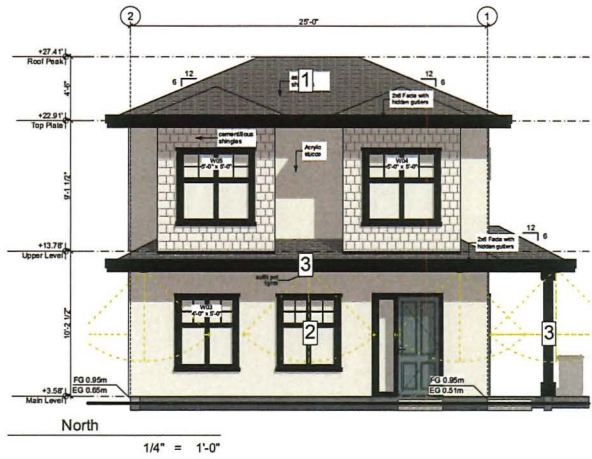
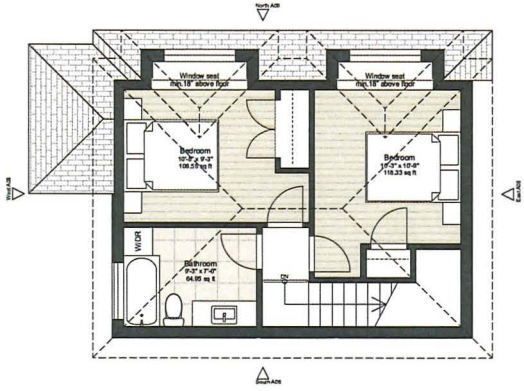
Proposed SSMUH  
Coach House  
10695 Aintree Place  
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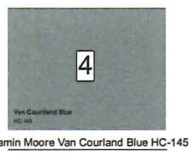
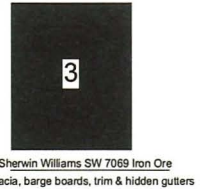
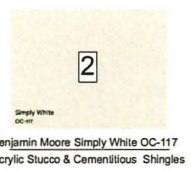
The design and specifications of all drawings  
confirm to BCBC 2024.  
All other drawings are preliminary and subject to  
confirmation by drawings may be varied.

3D Views	
North (3D Development Permit)	Issued: March 26, 2025
West (3D Development Permit)	Issued: May 6, 2025

A05



SW7069 TRIM Sherwin  
 BASE OC 117 Benjamin moore



Proposed SSMUH  
 Coach House  
 10695 Aintree Place  
 Richmond, BC

The design and specifications of all drawings conform to BCBC 2024. All drawings are to SCALE in the absence of a dimension the drawings may be scaled.

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Schematic Plans & Elevations	
Issued for Development Permit	Monday, March 30, 2020
Issued for Development Permit	Wednesday, May 6, 2020
A06	

**LANDSCAPE LEGENDS**

MBOL	MATERIALS	DETAILS
[Symbol]	PROPOSED CONCRETE UNIT PAVERS	
[Symbol]	PROPOSED CONCRETE SLAB PAVING	
[Symbol]	PROPOSED PLANTING BED	
[Symbol]	EXISTING PLANTING AREA TO BE RETAINED	
[Symbol]	EXISTING PAVED AREA TO BE RETAINED	

**LANDSCAPE NOTES**

○ NOT SCALE DRAWINGS.  
 AVOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.  
 L EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING SIZES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES CONSULTANT TEAM PRIOR TO PROCEEDING.  
 HE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD FACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF VSTRUCTION.  
 HE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE IDSCAPE ARCHITECT PRIOR TO INSTALLATION.

**LANDSCAPE GRADING LEGENDS**

YMBOL	DESCRIPTIONS
1.09m	PROPOSED SPOT ELEVATION
TW 1.09m	TOP OF WALL ELEVATION
BW 0.74m	BOTTOM OF WALL ELEVATION
TS 1.09m	TOP OF STAIR ELEVATION
BS 0.71m	BOTTOM OF STAIR ELEVATION

**LANDSCAPE GRADING NOTES**

ALL GRADING INFORMATION IS PRELIMINARY ONLY.  
 REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.  
 ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL STING GRADIES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO INSULTANT TEAM PRIOR TO PROCEEDING.  
 THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH TITLES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO OCEEDING.  
 UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL RD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT NDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.

**PLANT LIST**

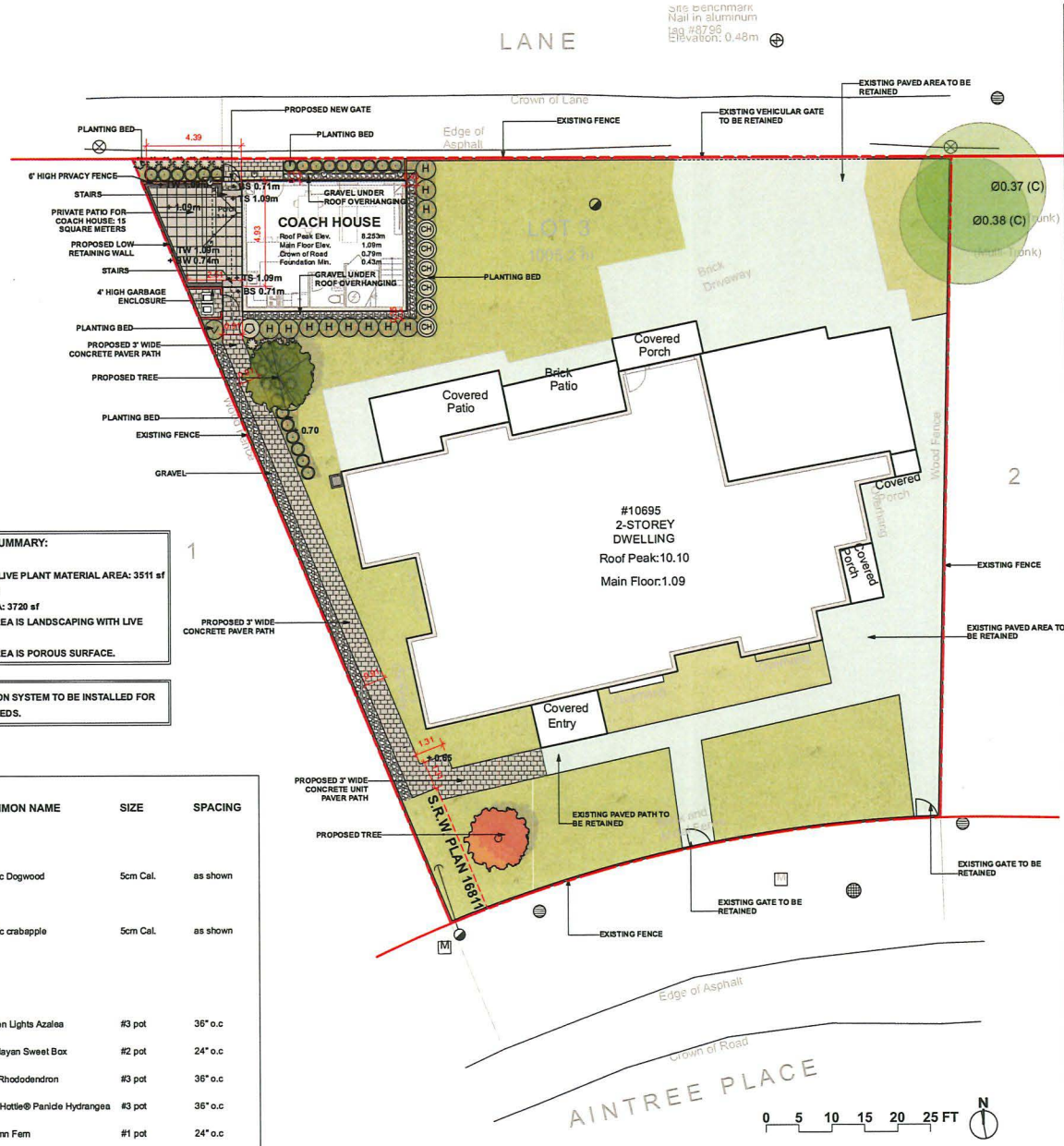
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>PROPOSED TREES</b>				
1	Cornus nuttallii Native species	Pacific Dogwood	5cm Cal.	as shown
1	Malus fusca Native species	Pacific crabapple	5cm Cal.	as shown
<b>SHRUBS &amp; GROUNDCOVERS</b>				
1	Rhododendron 'Golden Lights'	Golden Lights Azalea	#3 pot	36" o.c.
22	Sarcococca hookeriana humilis	Himalayan Sweet Box	#2 pot	24" o.c.
3	Rhododendron 'Crete'	Pink Rhododendron	#3 pot	36" o.c.
11	Hydrangea paniculata 'Ballpanone'	Little Hotie® Panicle Hydrangea	#3 pot	36" o.c.
18	Dryopteris erythrosora	Autumn Fern	#1 pot	24" o.c.
6	Cholaya x dewitteana 'Aztec Pear'	Mexican Orange	#3 pot	36" o.c.

**NOTES:**

- In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- All planting shall be in accordance with CSLA Canadian Landscape Standard, latest edition.
- All planting beds to be installed with 2"(50mm) mulch per specifications.

**LOT COVERAGE SUMMARY:**  
 LOT AREA: 10820 sf  
 LANDSCAPING WITH LIVE PLANT MATERIAL AREA: 3511 sf  
 GRAVEL AREA: 209 sf  
 TOTAL POROUS AREA: 3720 sf  
 32.4% OF THE LOT AREA IS LANDSCAPING WITH LIVE PLANT MATERIAL.  
 34.4% OF THE LOT AREA IS POROUS SURFACE.

**AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED FOR ALL NEW PLANTING BEDS.**



are benchmark  
 Nail in aluminum  
 tag #8795  
 Elevation: 0.48m

**HOMING LANDSCAPE ARCHITECTURE**  
 ADDRESS: 1423 11TH AVENUE,  
 VANCOUVER, BC, CANADA V6H 1K9  
 CELL: 778-323-3330  
 EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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**Revisions**

NO.	Date	Note
A	26-02-03	ISSUED FOR DP
B	2026-05-06	ISSUED FOR DP



**10695 AINTREE PLACE**  
 PROJECT ADDRESS:  
 10695 AINTREE PLACE  
 RICHMOND,  
 BC, CANADA

PROJECT NUMBER: 25-42  
 SCALE: 1:100  
 DRAWN BY: EL  
 REVIEWED BY: EL

**Landscape Plan**

**L1.0**