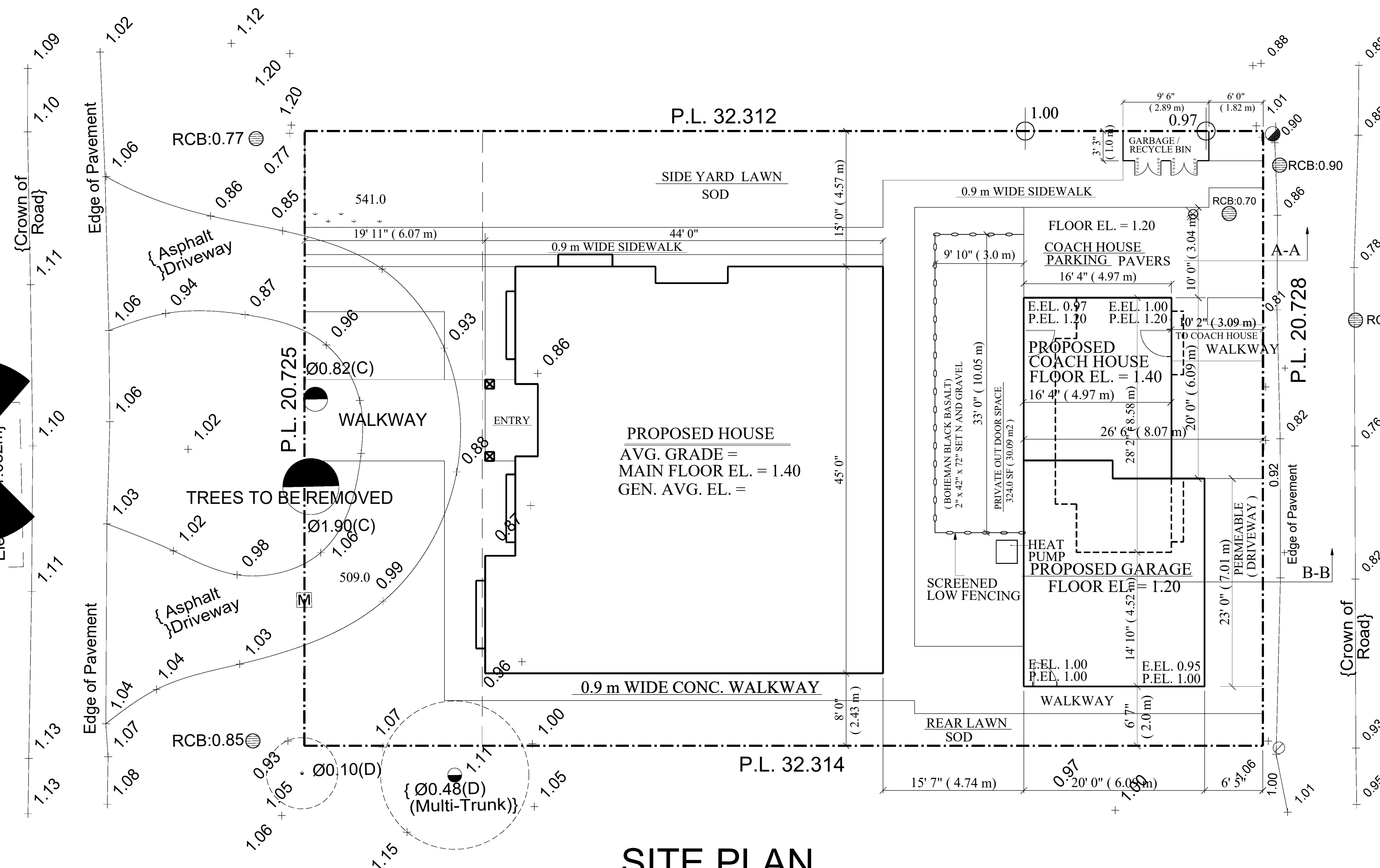
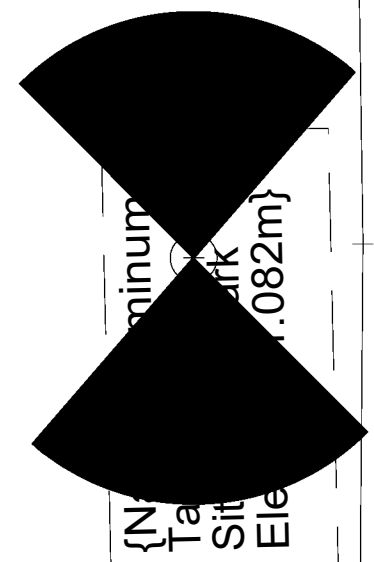
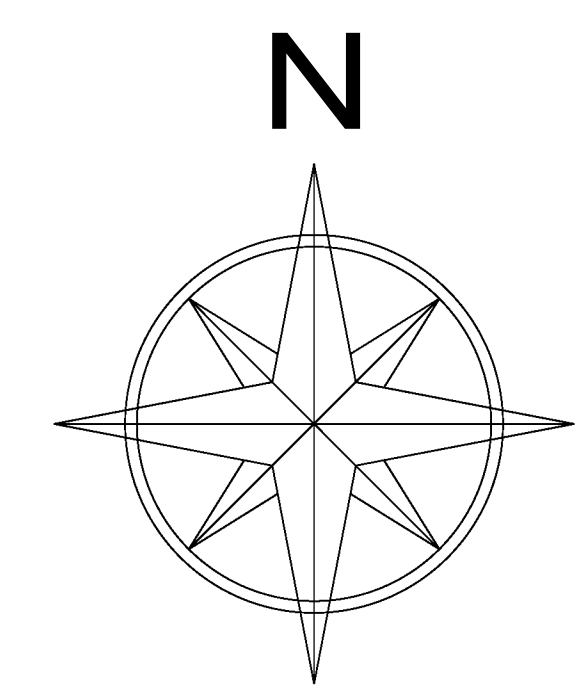


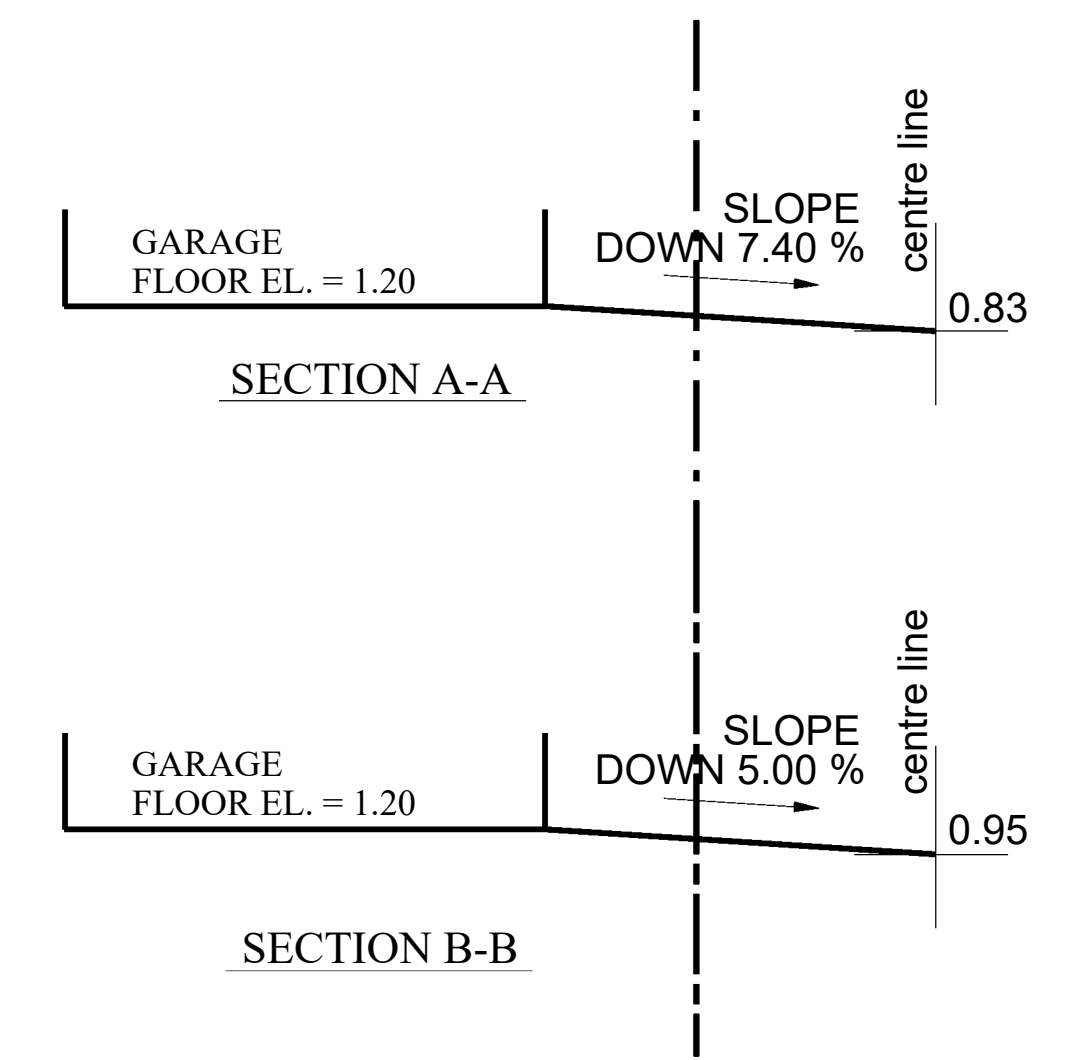
DENNIS CRESCENT



LANE



SITE PLAN



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)

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 %)

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

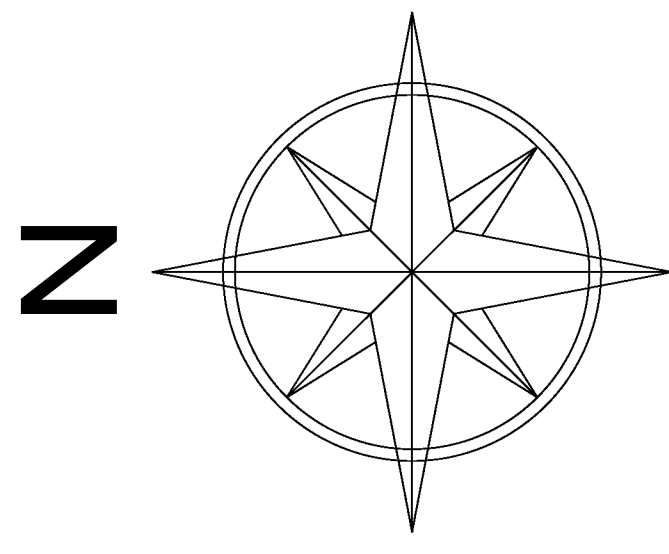
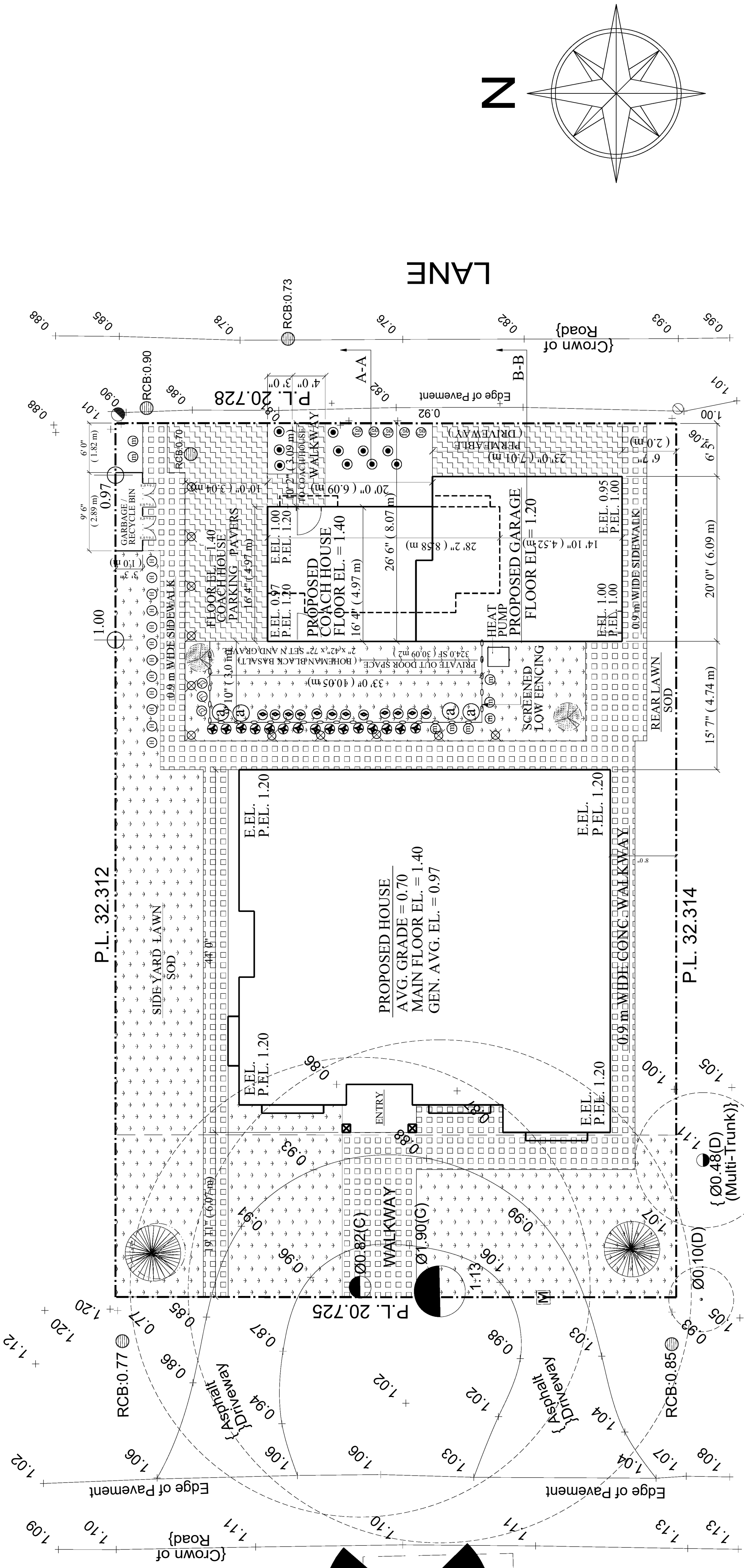
Aug 31 2023

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: KAMAL	CHK. BY: NAVTEJ	SCALE: 1/8" = 1'-0" U/N.	Printed On: May 09 2023	SHEET NO. A-001	REV. A
---------------------	--------------------	-----------------------------	----------------------------	--------------------	-----------



LANDSCAPE PLAN

LEGEND

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

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME
(H)	12	CHAMAECYPAIRS OBTUSA 'NANA AUREA'
(D)	7	DAPHNE ODORA
(M)	20	MISCANTHUS SINENSIS VAR. PURPURASCENS
(A)	5	FOTHERGILLA GARDENII 'JADE PLATT'
(@)	6	HYDRANGEA MACROPHYLLA 'LEMON DADDY'
(•)	6	HYDRANGEA ANOMALA SUBSP. PETIOLARIS
(V)	7	GARDENIA JASMINOIDES 'KLEIM'S HARDY'
(C)	7	HEMEROCALLIS
(Y)	13	TAXUS X MEDIA 'HICKSII'
(#)	11	RUDBECKIA HIRTA

NOTES

- ALL INSTALLATION TO BE AS PER BCLNA/BCSLA STANDARDS ONLY
- IRRIGATION STRATEGY NECESSARY
- 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 : navtejhot@hotmail.com

TITLE: **LANDSCAPE PLAN**

DESIGN BY:	CHK. BY:	SCALE:	Printed On:	REV.
KAMAL	NAVTEJ	1/8" = 1'-0" U/N	May 09 2023	SHEET NO. A-002

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

JOB ADD: **10408 - Dennis Crescent, Richmond BC**

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:

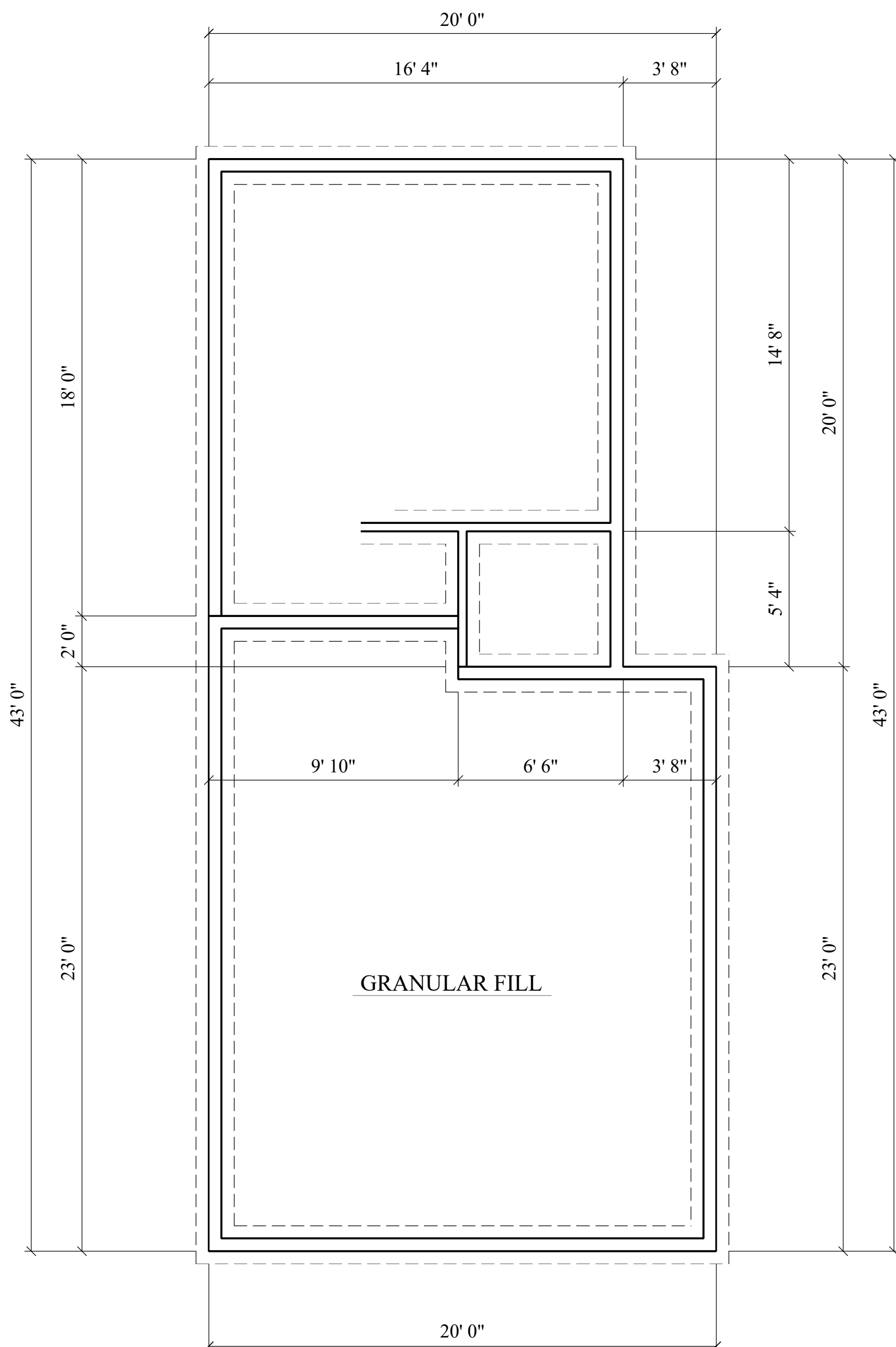
12' 10 x 28' 2 = 361.0 SF
 LESS = 23.0 SF
 AREA = 338.0 SF

NET AREA = 338.0 SF

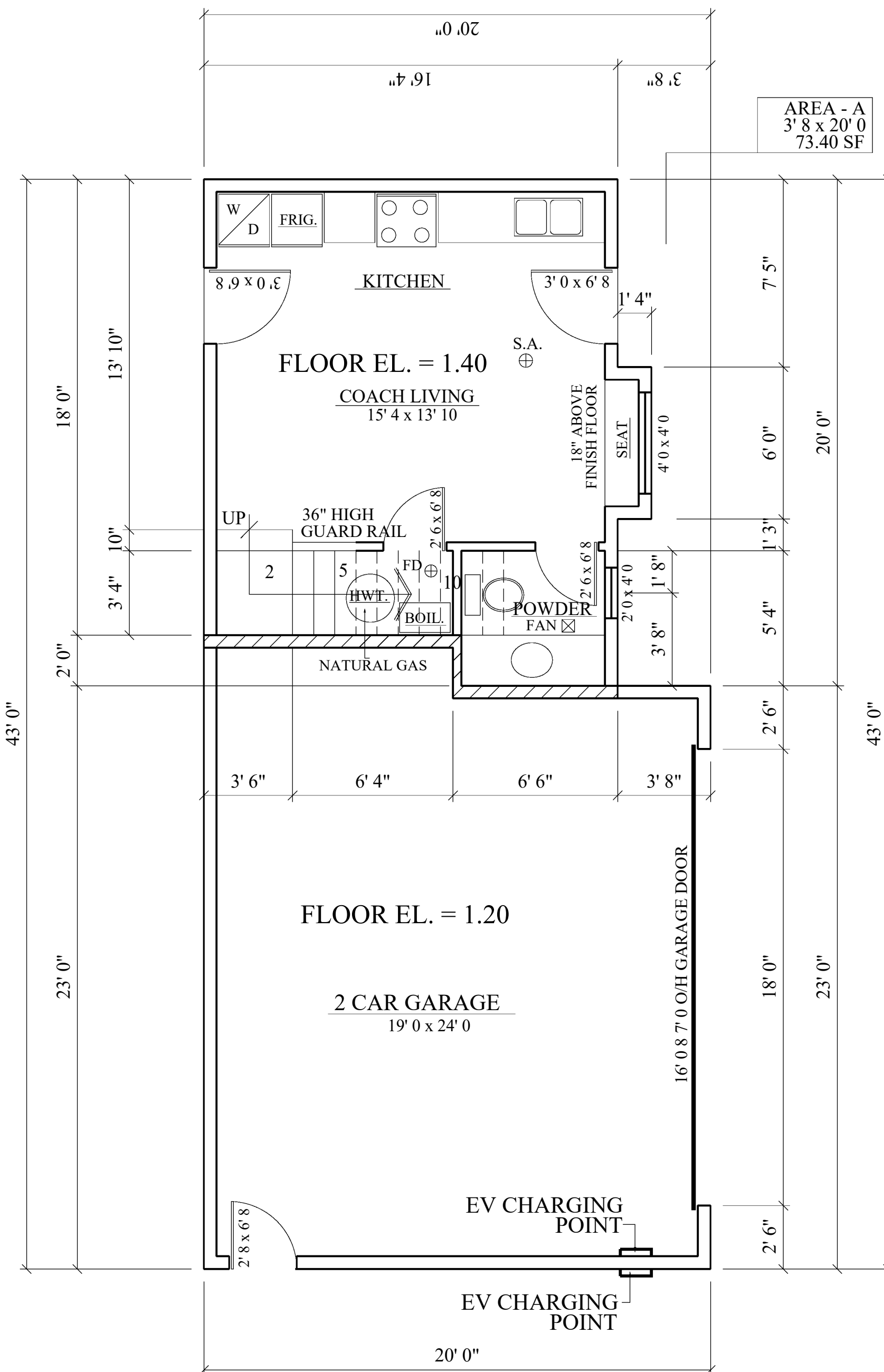
AREA - A = 12.42 SF

AREA - B = 10.48 SF

TOTAL = 22.90



FOUNDATION PLAN



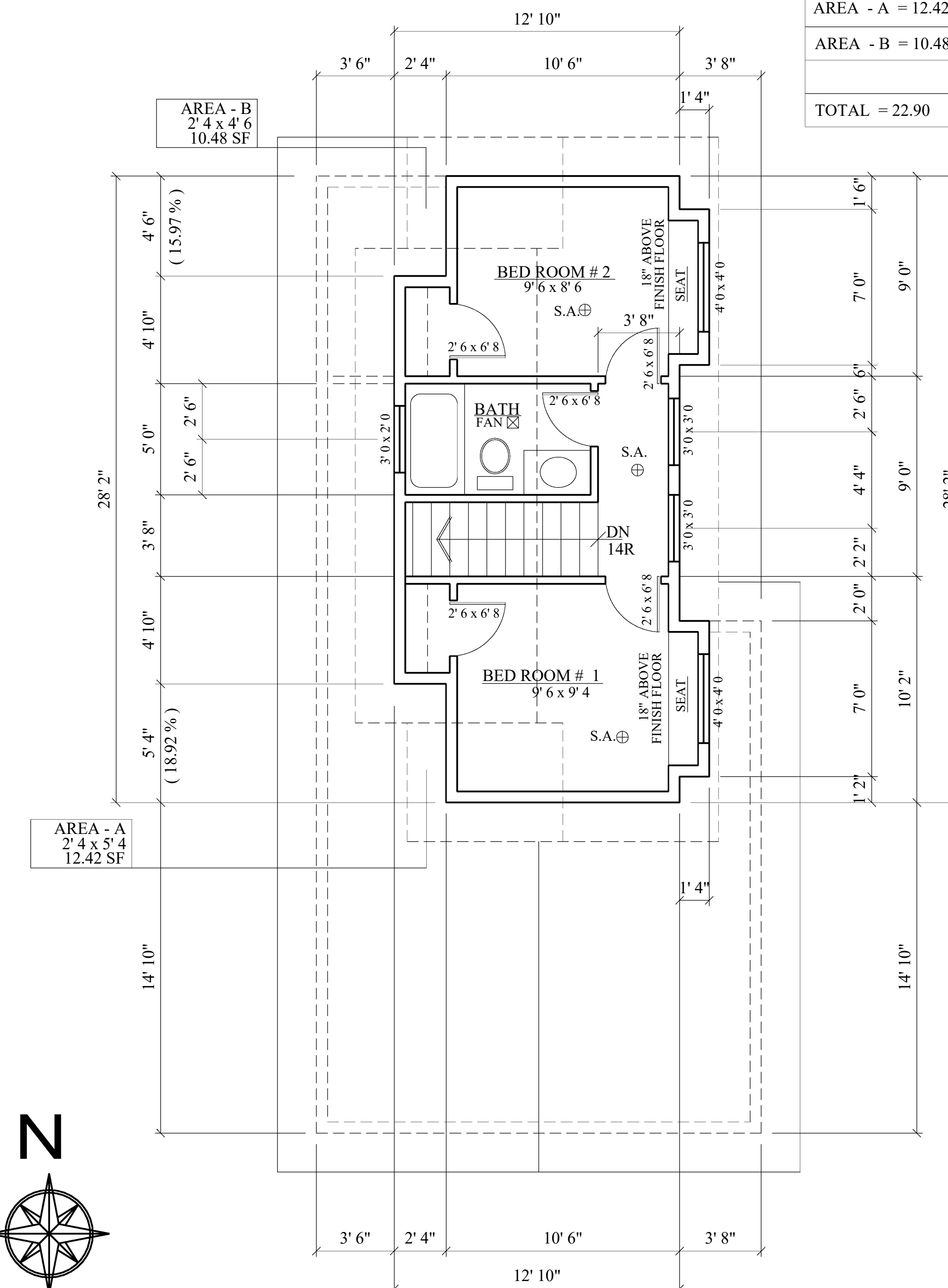
(RADIANT FLOOR HEATING SYSTEM)

**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: navtejdhot@hotmail.com			
TITLE: COACH HOUSE PLAN			
JOB ADD: 10408 - Dennis Crescent Richmond, B.C.			
DESIGN BY: KAMAL	CHK. BY: NAVTEJ	SCALE: 1/4" = 1'-0" U.N.	Printed On: May 09 2023
SHEET NO. A-006		REV. 0	

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

EXTERIOR FINISHES SCHEDULE

- 01 ASPHALT SHINGLES ROOF
COLOR: BLACK (BY IKO)
- 02 ACRYLIC STUCCO
COLOR: LIGHT GREY
- 03 HORIZ. HARDIE PLANKS
COLOR: LIGHT GREY
- 04 DECORATIVE WOOD BRACKET
COLOR: NATURALLY STAINED CEDAR
- 05 VINYL WINDOW W/ LOW "E" DOUBLE GLAZING
MODEL: APEX ALLOY
COLOR: WHITE
- 06 2"x10" PT FASCIA TRIM BOARD
COLOR: WHITE
- 07 ALUMINUM GUTTER
COLOR: CHARCOAL GREY
- 09 FRONT ENTRY FIBRE GLASS DOOR
COLOR: GREY / BROWN
- 10 16'X7' METAL GARAGE DOOR
COLOR: GREY
MATCH FRONT ENTRY DOOR
- 11 EXTERIOR WALL LIGHTING
- 12 STONE CLADDING
CULTURED STONE (BLACK)

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.

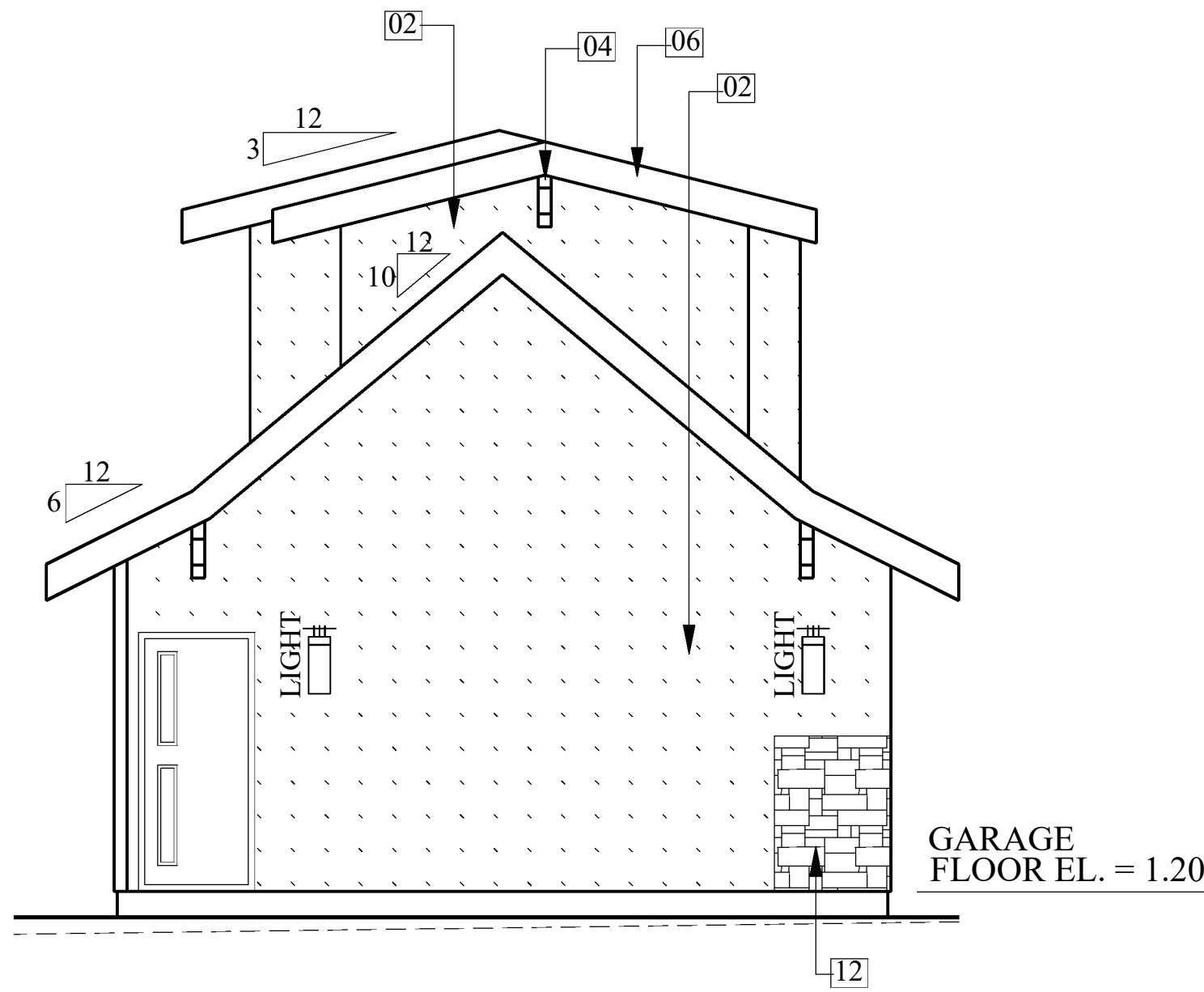
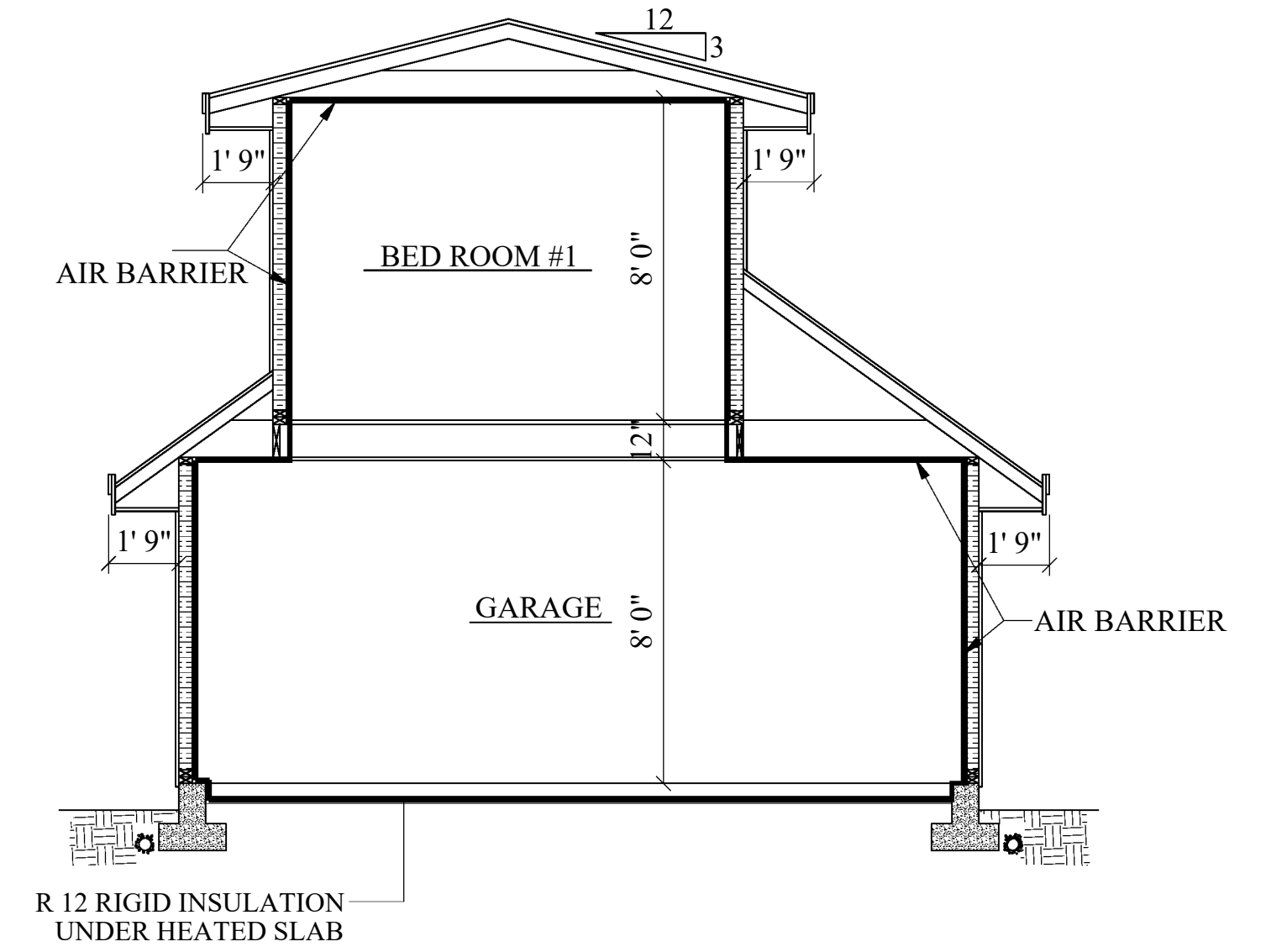
TYPICAL EAVE:
EAVE PROTECTION TO 12" MIN.
INSIDE TOP PLATE.
2 x 4 ON 2 x 10 FASCIA
W/BUILT IN GUTTER.
GALVANIZED METAL FLASHING.
ALUM. SOFFIT VENT.

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.

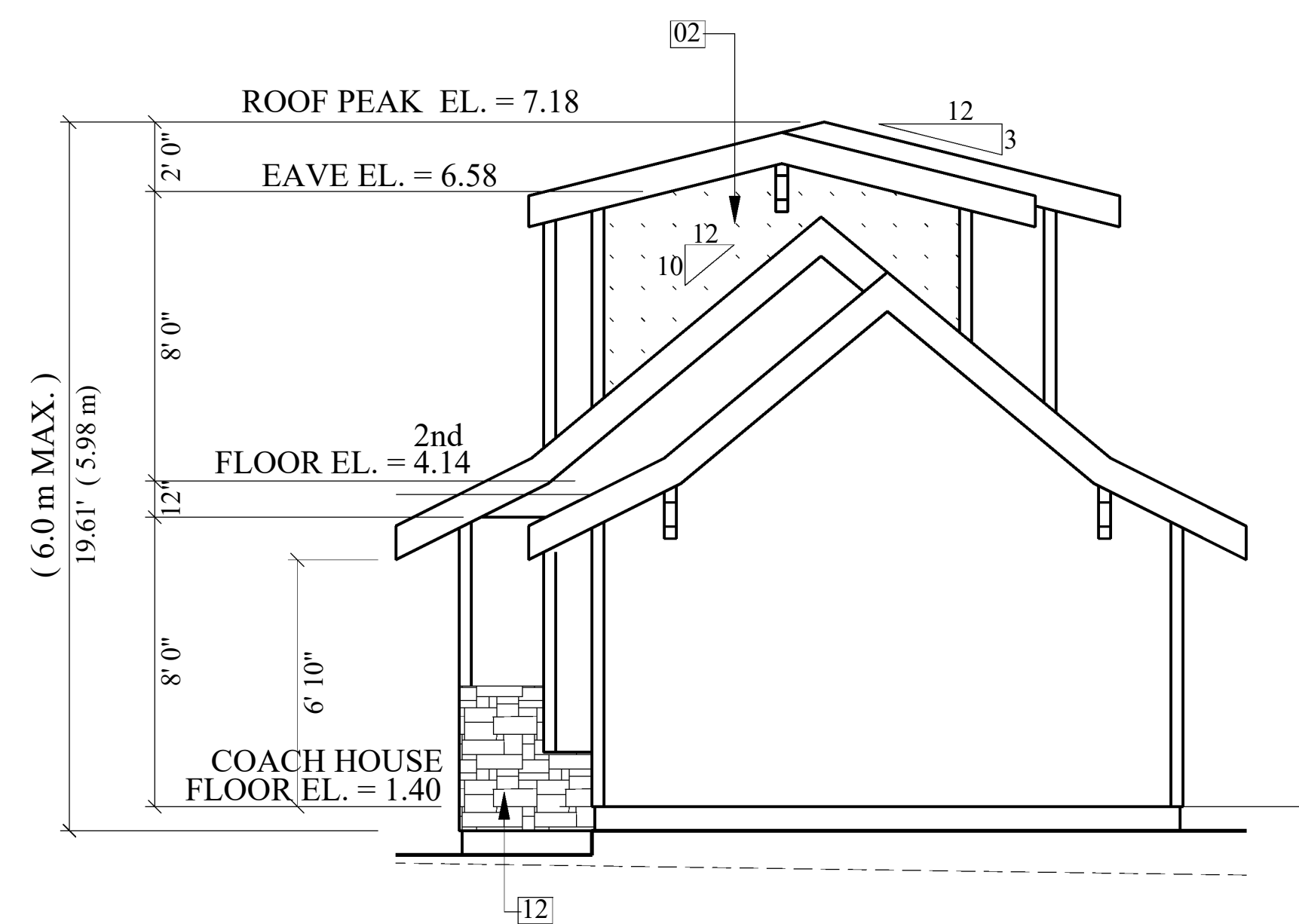
TYPICAL FLOOR:
FINISH FLOORING ON 1 - 1/2" CONC. TOPPING
W/FLOOR. RADIANT HEATING SYSTEM.
ON 5/8" T. & . G. PLYWD. NAILED & GLUED TO
FLOOR JOIST, 2x10 FLR. JOISTS (SEE PLAN)
2x2 CROSS BRIDGING @ 7' 0" O.C. MAX.
1/2" DRYWALL.

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.

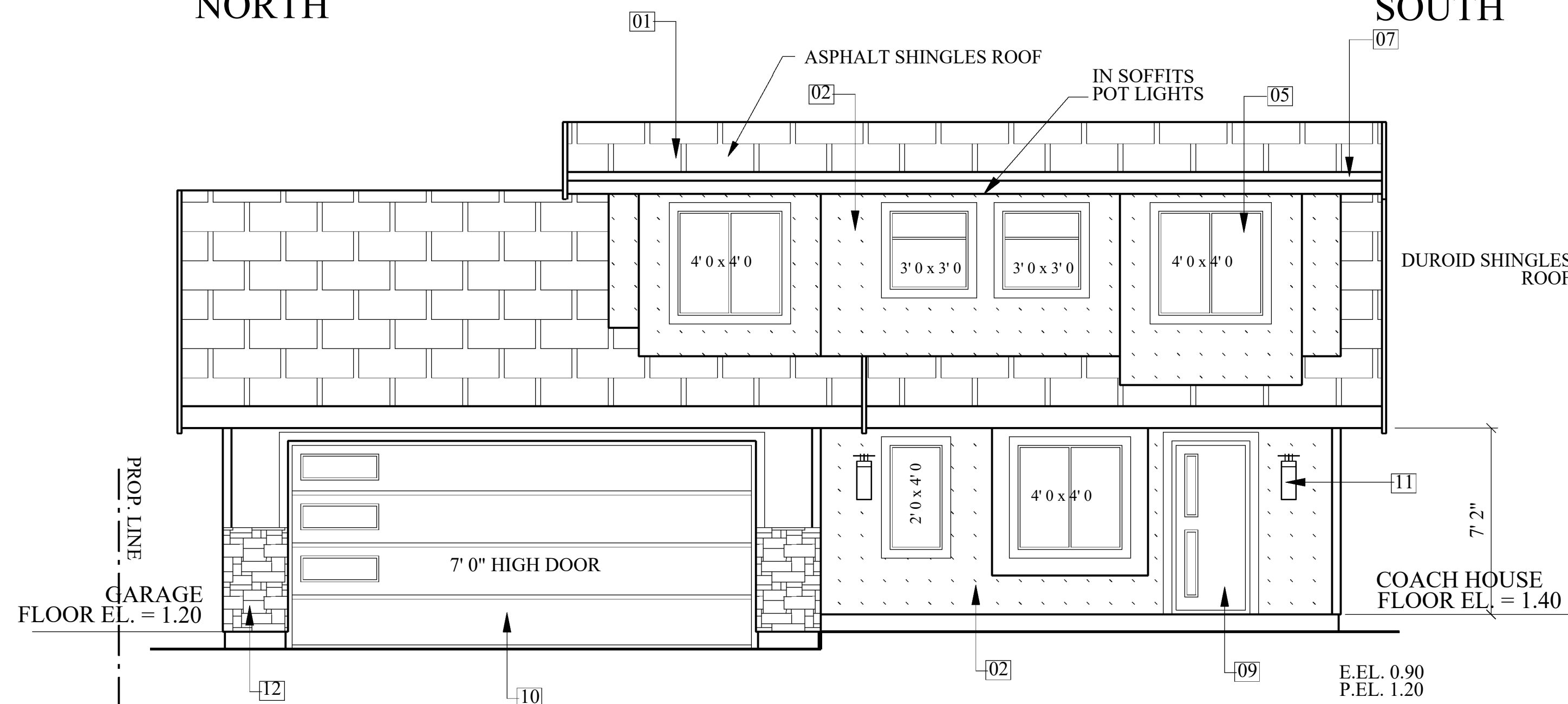
TYPICAL FOUNDATION:
6" CONC. WALL ON 8" x 20" CONT. CONC.
STRIP FOOTING TO FIRM BEARING.
5/8" DIA. ANCHOR BOLTS @ 6' - 0" O. C. MAX.
PROVIDE 45# FELT UNDER ALL PLATES
IN CONTACT W/CONC.
4" DRAIN PIPE (SOLID), 6" DRAIN COVER.



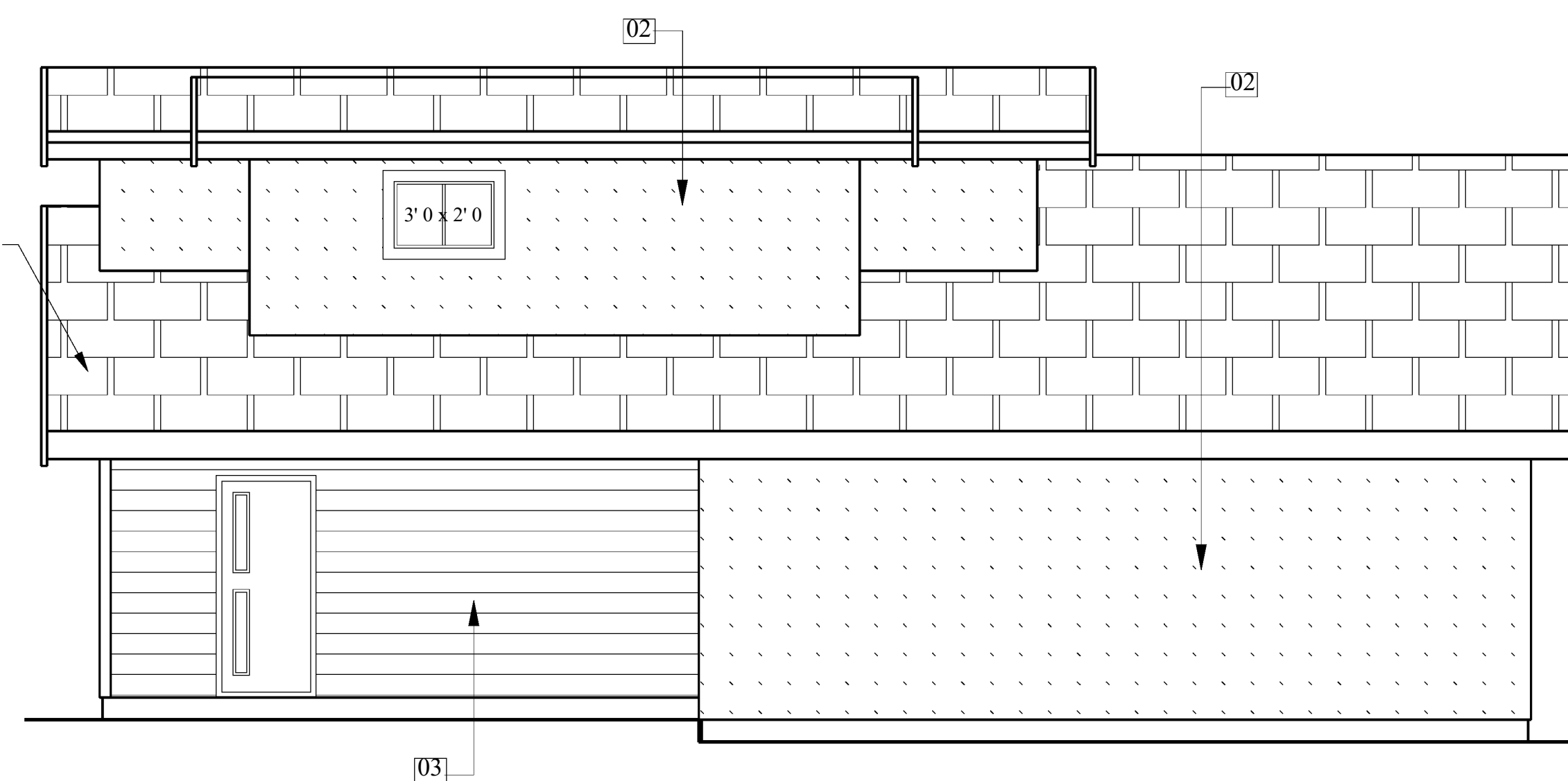
**RIGHT SIDE ELEVATION
COACH HOUSE
NORTH**



**LEFT SIDE ELEVATION
COACH HOUSE
SOUTH**



**REAR ELEVATION - COACH HOUSE
EAST**



**FRONT ELEVATION - COACH HOUSE
WEST**

Aug 17 2023

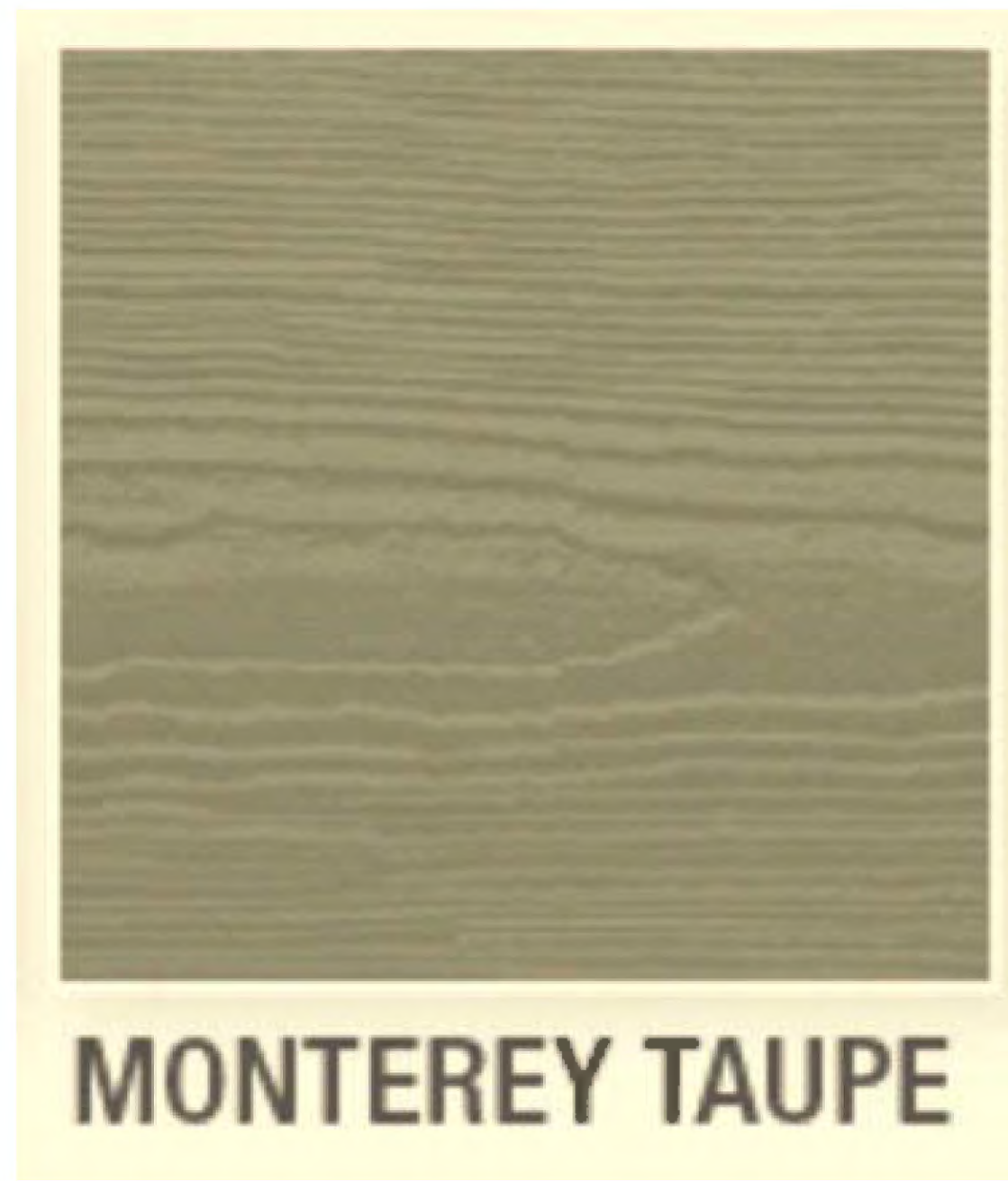
Astonish Design & Detailing Ltd. 19732 - 71B Ave. Langley B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL : navtejdot@hotmail.com			
TITLE: COACH HOUSE ELEVATIONS			
JOB ADD: 10408 - Dennis Crescent Richmond, B.C.			
DESIGN BY: KAMAL	CHK. BY: NAVTEJ	SCALE: 1/4" = 1'-0" U.N.	Printed On: May 09 2023 SHEET NO. A-007 REV. 1/0

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



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



ADEX
W-113-2E

W-113-2E

MAIN HOUSE STUCCO



ADEX
W-113-2E

W-113-2E

GARAGE & COACH HOUSE
AT BOTTOM

Aug 17 2023

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

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 : navtejdhot@hotmail.com				
TITLE:	COACH HOUSE PLAN - COLOURS			
JOB ADDR:	10408 - Dennis Crescent Richmond, B.C.			
DESIGN BY:	CHK. BY:	SCALE:	Printed On:	SHEET NO. / REV.
KAMAL	NAVTEJ	1/4" = 1'-0" U/N	May 09 2023	A-008 / A