



To: Development Permit Panel

Date: February 3, 2015

From: Wayne Craig
Director of Development

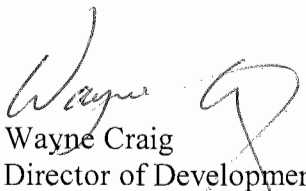
File: DP 14-677603

Re: Application by Bil Ahira for a Development Permit at 10760 Aintree Crescent

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a Coach House at 10760 Aintree 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 allow the coach house to be located 2.0 m from the southern interior side lot line.


Wayne Craig
Director of Development

WC:ay

Staff Report

Origin

Bil Ahira has applied to the City of Richmond for permission to construct a coach house at 10760 Aintree Crescent on a site zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”. The property currently contains a single-detached dwelling which will be demolished to accommodate the coach house and a new single-detached dwelling.

Development Information

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

Background

The subject site is located in the Edgemere neighbourhood and is oriented east-west with an existing rear lane along the west property line and Aintree Crescent along the east property line. The property is surrounded by other single-family residential lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”.

The subject proposal is the first Development Permit Application to allow construction of a coach house in accordance with the provisions of the “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” zone, and with the OCP Development Permit Area guidelines for coach houses in the Edgemere neighbourhood.

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 applicable Development Permit Guidelines and other sections of the Official Community Plan and is in general compliance with the “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” zone, except for the variance noted below.

Zoning Variance

The applicant has requested to vary the provisions of Richmond Zoning Bylaw 8500, Section 8.14.6(3), which requires the coach house to be located 2.0 m from the northern interior side lot line to reduce shadowing on the adjacent lot to the south.

Staff have closely reviewed this section of the bylaw, and have determined that the restrictions on the coach house location in relation to the property lines is in error. The restriction should be to limit the location of the coach house to 2.0 m from the southern property line to limit shadowing on the adjacent lot to the north.

Staff support the proposed variance on the following basis:

- Requiring a granny flat or coach house to be located on a lot with an east-west orientation to be located 2.0 m from the northern interior side lot line would result in shadowing impact on the adjacent north lot, contrary to the intent of the provision.

- Locating the coach house 2.0 m from the southern property line ensures that any shadowing occurs on the subject lot only and complies with the minimum interior side yard setback for the coach house.
- Staff will bring forward an amendment to Richmond Zoning Bylaw 8500, Section 8.14.6(3) to clarify this issue as part of an upcoming house-keeping amendment process to the Zoning Bylaw later in 2015.

Advisory Design Panel Comments

Due to the small scale of the proposed development, the application was not presented to the Advisory Design Panel.

Analysis

Conditions of Adjacency

- The proposed coach house design complements the existing single-family form, character and scale of the surrounding neighbourhood. The proposed setbacks of the coach house conform with the requirements of the “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” zone to protect the privacy of adjacent single-family residential lots and minimize impacts of shadowing on neighbouring properties.

Site Planning

- Consistent with OCP guidelines, the proposed coach house fronts onto the rear lane with the front access door and garage entrance facing the west elevation. The tallest element of the proposed coach house faces the rear lane.
- The orientation of the coach house acts to enhance the visibility and appearance of the lane as a public road.
- All primary windows on the 2nd storey of the proposed coach house are oriented towards the lane.
- The proposed location of the coach house minimizes the impacts of shadowing on the principal dwelling and on the private open space of the coach house.
- In accordance with Section 8.14.9(7) of Richmond Zoning Bylaw 8500, a minimum 0.9 m wide permeable pedestrian walkway is proposed on-site leading from Aintree Crescent to the coach house.
- A private outdoor space (30 m² in area) exclusively for the benefit of the coach house is proposed directly east of the coach house.
- Proposed garbage and recycling bin locations are sufficiently set-back from the rear property line and screened by 1.8 m tall cedar fencing.
- The proposal provides a total of four (4) parking spaces on-site, satisfying the minimum parking space requirements of Richmond Zoning Bylaw No. 8500. Proposed vehicle access to the property is from the lane only.
- Visibility and a pedestrian-oriented experience are enhanced through the proposed use of outdoor lighting on the coach house façade and on landscaped areas adjacent to the lane.

Architectural Form and Character

- The coach house design complements the proposed principal dwelling design through the use of similar building materials (a combination of cultured stone and cap, wood trim and acrylic stucco) as well as detailing and architectural features including dormers and secondary roofs.
- Proposed articulation along the west façade of the coach house through the use of dormers and secondary roof features enhance architectural depth and detail along the lane.
- Proposed roof articulation contributes to the unique architectural form and design of the coach house.

Landscaping and Trees

- The applicant proposes to remove ten (10) trees located on-site. The applicant has agreed to plant and maintain five (5) replacement trees on the subject property to compensate for the ten (10) trees proposed to be removed. Replacement trees and other landscaping should be strategically located to provide sufficient screening from adjacent lots and to enhance the lane as a public road.
- To ensure that the five (5) replacement trees are planted and maintained on-site, and that the lot is enhanced with additional landscaping including individual shrubs and flowering plants, the applicant is required to submit a Landscaping Security in the amount of \$5,500. Upon project completion, 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.

Conclusion

The proposal is for a new coach house fronting an existing rear lane on the property at 10760 Aintree Crescent in the Edgemere neighbourhood.

The development proposal aims to fit into the existing form, character and scale of the surrounding neighbourhood, which consists primarily of single-family dwellings. The proposal conforms with the design guidelines of applicable sections in the Official Community Plan, as well as the “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” zone.

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



Andrew Yu
Planning Technician (Temp)
AY:rg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$5,500.

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 Division at 604-276-4285.*

- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 14-677603

Attachment 1

Address: 10760 Aintree Crescent

Applicant: Bil Ahira

Owner: Bilvinder S. Ahira

Planning Area(s): Shellmont

	Existing	Proposed
Site Area:	659.7 m ²	659.7 m ²
Land Uses:	Single-family residential	Single-family 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 Lots:	One (1)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none
Lot Coverage - buildings:	Max. 45%	39%	none
Lot Coverage – buildings, structures and non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – landscaping:	Min. 30%	Min. 30%	none
Setback – Front Yard:	Min. 6.0 m	Min. 6.0 m	none
Setback – Northern Interior Side Yard (for coach house):	2.0 m from northern property line	6.0 m	Variance requested
Setback – Southern Interior Side Yard (for coach house):	Min. 2.0 m	Min. 2.0 m	none
Setback – Rear Yard (for coach house):	Min. 1.2 m for no more than 65% of rear façade. Min. 3.0 m for at least 35% of rear façade. Min. 1.5 m for building entry.	Min. 1.2 m for no more than 65% of rear façade. Min. 3.0 m for at least 35% of rear façade. Min. 1.5 m for building entry.	none
Height (m):	Max. 6.0 m or 1½ storeys	Max. 6.0 m or 1½ storeys	none
Lot Size (m ²):	550.0 m ²	659.7 m ²	none
Minimum Frontage (m):	Min. 7.5 m	20.1 m	none
Minimum Lot Width (m):	Min. 18.0 m	20.1 m	none
Minimum Lot Depth (m):	Min. 24.0 m	32.8 m	none



No. DP 14-677603

To the Holder: BIL AHIRA
Property Address: 10760 AINTREE CRESCENT
Address: 3441 EAST 48th AVENUE, VANCOUVER, BC V5S 1H6

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. That "Richmond Zoning Bylaw 8500" is hereby varied to allow the coach house to be located 2.0 m from the southern interior side lot line.
4. 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 #5 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$5,500 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.
7. 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 14-677603

To the Holder: BIL AHIRA
Property Address: 10760 AINTREE CRESCENT
Address: 3441 EAST 48th AVENUE, VANCOUVER, BC V5S 1H6

8. 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

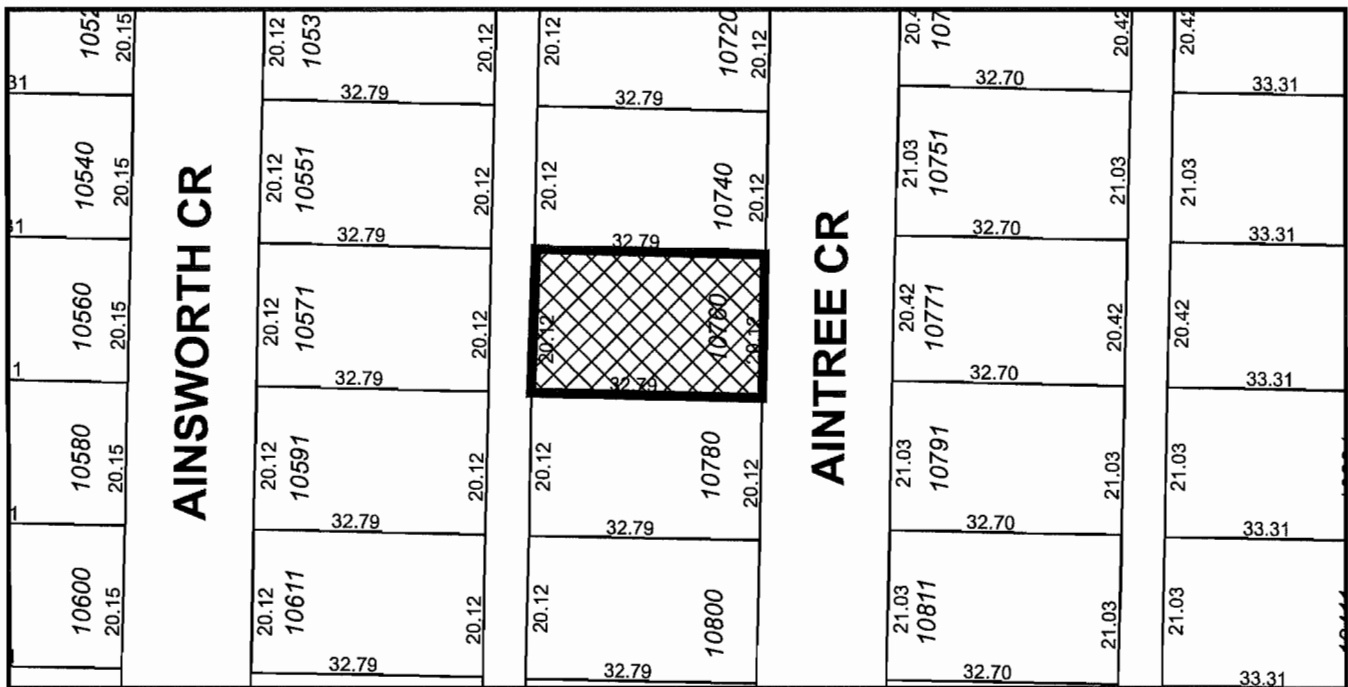
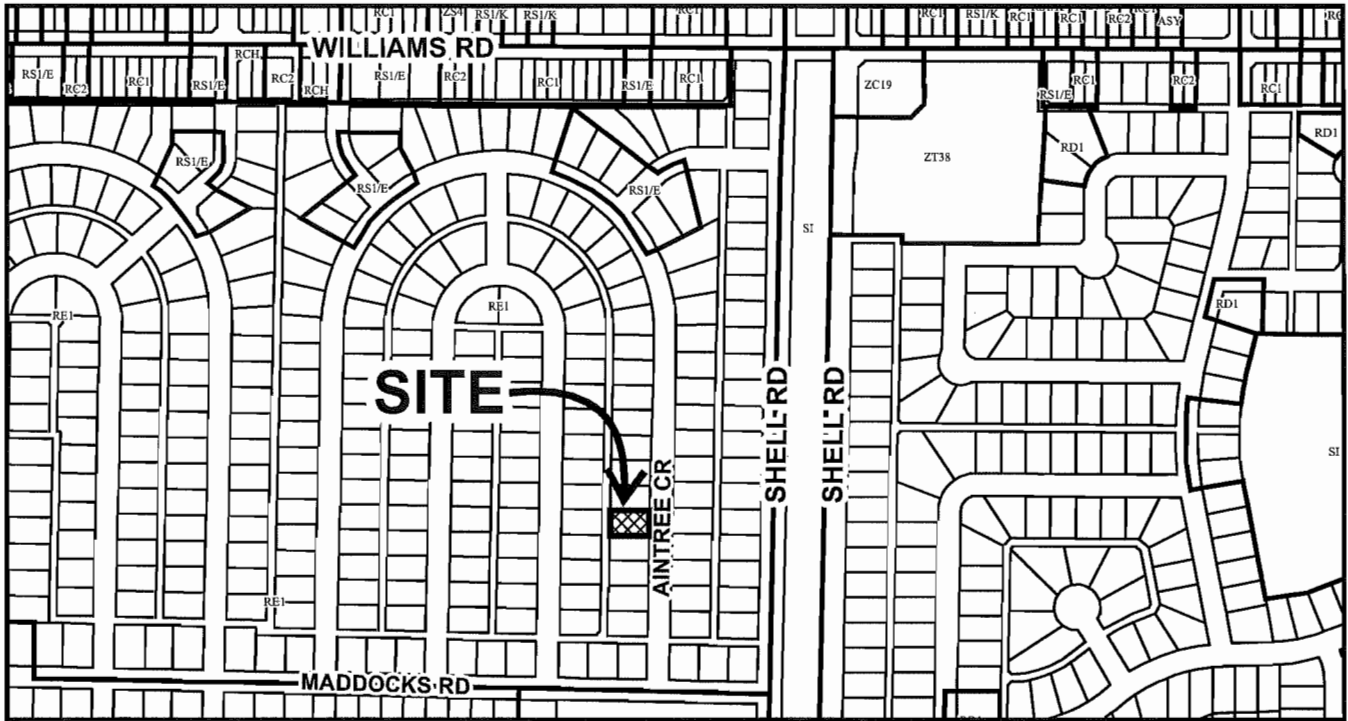
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 14-677603

Original Date: 12/10/14

Revision Date:

Note: Dimensions are in METRES

ZONING ANALYSIS REVIEW

LEGAL DESCRIPTION: 35 SEC 35 BLK AN RG6W PL 20612 6B 15 ZONING BYLAW: RE1

SETBACKS:	REQD	PROPOSED
FRONT:	6.00m	6.00m
REAR:	6.00m	12.25m
SIDE (minor):	2.00m	2.14m
COACH HOUSE SIDE:	2.00m	N/A
COACH HOUSE REAR:	1.20m	1.20m
LOT COVERAGE:	45.00% MAX.	39.00%
BUILDING AREA:	251.52 sq. ft.	
LOT AREA:	660 sq. ft.	
BUILDING HEIGHT:	9.0m	8.95m
COACH HOUSE HEIGHT:	6.0m	5.83m
GROSS FLOOR AREA:	3629 PROPOSED 3629 sq. ft. MAX	

(Inclusion of all floor areas and the garage)

CALCULATIONS:

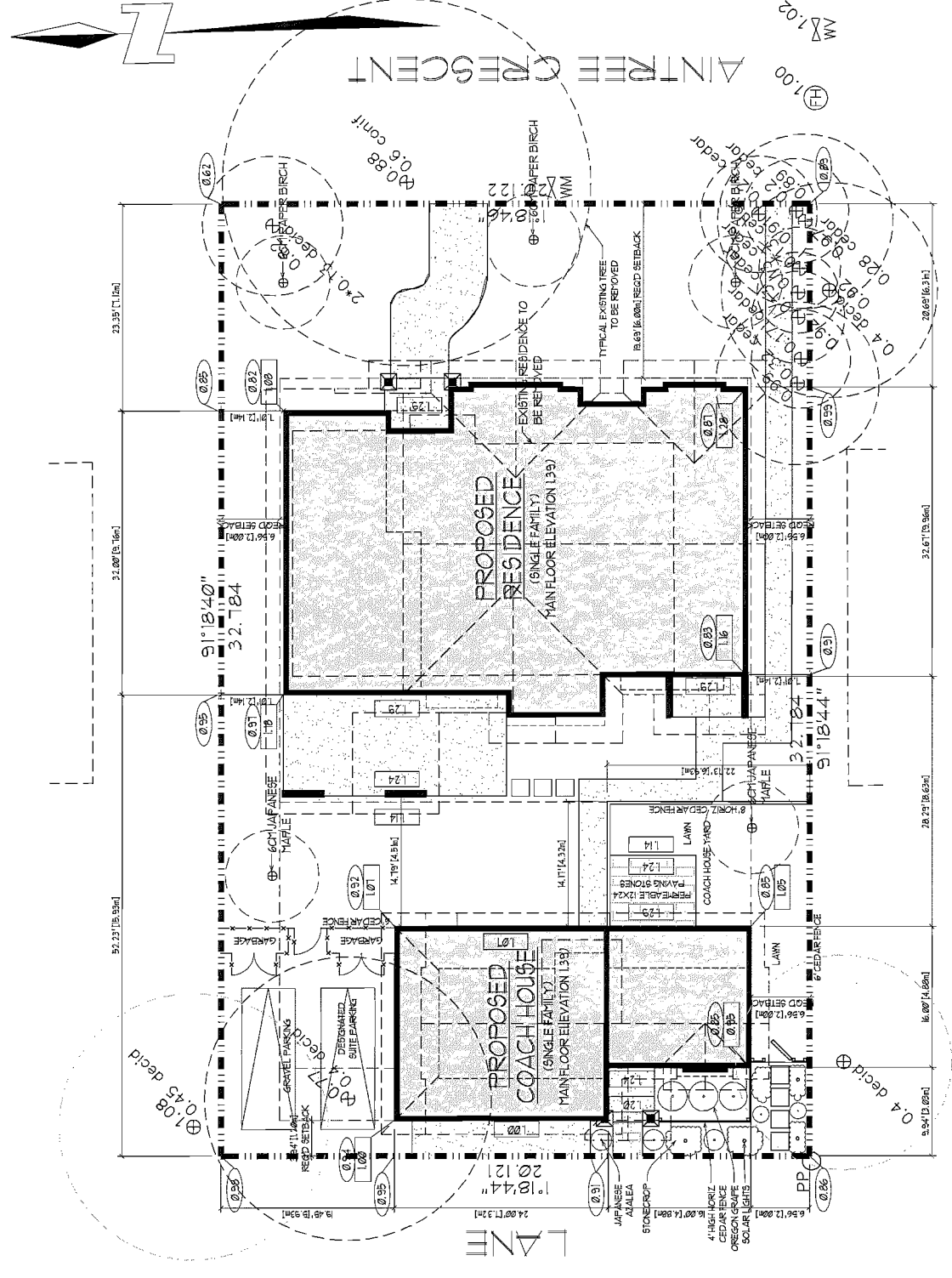
F.A.R. CALCULATION
 LOT AREA: 181 sq. ft.
 PROPOSED: 3629 sq. ft.

175 sq. ft. MAIN FLOOR
 1259 sq. ft. UPPER FLOOR
 298 sq. ft. MAIN FLOOR COACH HOUSE
 381 sq. ft. UPPER FLOOR COACH HOUSE

COACH HOUSE F.A.R. CALCULATION
 646 sq. ft. MAX. H.F. + 258 H.F. + 60% U.F. + 1381 H.F. + 258 U.F. = 3871 PROPOSED

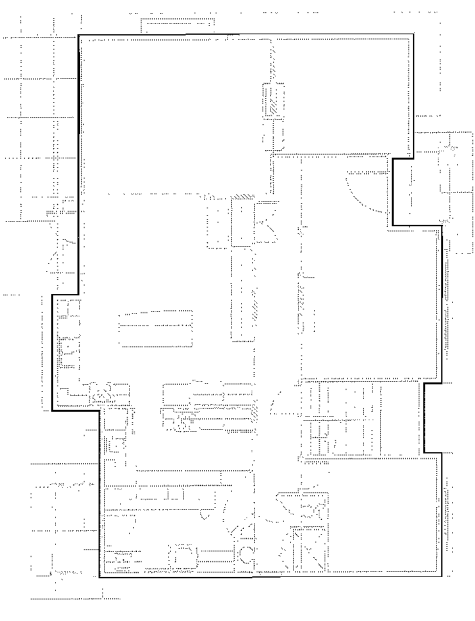
COVERED AREAS:
 3621 SQ. FT. (0% = 362.8 SQ. FT.)
 331 SQ. FT. TOTAL
 COACH HOUSE 3.3m2 PROPOSED (6m2 MAX)
 GARAGE AREA
 PROPOSED 578 SQ. FT. (839 SQ. FT. MAX)

MAX. SUPERVISED:
 PROSED 3.23 (4510 SQ. FT. MAX)

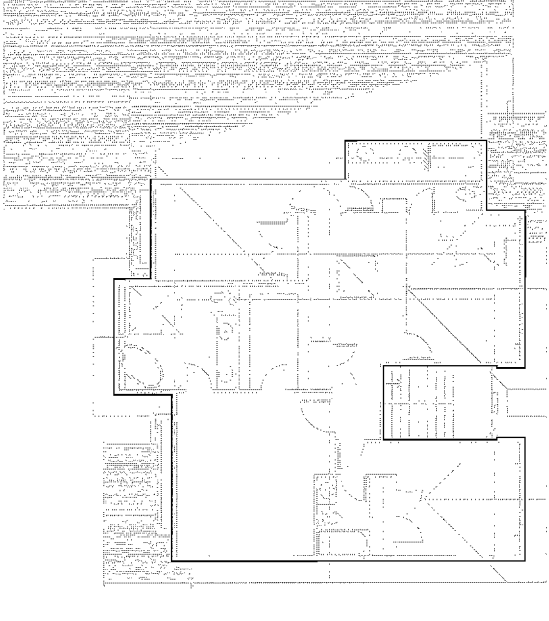


SITE PLAN
 1101 sq. ft.
 SCALE: 1/8" = 1'-0"

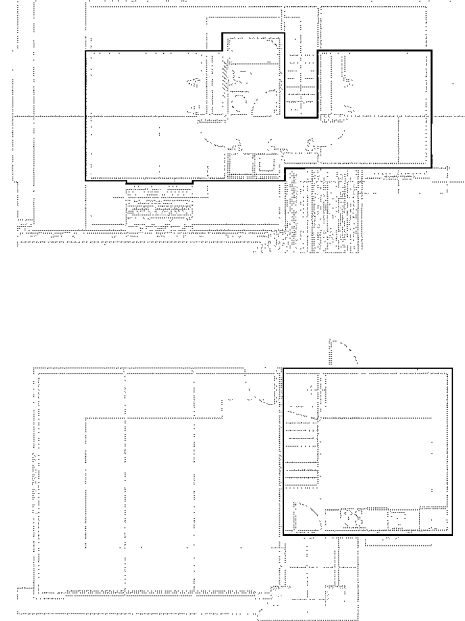
PLAN # 1
DP 14-677603



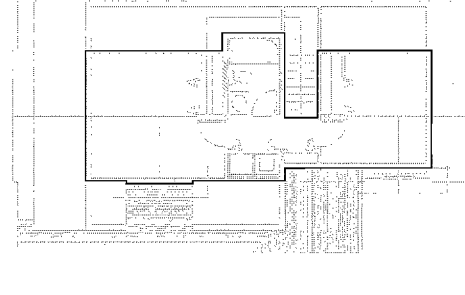
1725 SQ.FT.



1251 SQ.FT.



258 SQ.FT.

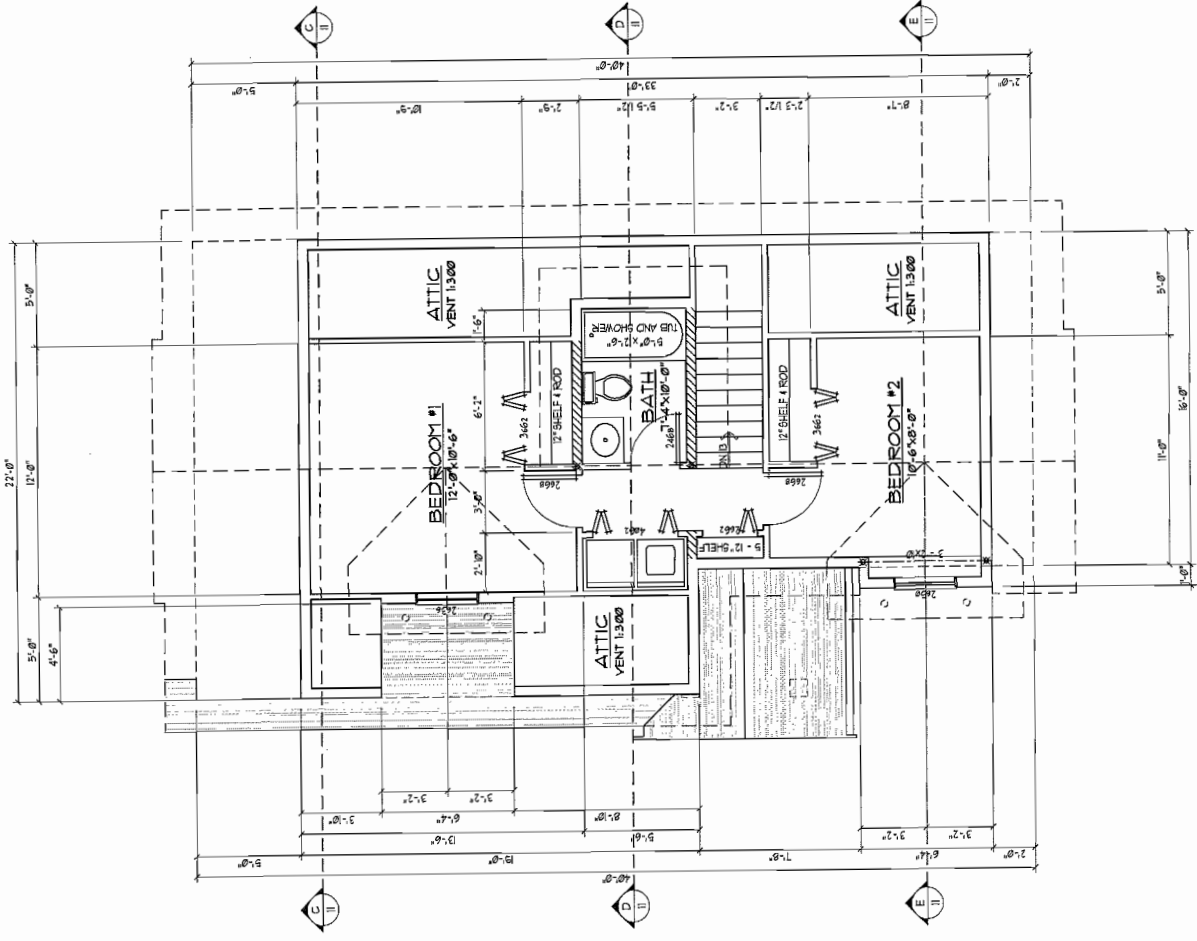


387 SQ.FT.

OVERLAYS
 SCALE: 1/8" = 1'-0"

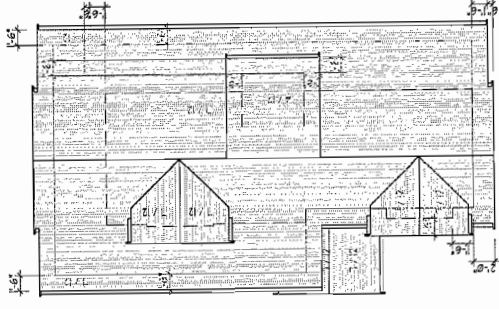
Design & Drafting Services
 Residential & Commercial Design Services
 #406 - 8705 Young Rd., Chilliwack, BC V2P 4P3
 Office: (604) 557-9465 Fax: (604) 614-8581
 Email: info@4dcofing.com

CLIENT:	JAG GIL AND BIL AHIRA 3441 E 48th AVE. VANCOUVER, B.C. 604-765-5192
PROJECT TITLE:	PROPOSED RESIDENCE 10760 ANTREE CRESENT RICHMOND, B.C.
SHEET TITLE:	SITE PLAN ZONING ANALYSIS
PROJECT: RH-14-35	DATE: 11/18/2014
DESIGNED: J.M.	DRAWN: T.M.
DRAWING NO.	7
	OF 12



**COACH HOUSE
UPPER FLOOR PLAN**

387 sq. ft.
SCALE: 1/4" = 1'-0"

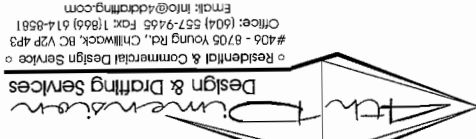


**COACH HOUSE
ROOF PLAN**

SCALE: 1/8" = 1'-0"

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION



Dimension
Design & Drafting Services
Residential & Commercial Design Services
#406 - 8705 Young Rd., Chilliwack, BC V2P 4P3
Office: (604) 557-9455 Fax: 1(866) 614-8581
Email: info@dddrawing.com

CLIENT:
JAG GIL AND BIL AHIRA
3441 E 48TH AVE.
VANCOUVER, B.C.
604-765-5192

PROJECT TITLE:
PROPOSED RESIDENCE
10760 ANTRÉE CRESENT
RICHMOND, B.C.

SHEET TITLE:
COACH HOUSE
UPPER FLOOR PLAN
ROOF PLAN

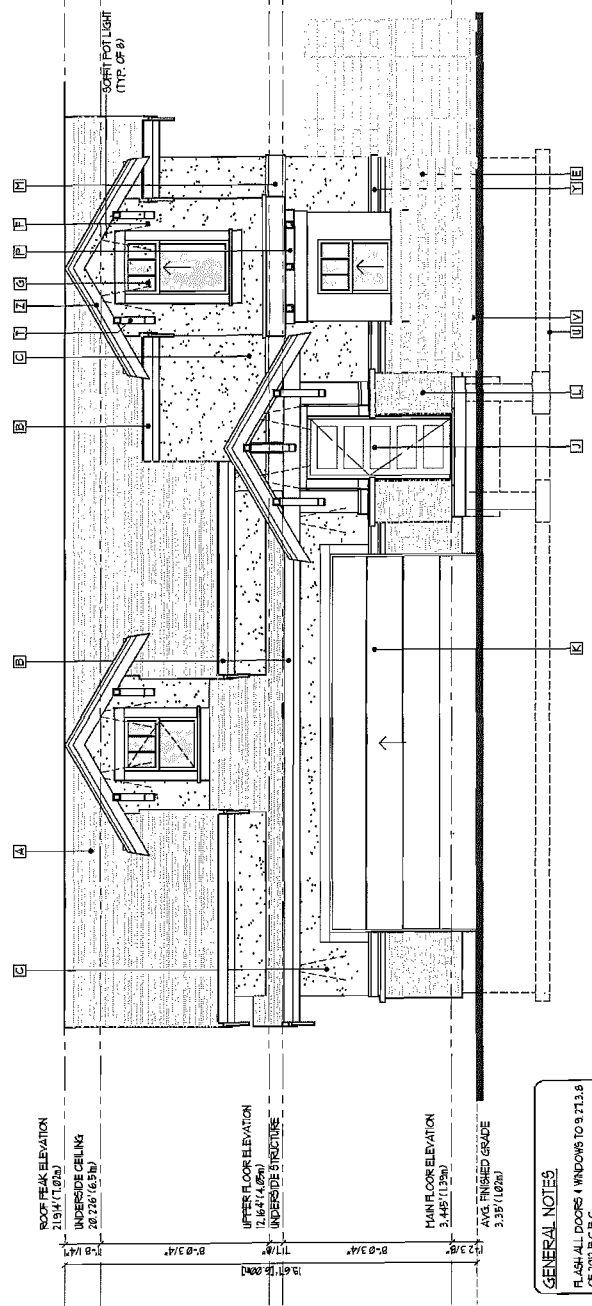
PROJECT: RH14-25
DATE: 11/20/14
DESIGNED: JAM
DRAWN: B.M.
DRAWING NO.:

9

OF 12

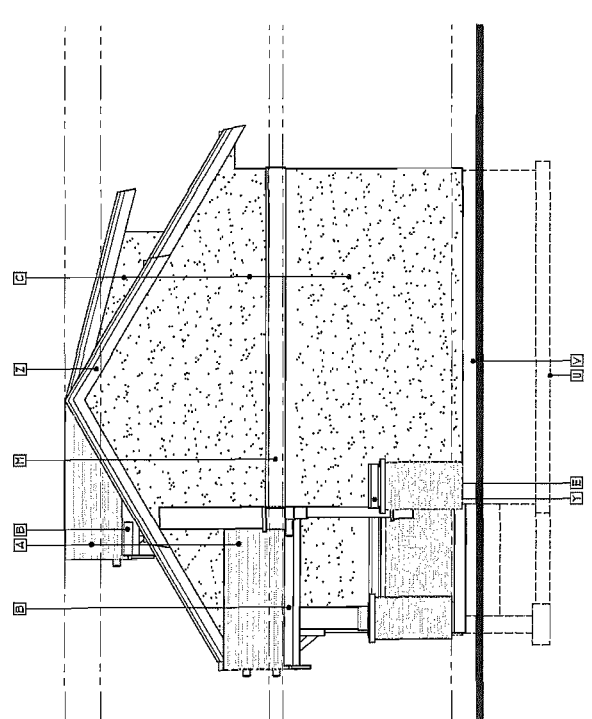
ELEVATION LEGEND

- A ASPHALT SHINGLES
- B METAL GUTTERS ON 2x6 FASCIA
- C ACRYLIC STUCCO
- D 5" CEDAR SIDING
- E CULTURED STONE AND CAP
- F PANEL WOOD SIDING
- G WINDOW OR 1/2 TRIM (SEE ELEVATIONS)
- H DOOR OR TRANSOM OR 1/2 TRIM (SEE ELEVATIONS)
- I DOOR OR 1/2 TRIM (SEE ELEVATIONS)
- J GARAGE DOOR OR 1/2 TRIM (SEE ELEVATIONS)
- K 8x8 BUILT UP WOOD POST ON CULTURED STONE BASE AND CAP
- L 2x12 WOOD TRIM ON FLASHING AS REQUIRED
- M 1/2 WOOD TRIM ON FLASHING AS REQUIRED
- N 2x6 CEDAR BOARDS
- O 6x6 CEDAR POST
- P 4" WIDE DECORATIVE BRACE
- Q FOUNDATION WALL AND FOOTING
- R APPROXIMATE LINE OF GRADE
- S SKYLIGHT
- T SLIDING GLASS DOOR OR 1/2 TRIM (SEE ELEVATIONS)
- U 2x6 WOOD TRIM ON FLASHING AS REQUIRED
- V 1/4 WOOD TRIM ON 2x10 BARGE BOARD ON FLASHING



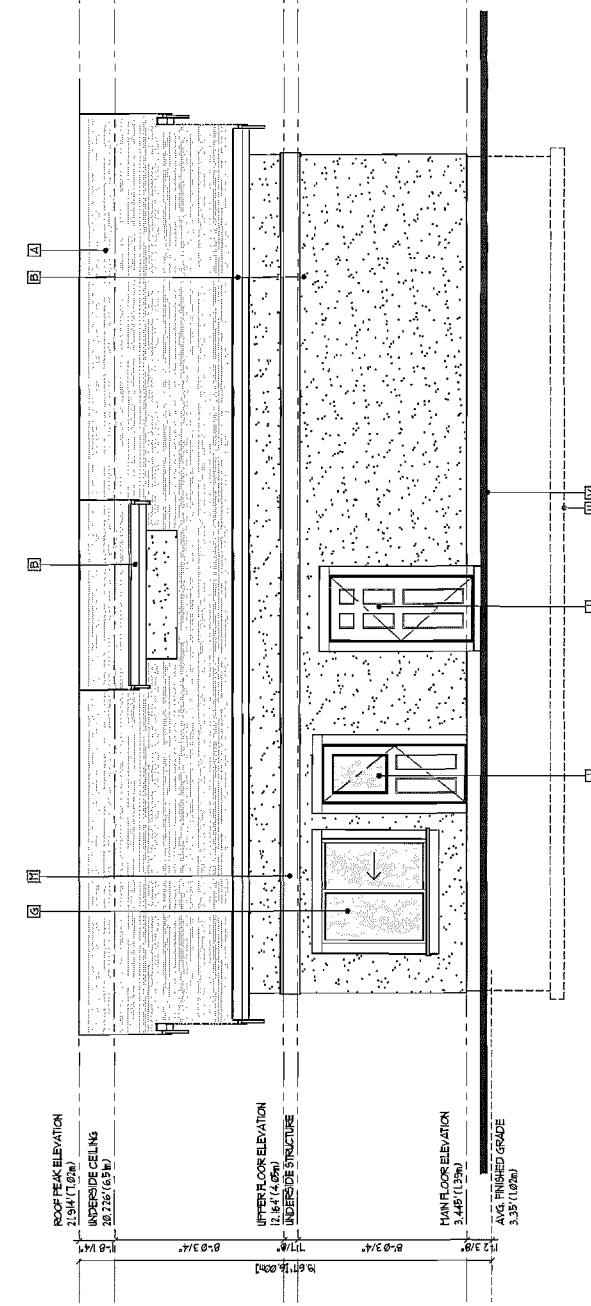
**COACH HOUSE
WEST (FRONT) ELEVATION**
SCALE: 1/4" = 1'-0"

GENERAL NOTES
FLASH ALL DOORS & WINDOWS TO 3 T1.3 OF 207 B.C.B.C

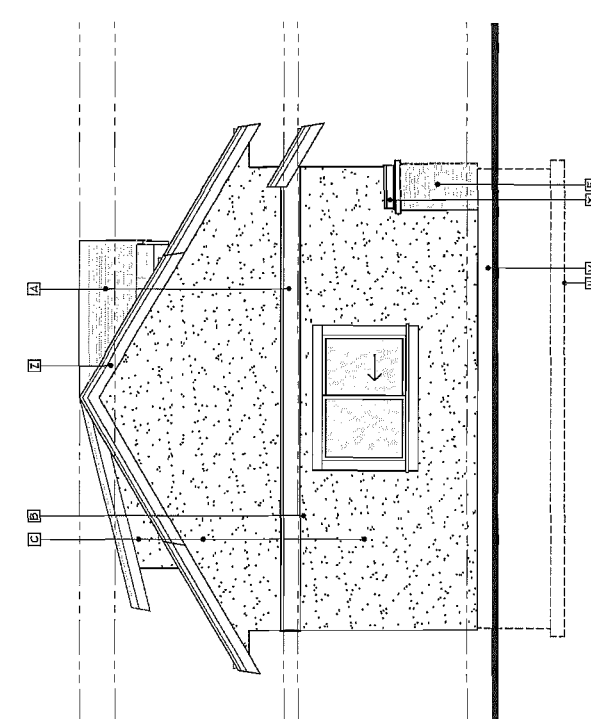


**COACH HOUSE
SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

SPATIAL SEPARATION CALCULATIONS
LIMITING DISTANCE = 5.2m (17.06 ft.)
MAX. ALLOWABLE UNPROTECTED OPENINGS = 888' x 14.58m (156.146 ft.)
PROPOSED UNPROTECTED OPENINGS = 2.23m x 17.428m (56 ft. x 57.353 ft.)



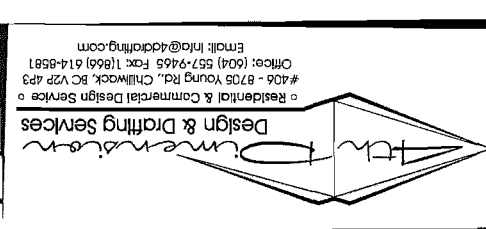
**COACH HOUSE
EAST ELEVATION**
SCALE: 1/4" = 1'-0"



**COACH HOUSE
NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

PLAN # 4
DP 14-677603

REV.	DATE	DESCRIPTION



CLIENT:
JAG GIL AND BIL AHRA
3441 E 48TH AVE.
VANCOUVER, B.C.
604-765-5192

PROJECT TITLE:
PROPOSED RESIDENCE
10760 ANIRÉE CRESENT
RICHMOND, B.C.

SHEET TITLE:
COACH HOUSE
ELEVATIONS

PROJECT: BH-1-335 | **DATE:** 11/20/14
DESIGNED: J.M. | **DRAWN:** P.J.M.
DRAWING NO.:

10
OF 12

WALL ASSEMBLIES

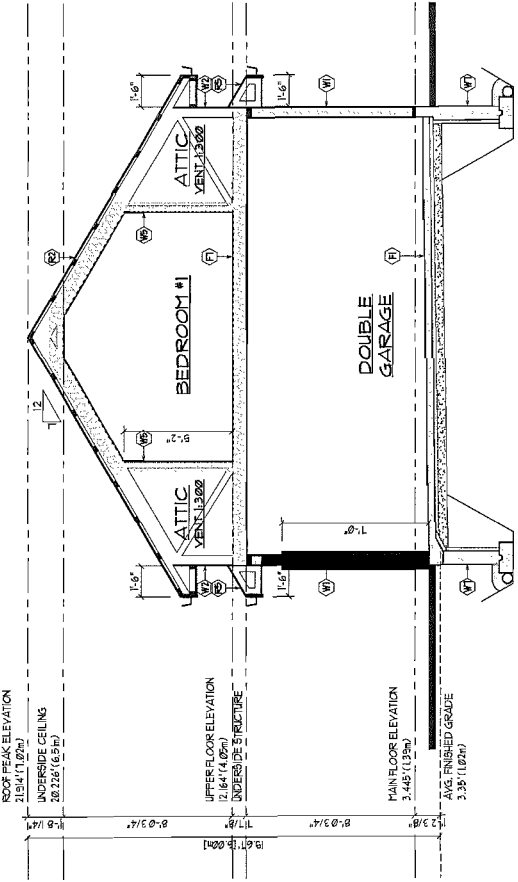
- (A) EXTERIOR WALL
EXTERIOR FINISH (SEE ELEVATIONS)
8" CMU
8" RIGID INSULATION
1/2" FLYWOOD SHEATHING ON N/S LAB HEATING
2x6 STUDS @ 8" O.C.
R-19 BATT INSULATION
6" ML POLY V.B.
5/8" GYPSUM BOARD - PAINTED
- (B) EXTERIOR WALL - ATTIC TRUSSES
EXTERIOR FINISH (SEE ELEVATIONS)
PANGREEN
5/8" BUILDING PAPER
1/2" FLYWOOD SHEATHING ON N/S LAB HEATING
2x6 STUDS @ 8" O.C.
R-19 BATT INSULATION
6" ML POLY V.B.
5/8" GYPSUM BOARD - PAINTED
- (C) BEARING WALL
1/2" GYPSUM BOARD - PAINTED
2x4 OR 2x6 WOOD @ 8" O.C. HEIGHT
2x6 STUDS @ 8" O.C.
ENGINEERED ATTIC TRUSSES @ 24" O.C.
- (D) PARTITION WALL
1/2" GYPSUM BOARD - PAINTED
1/2" FLYWOOD SHEATHING ON N/S LAB HEATING
2x4 CROSS STRAPPING @ 24" O.C.
1/2" GYPSUM BOARD - PAINTED
- (E) PARTITION WALL - ATTIC TRUSSES
1/2" GYPSUM BOARD - PAINTED
ENGINEERED ATTIC TRUSSES @ 24" O.C.
R-19 BATT INSULATION
5/8" GYPSUM BOARD - PAINTED
- (F) PARTITION WALL - ATTIC
1/2" GYPSUM BOARD - PAINTED
1/2" FLYWOOD SHEATHING ON N/S LAB HEATING
2x4 STUDS @ 8" O.C.
- (G) FOUNDATION WALL
1/2" GYPSUM BOARD - PAINTED
ASPHALT WATERPROOFING (BELOW FINISHED GRADE)
1/2" POLY VAPOUR BARRIER
1/2" FLYWOOD SHEATHING ON N/S LAB HEATING
19"x19" CONCRETE STRIP FOOTING
ASPHALT WATERPROOFING
R-19 RIGID INSULATION
- (H) FOUNDATION WALL - INTERIOR
19"x19" CONCRETE STRIP FOOTING
19"x19" CONCRETE STRIP FOOTING

FLOOR ASSEMBLIES

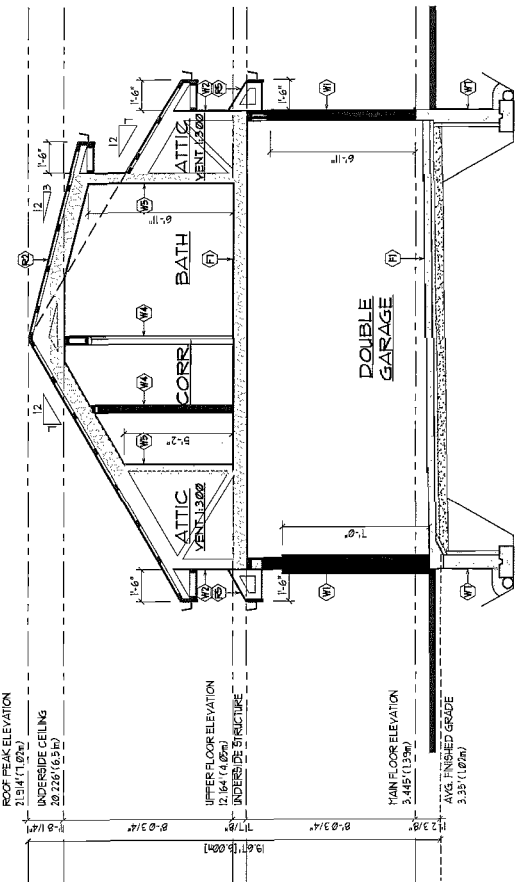
- (I) GARAGE FLOOR SLAB
4" CONCRETE SLAB
4" CONCRETE SLAB
8" ML POLY V.B.
R-19 RIGID INSULATION
1" IN 5" GRAVEL BASE
- (J) CONCRETE SLAB
4" CONCRETE SLAB
8" ML POLY V.B.
R-19 RIGID INSULATION
1" IN 5" GRAVEL BASE
- (K) CONCRETE SLAB - HEATED
4" CONCRETE SLAB ON N/S LAB HEATING
8" ML POLY V.B.
R-19 RIGID INSULATION
1" IN 5" GRAVEL BASE
- (L) CONCRETE DECK
4" CONCRETE SLAB - 1" IN 5" SLOPE TO DRAIN
1" IN 5" GRAVEL BASE
- (M) WOOD FLOOR - HEATED
FINISHED FLOOR ON UNDERLAYMENT
1 1/2" CONCRETE TOPPING ON N/S LAB HEATING
5/8" T&G FLYWOOD SUBFLOOR (GLUED + SCREWED)
ENGINEERED 1 1/8" FLOOR JOISTS
5/8" GYPSUM BOARD - PAINTED
- (N) WOOD FLOOR - HEATED EXTERIOR
FINISHED FLOOR ON UNDERLAYMENT
1 1/2" CONCRETE TOPPING ON N/S LAB HEATING
5/8" T&G FLYWOOD SUBFLOOR (GLUED + SCREWED)
ENGINEERED 1 1/8" FLOOR JOISTS
R-40 BATT INSULATION
3/4" T&G GYPSUM
- (O) WOOD FLOOR - ATTIC TRUSSES
FINISHED FLOOR ON UNDERLAYMENT
5/8" T&G FLYWOOD SUBFLOOR (GLUED + SCREWED)
ENGINEERED 1 1/8" TRUSSES @ 24" O.C.
R-40 BATT INSULATION

ROOF ASSEMBLIES

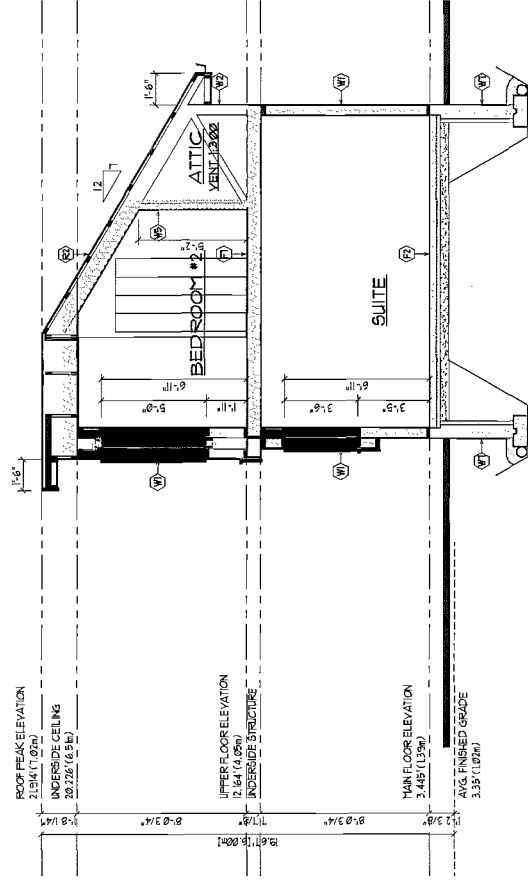
- (P) TRUSS ROOF
RENOVATED FIBERGLASS ASPHALT ROOF SHINGLES
1/2" BUILDING PAPER
1/2" FLYWOOD SHEATHING ON N/S LAB HEATING
ENGINEERED WOOD TRUSSES @ 24" O.C.
ATTIC SPACE VENTED 13x9
R-49 BATT INSULATION
6" ML POLY VAPOUR BARRIER
5/8" GYPSUM BOARD - PAINTED
- (Q) TRUSS ROOF - ATTIC TRUSSES
RENOVATED FIBERGLASS ASPHALT ROOF SHINGLES
5 LBS UNDERLAYMENT
1/2" FLYWOOD SHEATHING ON N/S LAB HEATING
ENGINEERED WOOD TRUSSES @ 24" O.C.
ATTIC SPACE VENTED 13x9
R-49 BATT INSULATION
6" ML POLY VAPOUR BARRIER
5/8" GYPSUM BOARD - PAINTED
- (R) TJI ROOF
RENOVATED FIBERGLASS ASPHALT ROOF SHINGLES
5 LBS UNDERLAYMENT
1/2" FLYWOOD SHEATHING ON N/S LAB HEATING
2x4 CROSS STRAPPING @ 24" O.C.
ENGINEERED 1 1/8" FLOOR JOISTS
13x9
R-49 BATT INSULATION
2x6 WOOD JOISTS @ 8" O.C. (AS REQUIRED)
6" ML POLY VAPOUR BARRIER
5/8" GYPSUM BOARD - PAINTED
- (S) WOOD DECK ROOF
RENOVATED FIBERGLASS ASPHALT ROOF SHINGLES
5 LBS UNDERLAYMENT
1/2" FLYWOOD SHEATHING ON N/S LAB HEATING
2x6 ROOF DECKING
ENGINEERED WOOD BEAMS AND TRUSSES
- (T) SKIRT ROOF
RENOVATED FIBERGLASS ASPHALT ROOF SHINGLES
5 LBS UNDERLAYMENT
1/2" FLYWOOD SHEATHING ON N/S LAB HEATING
ENGINEERED WOOD TRUSSES
3/4" T&G GYPSUM



SECTION C
SCALE: 1/4" = 1'-0"



SECTION D
SCALE: 1/4" = 1'-0"



SECTION E
SCALE: 1/4" = 1'-0"

REV.	DATE	DESCRIPTION

Attn Dimension
Design & Drafting Services

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CLIENT:
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PROJECT TITLE:
PROPOSED RESIDENCE
10760 ANRIEE CRESENT
RICHMOND, B.C.

SHEET TITLE:
COACH HOUSE
BUILDING SECTIONS

PROJECT # 14-35
DESIGNED: J.M.
DRAWING: D.M.

DRAWING No.
11
OF 12

PLAN # 5

DP 14-677603