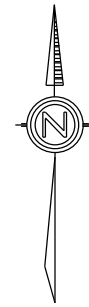
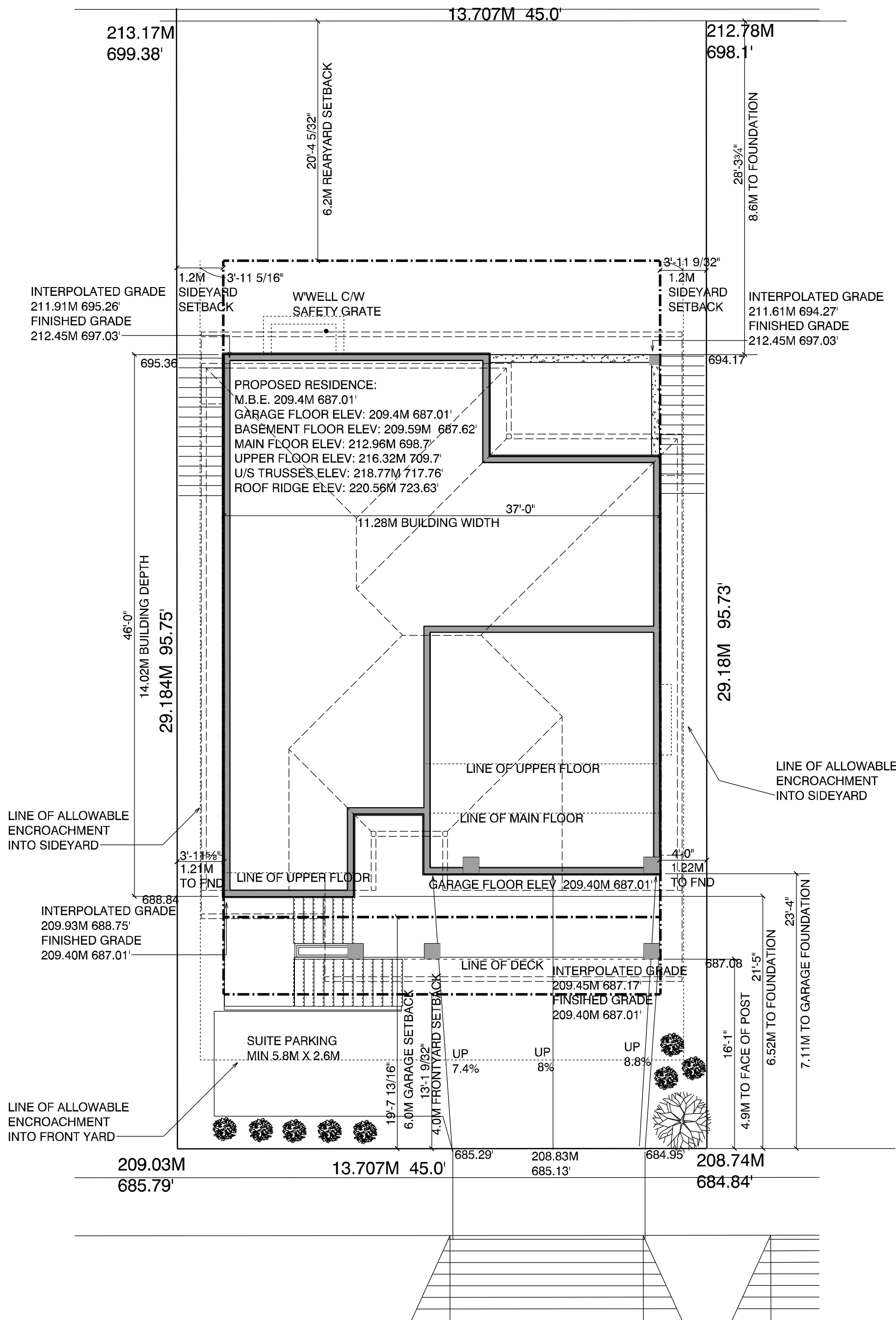


THESE DRAWINGS CONFORM TO
THE BC B.C. CURRENT EDITION



SITE PLAN

1/8" = 1'0"
RS-8 ZONING

LEGAL ADDRESS: LOT 42 SECTION 18, TOWNSHIP 40
NWD PLAN EPP50859

CIVIC ADDRESS: 3541 ARCHWORTH AVENUE
COQUITLAM, BC

LOT AREA: 400 SQ.M. 4305.7 SQ.FT.
ALLOWABLE LOT COVERAGE: 45% = 179.80 SQ.M. 1937.57 SQ.FT.
ACTUAL LOT COVERAGE: 171.58 SQ.M. 1846.9 SQ.FT.

ALLOWABLE FLOOR AREA: 365 SQ.M. 3928.8 SQ.FT.
+ GARAGE ALLOWANCE 40.0 SQ.M. 430.56 SQ.FT.

ACTUAL FLOOR AREA:
MAIN FLOOR: 130.09 SQ.M. 1400.3 SQ.FT.
UPPER FLOOR: 114.88 SQ.M. 1236.6 SQ.FT.
BASEMENT: 113.27 SQ.M. 1219.31 SQ.FT.
GARAGE: 37.76 SQ.M. 406.5 SQ.FT. - ALLOWANCE = 0

TOTAL FLOOR AREA: 358.24 SQ.M. 3856.21 SQ.FT.

MAIN FLOOR AREA INCL FRONT COVERED PORCH: 160.12 SQ.M. 1723.6 SQ.FT.
UPPER FLOOR AREA: 114.88 SQ.M. 1236.6 SQ.FT.
MAX UPPER FLOOR -85% = 136.10 SQ.M. 1465.06 SQ.FT.

AVE GRADE: (209.4M + 211.91M + 211.61M + 209.40M)/4=210.58M
MAX ALLOWABLE ROOF RIDGE ELEV: 210.58M + 11'0m = 221.58M 726.97'
ACTUAL ROOF RIDGE ELEV: 220.56M 723.63'

TREE REPLACEMENT AS PER
CITY OF COQUITLAM GUIDELINES
250 - 500 SQ.M. LOT

2 CLASS 'A'
OR
3 CLASS 'B'
OR
4 CLASS 'C'

ARCHWORTH AVENUE

REVISIONS

RUSBOURNE
DESIGN LTD

TEL: 604 539 2257
email: info@rusbournedesigns.com

MAILING ADDRESS:
P.O. BOX 31087 RPO THUNDERBIRD
LANGLEY, BC. V1M 0A9

PROJECT

LOT 42
3541 ARCHWORTH AVENUE
COQUITLAM, BC

SHEET TITLE
SITE PLAN

DATE March 30, 2018

DRAWN J.R.

CHECKED B.R.

SCALE: 1/8" = 1'0"

PLAN NUMBER
TS-4B-2640

SHEET NUMBER
A - 1



1219.31 SQ.FT.
GARAGE: 406.5 SQ.FT.
SUITE: 854 SQ.FT.

NOTE:

- PROVIDE 45MIN FIRE RATED CONSTRUCTION BETWEEN THE PRIMARY RESIDENCE AND SUITE
- ALL SMOKE C/M ALARMS TO BE HARDWIRED AND INTERCONNECTED
- PROVIDE ELECTRIC BASEBOARD HEAT TO SUITE
- PROVIDE A MECHANICAL VENTILATION SYSTEM THAT CONFORMS TO THE BCBC 9.32.2.3 FOR NON FORCED AIR HEATING SYSTEM

NOTE:
TOP OF ALL WINDOWS IN
BASEMENT 8'0" ABOVE FLOOR



NOTE:
ALL DOORS ON MAIN FLOOR
8'0"

TOP OF ALL WINDOWS ON
MAIN FLOOR 8'0" ABOVE FLOOR

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LOT 42
3541 ARCHWORTH AVENUE
COQUITLAM, BC

SHEET TITLE

N FOUNDATION/
BASEMENT FLOOR PLAN

MAIN FLOOR PLAN

DATE March 30, 2018

DRAWN J.R.

CHECKED B.R.

SCALE: 1/4" = 1'0"

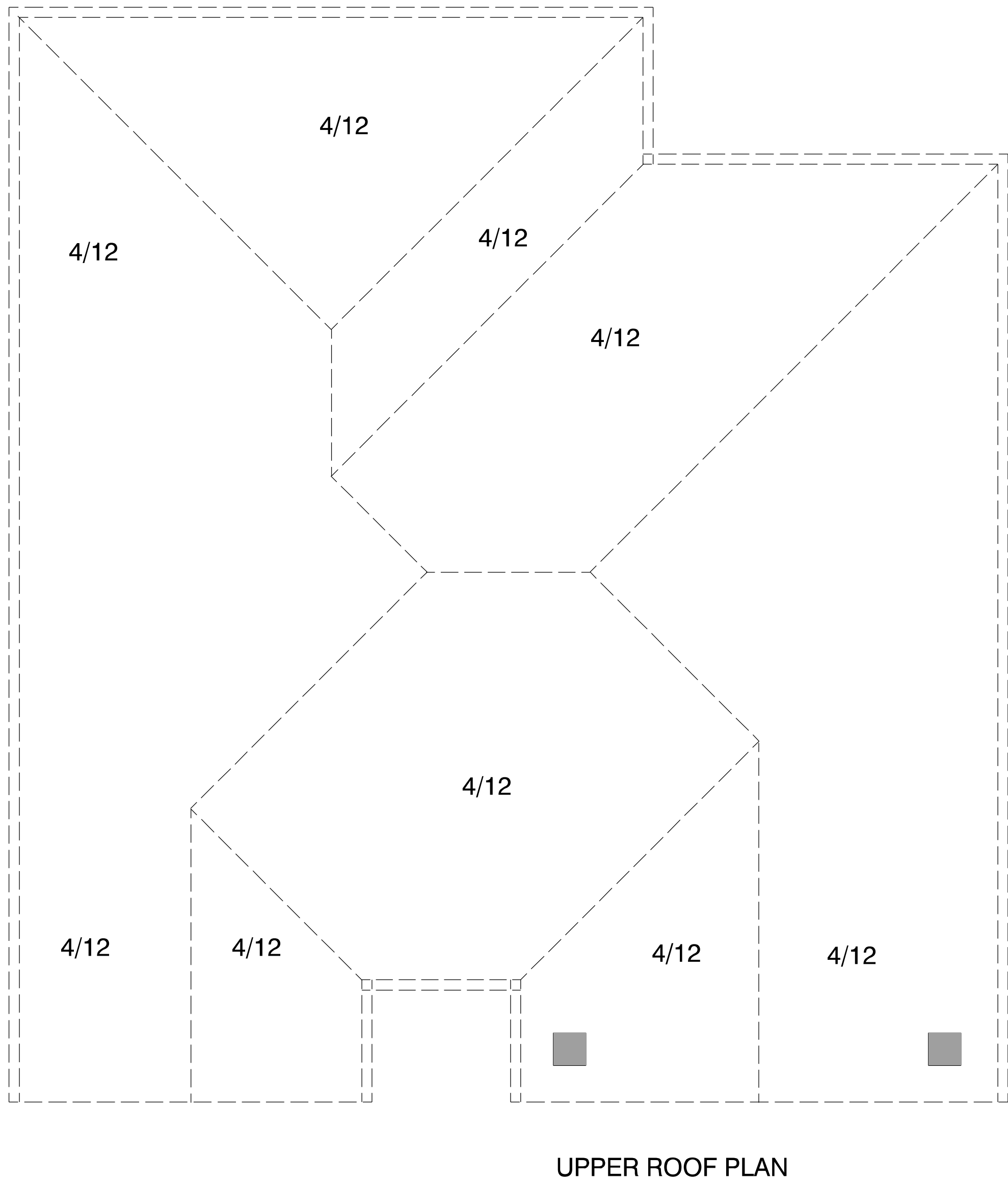
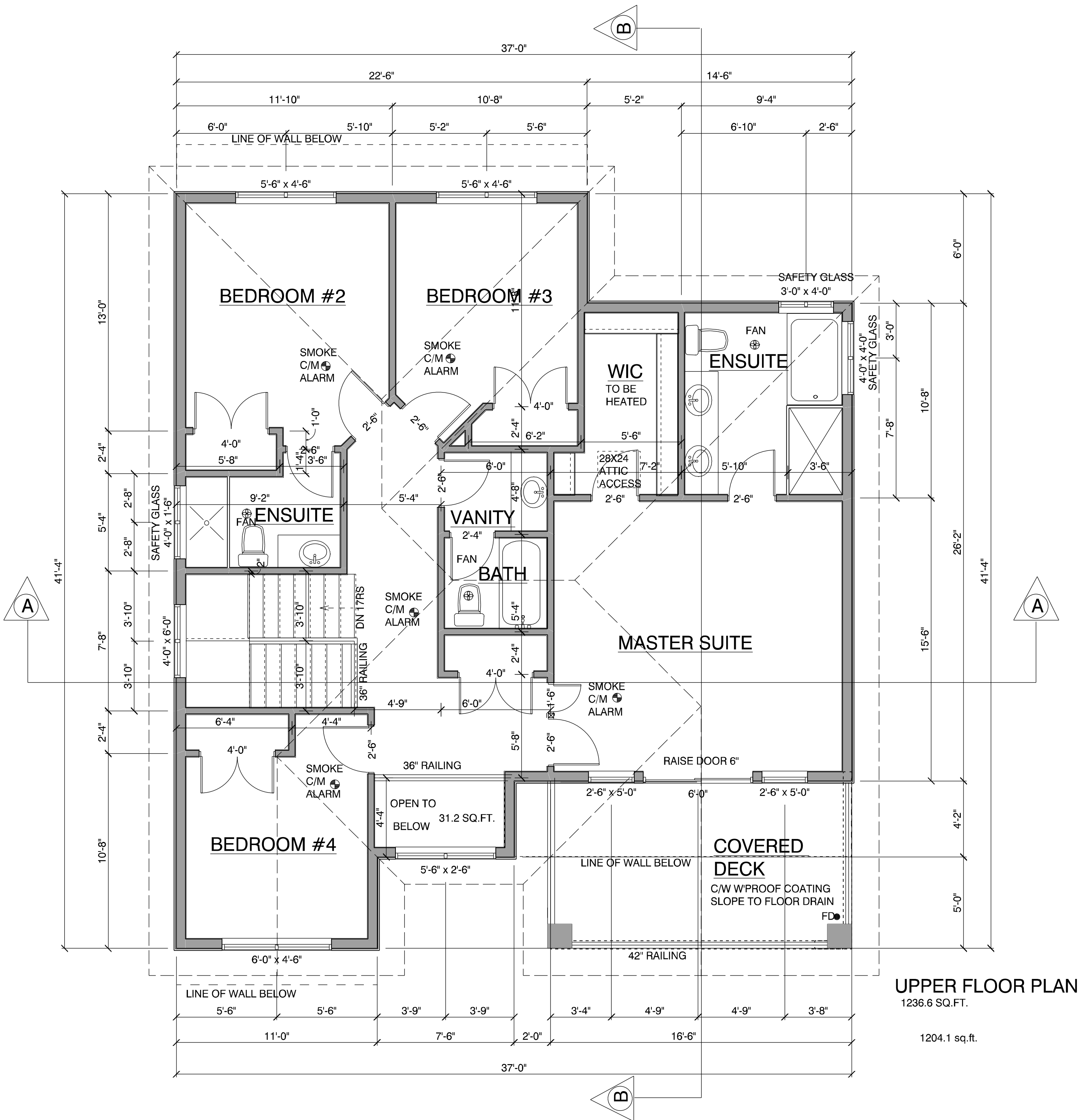
PLAN NUMBER

TS-4B-2640

SHEET NUMBER

A - 2

THESE DRAWINGS CONFORM TO
THE BC B.C. CURRENT EDITION



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PROJECT

LOT 42
3541 ARCHWORTH AVENUE
COQUITLAM, BC

SHEET TITLE

UPPER FLOOR PLAN

UPPER ROOF PLAN

DATE March 30, 2018

DRAWN J.R.

CHECKED B.R.

SCALE: 1/4" = 1'0"

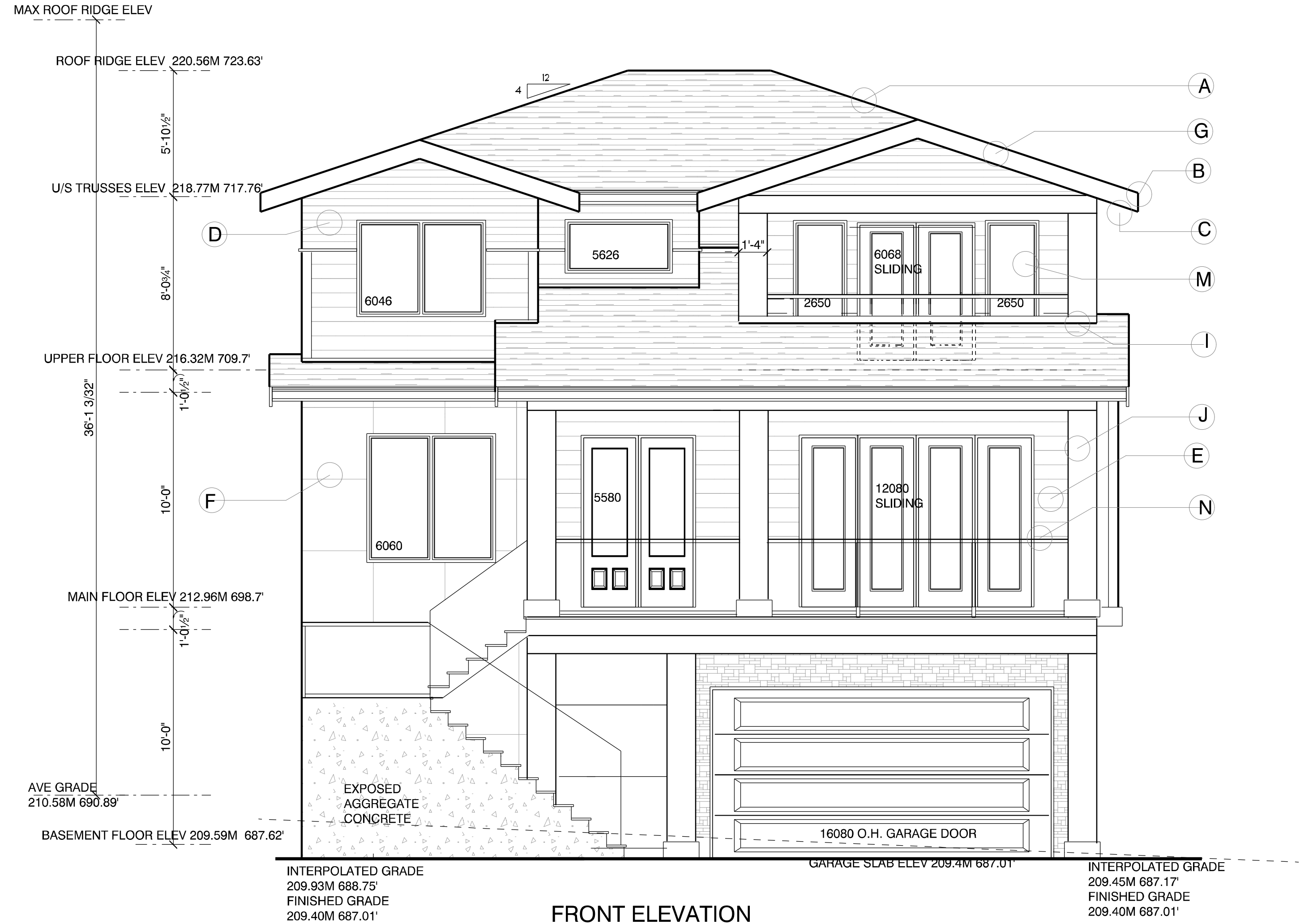
PLAN NUMBER

TS-4B-2640

SHEET NUMBER

A - 3

THESE DRAWINGS CONFORM TO
THE BC B.C. CURRENT EDITION



A	30 YR ASPHALT ROOF SHINGLES
B	ALUMINIUM EAVES TROUGHS 2X8 SAWN FASCIA
C	1'11" O'HANG TYPICAL
D	4"STAINED CEDAR
E	HARDIBOARD SIDING C/W 6" CORNER TRIM
F	4'X8' HARDIPANELS
G	2X10 BARGE BOARD
H	CULTURED STONE FACING RETURN 3" AT CORNER
I	METAL FLASHING @ ALL ROOF/WALL JUNCTIONS MIN 2" CLEARANCE
J	16"X16" BUILT UP WOOD POSTS
K	10" TRIM BOARD
L	10X10 WOOD POST
M	VINYL FRAMED WINDOWS
N	42" RAILING
O	WINDOW WELLS C/W SAFETY GRATE



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PROJECT

LOT 42
3541 ARCHWORTH AVENUE
COQUITLAM, BC

SHEET TITLE

FRONT & RIGHT
ELEVATIONS

DATE March 30, 2018

DRAWN J.R.

CHECKED B.R.

SCALE: 1/4" = 1'0"

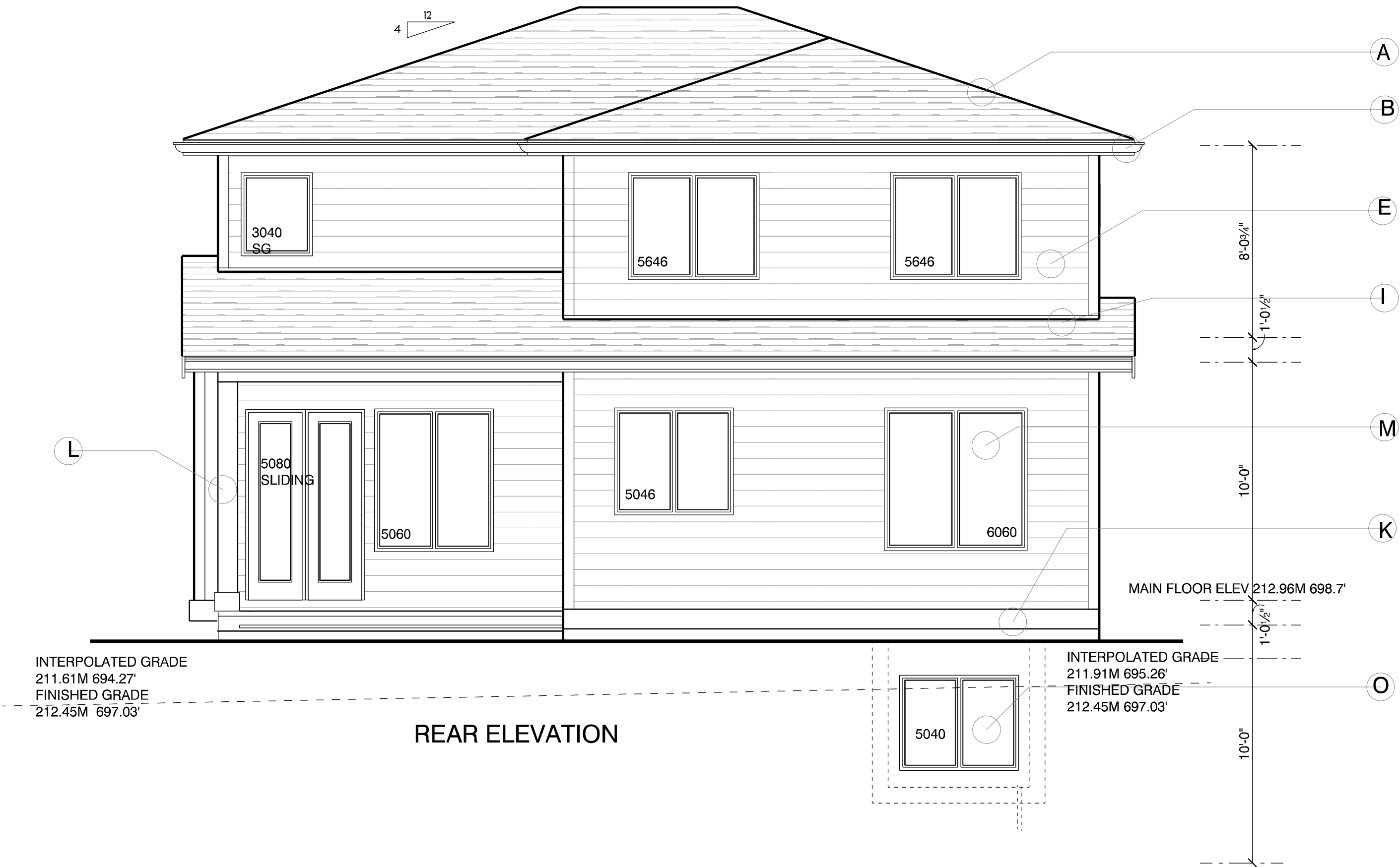
PLAN NUMBER

TS-4B-2640

SHEET NUMBER

A - 4

THESE DRAWINGS CONFORM TO THE BC B.C. CURRENT EDITION



A	30 YR ASPHALT ROOF SHINGLES
B	ALUMINIUM EAVES TROUGHS 2X8 SAWN FASCIA
C	1'11" O'HANG TYPICAL
D	4"STAINED CEDAR
E	HARDIBOARD SIDING C/W 6" CORNER TRIM
F	4X8' HARDIPANELS
G	2X10 BARGE BOARD
H	CULTURED STONE FACING RETURN 3" AT CORNER
I	METAL FLASHING @ ALL ROOF/WALL JUNCTIONS MIN 2" CLEARANCE
J	16"X16" BUILT UP WOOD POSTS
K	10" TRIM BOARD
L	10X10 WOOD POST
M	VINYL FRAMED WINDOWS
N	42" RAILING
O	WINDOW WELLS C/W SAFETY GRATE



WALL AREA: 121.88 SQ.M. 1312 SQ.FT.
LIMITING DISTANCE: 1.2M
ALLOWABLE OPENINGS: 7% = 8.53 SQ.M. 91.84 SQ.FT.
ACTUAL OPENINGS: 8.13 SQ.M. 87.5 SQ.FT.

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PROJECT

LOT 42
3541 ARCHWORTH AVENUE
COQUITLAM, BC

SHEET TITLE

REAR & LEFT
ELEVATIONS

DATE March 30, 2018

DRAWN J.R.

CHECKED B.R.

SCALE: 1/4" = 1'0"

PLAN NUMBER

TS-4B-2640

SHEET NUMBER

A - 5

THESE DRAWINGS CONFORM TO
THE BC B.C. CURRENT EDITION

A	30 YR ASPHALT ROOF SHINGLES
B	INSULATION BAFFLE
C	ALUMINIUM EAVES TROUGHS 2X8 SAWN FASCIA
D	1'11" O'HANG TYPICAL
E	4"STAINED CEDAR
F	HARDIBOARD SIDING C/W 6" CORNER TRIM
G	4'X8' HARDIPANELS
H	CULTURED STONE FACING RETURN 3' AT CORNER
I	METAL FLASHING @ ALL ROOF/WALL JUNCTIONS MIN 2" CLEARANCE
J	16"X16" BUILT UP WOOD POSTS
K	10X10 WOOD POST
L	8" MIN CLEARANCE
M	6" DRAIN TILE MIN 6" DRAIN ROCK
N	RIGID INSULATION
O	42" RAILING
P	WINDOW WELLS C/W SAFETY GRATE

NOTE:
ALL CONSTRUCTION TO COMPLY WITH
NEW ENERGY REQUIREMENTS AS PER
BUILDING CODE AMENDMENT DEC 19, 2014-
SECTIONS 9.36 AND 9.32

COMPLIANCE WITH AIR TIGHTNESS
SECTION 9.36.29
A CONTINUOUS BARRIER ISREQUIRED:-
1) ACROSS JOISTS
2) BETWEEN ASSEMBLIES AND
3) AROUND PENETRATIONS

ANY CHANGES IN MATERIAL ON DETAILS
SHOWN MAY REQUIRE SUBMISSION OF
NEW DETAILS TO CITY

ENGINEER TO NOTIFY DESIGNER WITH
REGARD TO ANY STRUCTURAL COMPONENTS
THAT MAY EFFECT THE EFFECTIVE ENERGY
CALCULATIONS.

SEE TYPICAL DETAIL SECTION SHEET
D1 FOREFFECTIVE RSI VALUES AND
MORE DETAILS

REVISIONS

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PROJECT

LOT 42
3541 ARCHWORTH AVENUE
COQUITLAM, BC

SHEET TITLE

CROSS SECTIONS

DATE March 30, 2018

DRAWN J.R.

CHECKED B.R.

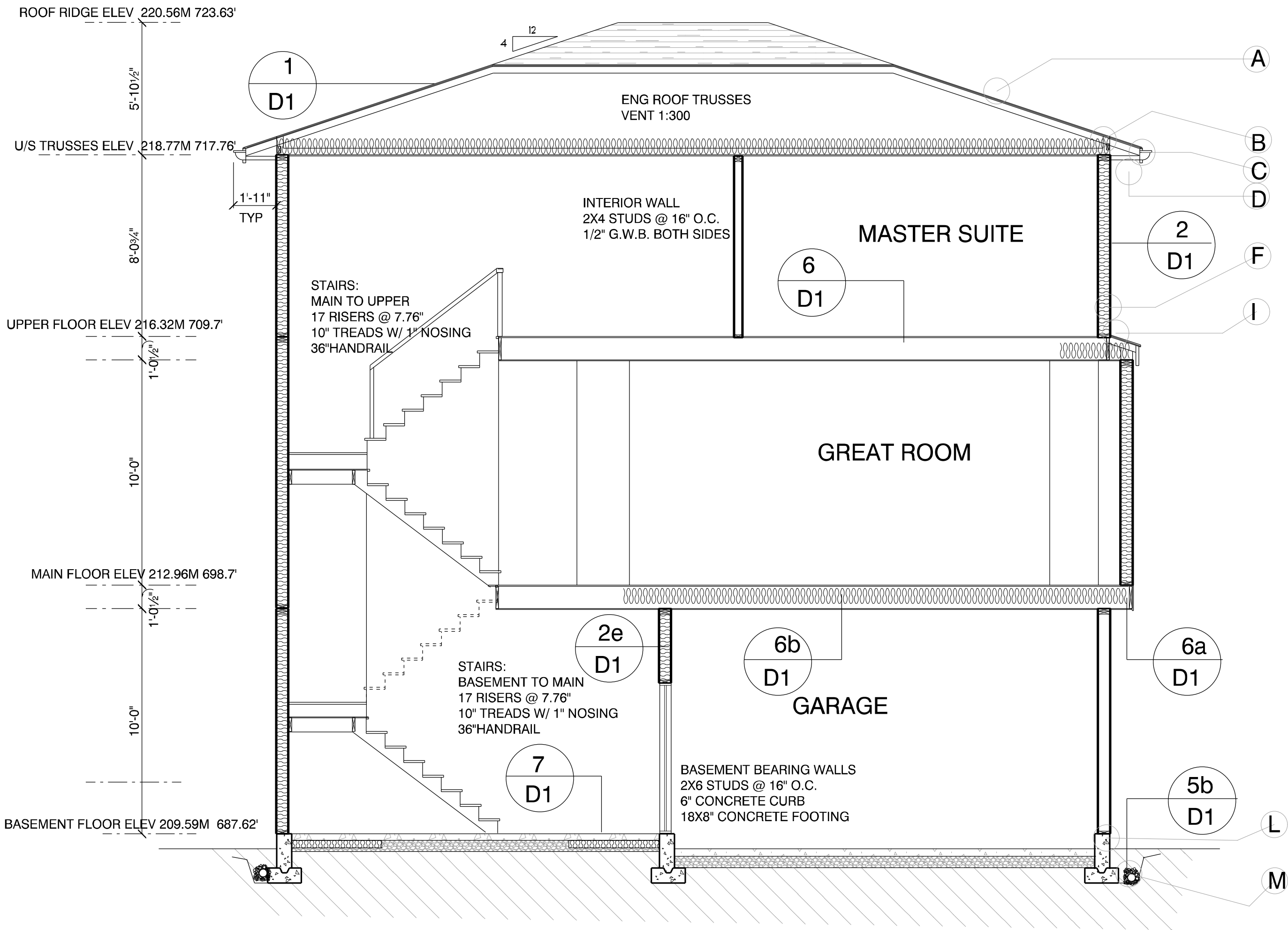
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PLAN NUMBER

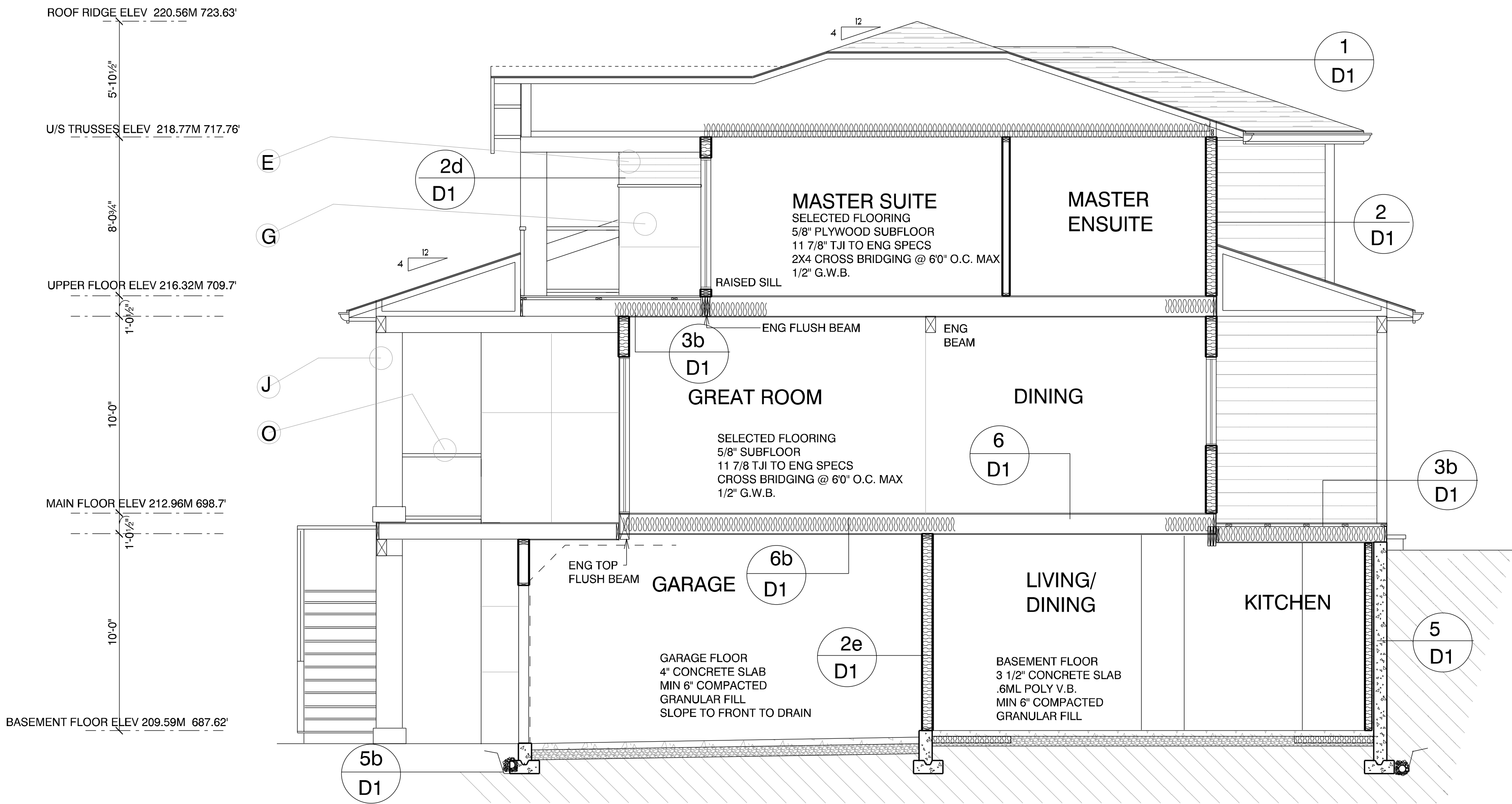
TS-4B-2640

SHEET NUMBER

A - 6



SECTION A-A



SECTION B-B