

THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT PERMIT

NO. DP000408

Issued to: Michael Forsberg and Michelle Forsberg
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 19860 114B Avenue Pitt Meadows BC V3Y 1N6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Address: 3766 Somerset Street, Port Coquitlam, BC

Legal
Description: LOT 4, SECTION 7, TOWNSHIP 40, NEW WEST
DISTRICT, PLAN 20776

P.I.D.: 009-528-024

3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the "Official Community Plan Bylaw, 2013, No. 3838".
4. "Port Coquitlam Zoning Bylaw, 2008, No. 3630" is varied or supplemented as follows:
 - a. The form and character of the coach house building, including the siting, height and general design, and landscaping shall be as shown on drawings numbered DP000408(1) to DP000408(7) which are attached hereto and form part of this permit.
 - b. The building and landscaping shall provide the energy conservation, water conservation and GHG emission reduction elements as shown on Schedule A to the drawings which are attached hereto and form part of this permit.
5. The following standards for landscaping are imposed:

- (a) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which forms part of this permit and is attached hereto as Drawing Number DP000408(7).

6. Landscape Security

- (a) As a condition of the issuance of this permit, the security set out below is held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clause 5 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount \$2,500.00 for the purpose of landscaping.
- (b) Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posing of the security is that should the Permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
- (c) The Permittee shall complete the landscaping works required by this permit within six months of the final inspection for the coach house. Within the six month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within the six month period, the Municipality has the option of continuing to hold the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

- (d) Should the Permittee carry out the works and services permitted by this permit within the time set out above, the security shall be returned to the Permittee. Should the Permittee fail to remedy any aspect of the landscaping not in accordance with the approved plan, the Municipality may deduct the cost of remedying the defect from the said deposit and recoup additional costs from the Permittee if necessary.

- 7. The land described herein shall be developed strictly 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.
- 8. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.

9. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
10. This permit is not a building permit.

ISSUED BY THE COMMITTEE OF COUNCIL THE ____ DAY OF _____, 2020.

SIGNED THIS ____ DAY _____, 2020.

Mayor

Corporate Officer

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND
CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

Applicant (or Authorized Agent or
Representative of Applicant)

GENERAL NOTES

- DO NOT SCALE DIMENSIONS.
- SEE DRAWING TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING DIMENSIONS. ALWAYS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- CONSTRUCTIVE MEASUREMENTS TO FACE OF STUDY OF EXTERIOR WALLS AND TO CENTRE OF STUDY OF INTERIOR WALLS (IN FLOOR NOTED OTHERWISE).
- CONSTRUCTION METHODS TO CONFORM TO 11 CODE PRESCRIBED BY BRITISH COLUMBIA BUILDING CODE 2018.
- SURVEY INFORMATION SUPPORTED BY OTHERS IN SET OF CONVEYANCE. BETWEEN THESE DRAWINGS AND THE INFORMATION PROVIDED BY THE SURVEYOR, THE DESIGNER MUST BE CONSIDERED UNRELIABLE.
- ALL MATERIALS ARE TO BE USED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND MANUFACTURER'S INFORMATION.
- PROVIDE TEMPORARY DRAINAGE TO KEEP THE SITE AND WORK WATER FREE AND REINSTATE THE SITE UPON COMPLETION.
- FOOTINGS TO EXTEND BELOW FROST PENETRATION AND MUST REST ON SOLID BEARING. THE QUALITY OF BEARING MUST BE CONFIRMED BY THE AUTHORITY HAVING JURISDICTION. LEAVE OPENINGS IN FOUNDATION FOR SERVICES REQUIRED.
- EXISTING STREET WITH PLUMBING SHALL BE 6" X 12" GALVANIZED STEEL LINERS OTHERWISE INDICATED.
- SHIELD SPITAL PLUMBING SHALL BE INSTALLED OVER EXISTING OPENINGS.
- WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH 400 MILT.
- ROOF TRUSSES TO BE SECURED BY OTHERS.
- GLAZING WITHIN 12" OF THE FLOOR SHALL BE IN SAFETY GLASS.
- GLASS IN WINDOWS & DOORS TO BE 1/2" ABOVE WINDOW FRAMES TO BE THERMALLY BROKEN AND SHALL COMPLY REQUIREMENT OF 2018 B.C. SECTION 8.30.3.7.
- GLASS IN LITES & WINDOWS WITHIN 24" OF DOOR LITE MEET TO BE SAFETY GLASS.
- GLASS IN LITES GREATER THAN 24" IN WIDTH THAT COULD BE MECHANICAL FOR DOORS, TO BE SAFETY GLASS.
- GLASS IN WINDOWS LESS THAN 1" ABOVE FORMER CON IS TO BE SAFETY GLASS.
- GLASS IN ENTRANCE, SHOWER AND BATHING DOORS TO BE SAFETY GLASS.
- ALL BATHROOMS TO BE WATERPROOFED TO A MINIMUM HEIGHT 6" ABOVE FLOOR LEVEL.
- ALL EXTERIOR METAL PLUMBING VENTS/DOWNSPOUTS ETC.) SHALL BE PAINTED TO MATCH ADJOINING FINISH AS CLOSELY AS POSSIBLE.
- WOOD FRAMES AND SIDING SHOWN SHALL BE STAINED ON ALL SURFACES INCLUDING ALL CHASED SAW OUT ENDS.
- END OVER ROOF AND ATTYE SHOWN SHALL BE VENTED IN ACCORDANCE WITH RELEVANT CODES NOT LESS THAN 1/2" OF CEILING AREA.
- ROOF MEMBERS SHALL BE UNIFORMLY DISTRIBUTED WITH A MINIMUM OF 24" IN BAYE AND 24" IN ROOF TOP.
- NATURAL VENTILATION OF FINE OVER CANAL SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE RELEVANT CODES (NOT LESS THAN 1/2" OF DRAINAGE SPACE AREA AND AS EVENLY DISTRIBUTED AS POSSIBLE).
- VAULTED CEILING SHALL BE VENTILATED TO 1/2" OF INSULATED CEILING AREA INSULATION SHALL BE 1" BELOW TOP OF JOISTS.
- PLUMBING AND INSTALLATION OF THE HEATING, VENTILATION & AIR-CONDITIONING SYSTEMS SHALL BE IN ACCORDANCE WITH B.C.B.C. AND SHALL BE OTHER TYPE NOTED ON THE DRAWINGS AND SHALL COMPLY WITH REQUIREMENTS OF B.C.B.C. SECTION 8.30.3.
- THE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE B.C.B.C. AND ALL APPLICABLE CODES.
- THE BOTTOM OF AN OPENABLE WINDOW IN A BEDROOM IS NOT TO EXCEED 4'-11" ABOVE THE FLOOR LEVEL AND HAVE A MINIMUM OPENING DIMENSION OF 16" WITH AN AREA OF 5.76 SQ. FT.
- NATURAL LIGHT AND AIR SHOWN TO BE BETWEEN 1/2" OF SP.
- WATER-PROOF WALLING REQUIRED AS TILE BASE AROUND TUBS AND SHOWERS.
- 80.25 (1) B.C.B.C.
- 81.15 RIGID INSULATION UNDER ENTIRE SLAB WITH RADIANT HEAT.
- NO MEMBRANES FACILITATING CLIMBING PERMITTED FROM 4" TO 36" ABOVE THE FLOOR OR WALKING SURFACE WALL GUARDS.
- MAXIMUM 4" OPENING IN ALL BRIDGE DECKS AND BALCONY GUARDS (INTERIOR & EXTERIOR) EXCEPT SPACE BETWEEN BOTTOM RAIL AND STAIR TREAD.
- PROVIDE 4" C.D. DRAINAGE BETWEEN GARDEN AND 3000.
- WALL TIES FOR MASONRY REQUIRED IN CONFORMANCE WITH 80.25.8 B.C.B.C.
- REVIEW STANDARDS FOR DWELLING SECURITY AS OUTLINED IN 80.25.8 B.C.B.C.
- N.A.P. FINISHES REQUIRED FOR CUT SWAGING EXTERIOR DOORS.
- SPRINKLER SYSTEM TO BE DESIGNED, CONSTRUCTED, INSTALLED AND TESTED IN CONFORMANCE WITH NFPA 13A INSTALLATION OF SPRINKLER SYSTEM RESIDENTIAL OCCUPANCIES.
- INSULATION WHERE SUBJECT TO MECHANICAL DRAINAGE TO BE COVERED AS PER B.C.B.C. 80.25.3.25.
- LINE DRAIN OR FLOOR REQUIRED TO DRAIN THROUGH DOORS.
- CONTINUOUS OR INTERMITTENT EXHAUST FANS TO ALL BATHROOMS AND KITCHENS.
- ONE HANDED SHOWER LANE REQUIRED PER FLOOR. ALL SHOWER LANE TO BE INTERCONNECTED AND HAVE A MINIMUM OF 1/2" OF DRAINAGE.
- SMOKE ALARMS REQUIRED ON EVERY FLOOR LEVEL WITHIN 1/2" OF BEDROOM DOOR.
- INSULATION WHERE SUBJECT TO MECHANICAL DRAINAGE TO BE COVERED AS PER B.C.B.C. 80.25.3.25.
- 80.25.3.25 (1) B.C.B.C.
- 80.25.3.25 (2) B.C.B.C.
- 80.25.3.25 (3) B.C.B.C.
- 80.25.3.25 (4) B.C.B.C.
- 80.25.3.25 (5) B.C.B.C.
- 80.25.3.25 (6) B.C.B.C.
- 80.25.3.25 (7) B.C.B.C.
- 80.25.3.25 (8) B.C.B.C.
- 80.25.3.25 (9) B.C.B.C.
- 80.25.3.25 (10) B.C.B.C.
- 80.25.3.25 (11) B.C.B.C.
- 80.25.3.25 (12) B.C.B.C.
- 80.25.3.25 (13) B.C.B.C.
- 80.25.3.25 (14) B.C.B.C.
- 80.25.3.25 (15) B.C.B.C.
- 80.25.3.25 (16) B.C.B.C.
- 80.25.3.25 (17) B.C.B.C.
- 80.25.3.25 (18) B.C.B.C.
- 80.25.3.25 (19) B.C.B.C.
- 80.25.3.25 (20) B.C.B.C.
- 80.25.3.25 (21) B.C.B.C.
- 80.25.3.25 (22) B.C.B.C.
- 80.25.3.25 (23) B.C.B.C.
- 80.25.3.25 (24) B.C.B.C.
- 80.25.3.25 (25) B.C.B.C.
- 80.25.3.25 (26) B.C.B.C.
- 80.25.3.25 (27) B.C.B.C.
- 80.25.3.25 (28) B.C.B.C.
- 80.25.3.25 (29) B.C.B.C.
- 80.25.3.25 (30) B.C.B.C.
- 80.25.3.25 (31) B.C.B.C.
- 80.25.3.25 (32) B.C.B.C.
- 80.25.3.25 (33) B.C.B.C.
- 80.25.3.25 (34) B.C.B.C.
- 80.25.3.25 (35) B.C.B.C.
- 80.25.3.25 (36) B.C.B.C.
- 80.25.3.25 (37) B.C.B.C.
- 80.25.3.25 (38) B.C.B.C.
- 80.25.3.25 (39) B.C.B.C.
- 80.25.3.25 (40) B.C.B.C.
- 80.25.3.25 (41) B.C.B.C.
- 80.25.3.25 (42) B.C.B.C.
- 80.25.3.25 (43) B.C.B.C.
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- 80.25.3.25 (45) B.C.B.C.
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- 80.25.3.25 (77) B.C.B.C.
- 80.25.3.25 (78) B.C.B.C.
- 80.25.3.25 (79) B.C.B.C.
- 80.25.3.25 (80) B.C.B.C.
- 80.25.3.25 (81) B.C.B.C.
- 80.25.3.25 (82) B.C.B.C.
- 80.25.3.25 (83) B.C.B.C.
- 80.25.3.25 (84) B.C.B.C.
- 80.25.3.25 (85) B.C.B.C.
- 80.25.3.25 (86) B.C.B.C.
- 80.25.3.25 (87) B.C.B.C.
- 80.25.3.25 (88) B.C.B.C.
- 80.25.3.25 (89) B.C.B.C.
- 80.25.3.25 (90) B.C.B.C.
- 80.25.3.25 (91) B.C.B.C.
- 80.25.3.25 (92) B.C.B.C.
- 80.25.3.25 (93) B.C.B.C.
- 80.25.3.25 (94) B.C.B.C.
- 80.25.3.25 (95) B.C.B.C.
- 80.25.3.25 (96) B.C.B.C.
- 80.25.3.25 (97) B.C.B.C.
- 80.25.3.25 (98) B.C.B.C.
- 80.25.3.25 (99) B.C.B.C.
- 80.25.3.25 (100) B.C.B.C.

2019.1.17.199 SOMERSET AVE PORT COQUITLAM B.C.

LEGAL DESCRIPTION

PLAN OF LOT 4, SECTION 7,
TOWNSHIP ALAN WEST/NEARBY DISTRICT:
PLAN 8781, PORT COQUITLAM.

2019.1.17.199

LOT AREA: 9132.81 SQFT (918.84 AC)

GROSS FLOOR AREA

PERMITTED: 4580.3 SQFT (9.88)

ACTUAL: 2780.3 SQFT

LOT COVERAGE

PERMITTED: 300.84 SQFT (4.95)

ACTUAL: 277.2 SQFT

EXISTING PRINCIPAL BUILDING

PERMITTED: 246.3 SQFT

ACTUAL: 246.3 SQFT

PERMITTED: 100.3 SQFT

ACTUAL: 100.3 SQFT

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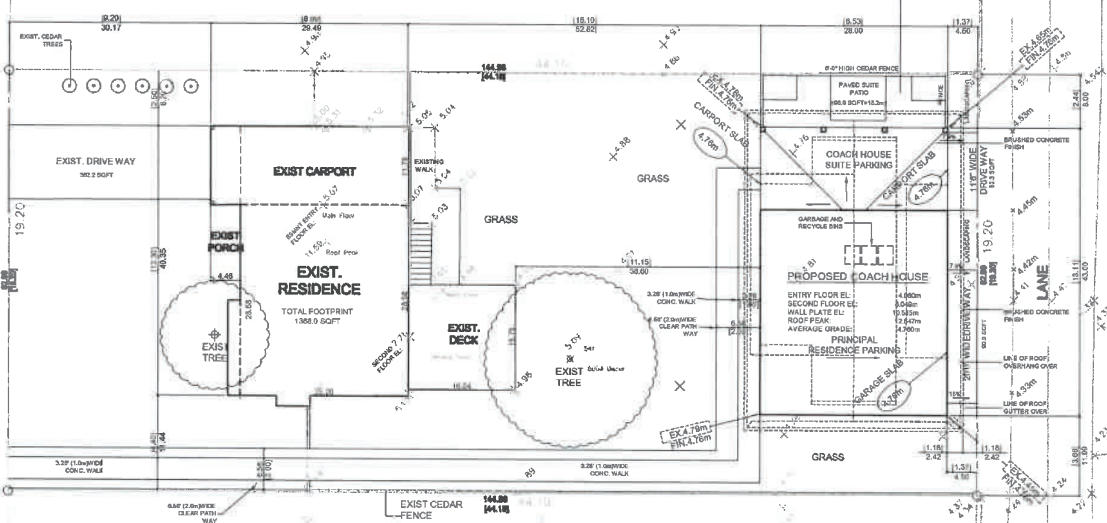
PERMITTED: 100.3 SQFT

ACTUAL: 100.3 SQFT

LEGEND

- 100.000n EXIST. GRADE EL.
- FIN CHASE EL.
- TOP OF CONC. SLAB
- TOP OF CONC. FOUNDATION WALL EL.
- TOP OF FLOOR EL.
- DIRECTION OF DRAINAGE

3706 SOMERSET STREET



oscar woodman design
1782 view street, port moody.
british columbia . V3H3Y2
604-937-7640

project title
**RESIDENCE-
FORSBERG**
Proposed Coach House

3766 SOMERSET AVE,
PORT COQUITLAM, B.C.

sheet title
Site Plan

Date: 17 Jun 2019 issue-revision:
job no.
drawn: Tamas chkd.
scale 1/8"= 1'-0"
sheet no. **A1**



- NOTE:
- a) ELECTRICAL VEHICLE CHARGE-IN POINT TO RUN TO OUTLET BOX FOR ONE PARKING SPACE PER UNIT. SEE LOCATION OF COACH HOUSE ELITE PARKING ON FIRST FLOOR PLAN
 - a) INDEPENDENT BREAKER
 - b) WITHIN 3m OF ASSOCIATED PARKING SPACE
 - c) SITE PLAN FOR LOCATION OF OUTLET
 - d) SPRINKLER SYSTEM TO BE DESIGNED, CONSTRUCTED, INSTALLED AND TESTED IN CONFORMANCE WITH NFPA 1310 INSTALLATION OF SPRINKLER SYSTEM FOR RESIDENTIAL OCCUPANCIES
 - e) PROVIDE EGRESS LIGHTING TO THE FACADE FACING THE LAKE ONLY

| | |
|------------------------|-------------|
| ENTRY AREA: | 37.4 SQFT |
| GARAGE AREA: | 601.4 SQFT |
| CARPORT AREA: | 208.0 SQFT |
| RECYCLING GARAGE AREA: | 49.3 SQFT |
| TOTAL FOOTPRINT AREA: | 1304.0 SQFT |

NOTE:

OUTSIDE DIMENSIONS REFER TO OUTSIDE FACE OF STOVE INSIDE DIMENSIONS REFER TO CENTER LINE OF STOVE

LEGEND:

EXTRACT FAN (LIGHT CONTINUOUS) OR INTERMITTENT (X) (HUE DETECTOR)

SMOKE ALARM (O) DETECTORS (W) BATTERY (Y) SMOKE HARVESTERS AND INTERCONNECTED SMOKE ALARMS (A) BACK EXHAUST

ALL LUMBER TO BE DOUGLASS FIR OR BETTER

UNLESS NOTED OTHERS PROHIBITED

CONTENT OF THIS PLAN IS VALID FOR CPD-P-N-19 NEWS

CONTRACTOR WILL MAKE SURE THAT DOOR OVERSIZE SIZES MEET PRE-FABRICATED WINDOW AND DOOR OVERSIZES

GYPSUM WALL BOARD SHALL BE WATERPROOF

BOARDS BY INSIDE ABOVE BATHROOMS AND KITCHENS

SEE STRUCTURAL INFORMATION ON STRUCTURAL PLANS

MINIMUM EGRESS REQUIREMENTS:

VALUED CEILING RISER

FLAT CEILING 8.0

OUTSIDE WALLS 8.30

FL. CEILING



oscar woodman design
1782 view street, port moody.
british columbia . V3H3Y2
604-937-7640

project title
RESIDENCE-
FORSBERG
Proposed Coach House

3766 SOMERSET AVE
PORT COQUITLAM, B.C.

sheet title

First/Second Floor Plan

First Floor Area: 1204.00 SQ'
Garage Area: 801.40 SQFT

Date: 17 Jun 2019 Issue-revision:

job no.

drawn: Tamas chkd.

scale $1/4" = 1'-0"$

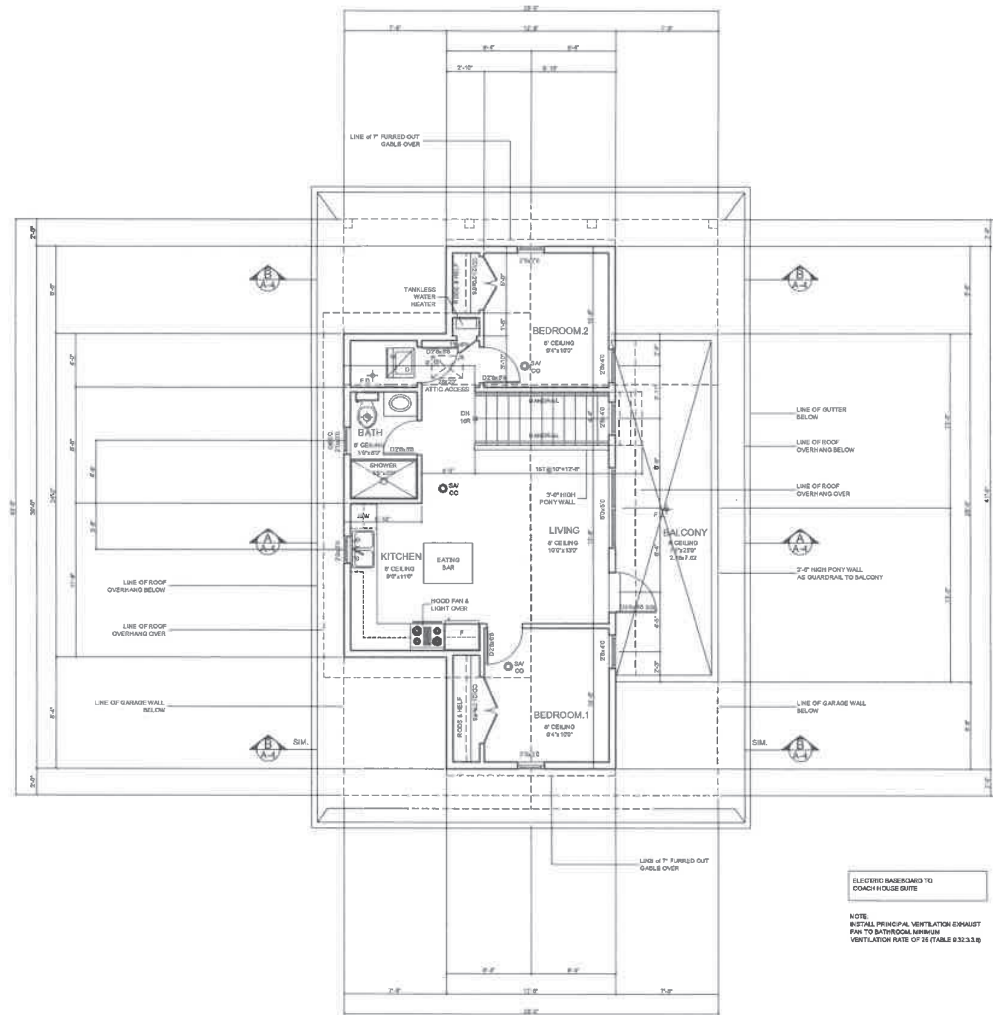
sheet no.

A2



of 7

TO
D000408(2)



SECOND FLOOR PLAN
AREA: 669.0 SQFT

CLUSTERED BATHROOMS TO
COACH HOUSE SUITE

NOTE:
BATH PRINCIPAL VENTILATION EXHAUST
FAN TO BATHROOM VENTILATION
VENTILATION RATE OF 35 (TABLE 9.3.3.1)



oscar woodman design
1782 view street, port moody.
british columbia . V3H3Y2
604-937-7640

project title
**RESIDENCE-
FORSBERG**
Proposed Coach House
3766 SOMERSET AVE,
PORT COQUITLAM, B.C.
sheet title

Second Floor Plan
Second floor Area: 667.0 SQFT

Date: 17 Jun 2019 issue-revision:
job no.
drawn: Tamas chkd.
scale 1/4" = 1'-0"
sheet no.



A3

of 7

DP000408(3)

NOTES:
ALL DIMENSIONS IN MILLIMETERS
UNLESS OTHERWISE STATED

① ROOF: NORMAL SHINGLES

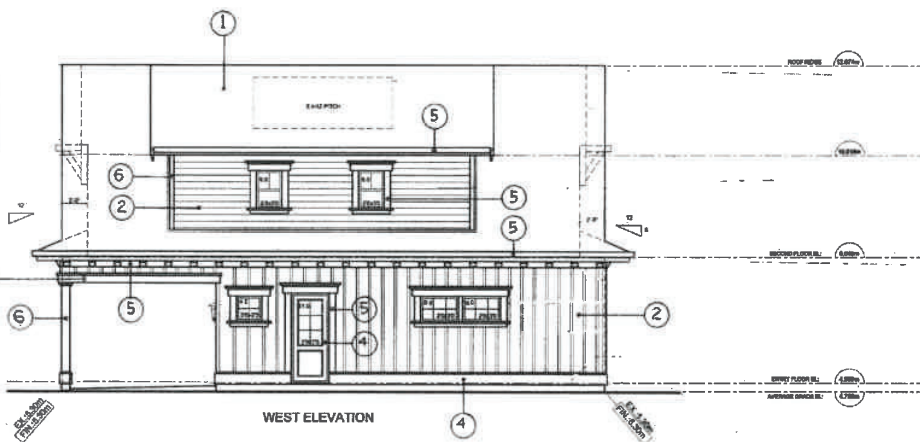
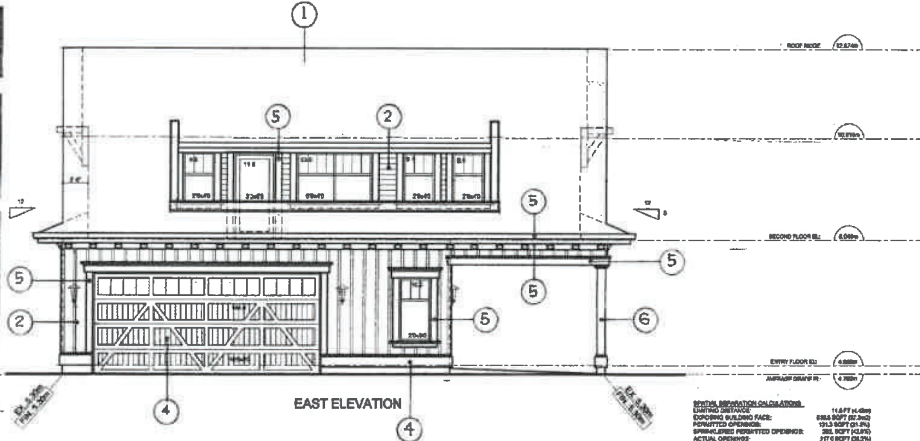
② HARDIE WALL SIDING
HORIZONTAL & VERTICAL

③ HARDIE WALL SHINGLE

④ GARAGE DOOR
EXTERIOR SHINGLE DOORS
BASE TRIM TO EXTERIOR WALLS

⑤ WINDOWS,
WINDOW TRIM
DOOR TRIM
SOFFIT DENTIL CROWN
PASCIA BOARDS
GUTTER

⑥ CORNER TRIM
POSTS.



SPATIAL SEPARATION CALCULATIONS
EXISTING DISTANCE: 11.877 m (39 ft)
EXISTING BUILDING FACE: 8.84 m (29 ft)
PROPOSED DISTANCE: 13.13 m (43 ft)
PROPOSED BUILDING FACE: 8.84 m (29 ft)
ACTUAL DISTANCE: 13.13 m (43 ft)
ACTUAL BUILDING FACE: 8.84 m (29 ft)

SPATIAL SEPARATION CALCULATIONS
EXISTING DISTANCE: 11.877 m (39 ft)
EXISTING BUILDING FACE: 8.84 m (29 ft)
PROPOSED DISTANCE: 13.13 m (43 ft)
PROPOSED BUILDING FACE: 8.84 m (29 ft)
ACTUAL DISTANCE: 13.13 m (43 ft)
ACTUAL BUILDING FACE: 8.84 m (29 ft)

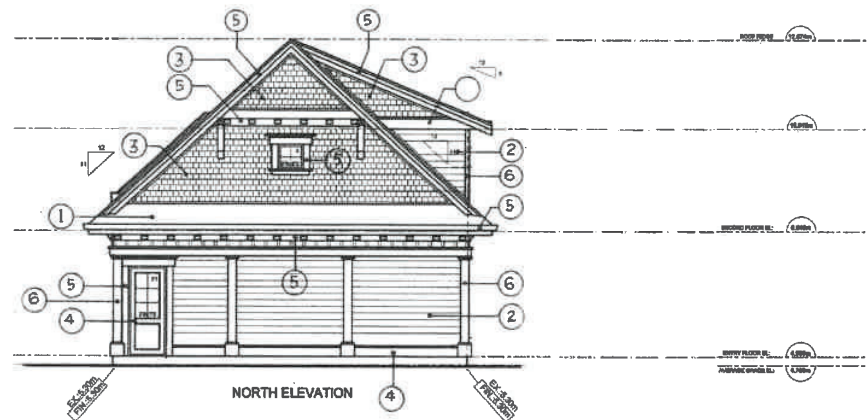


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british columbia . V3H5Y2
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project title
**RESIDENCE-
FORSBERG**
Proposed Coach House
3708 SOMERSET AVE
PORT COQUITLAM, B.C.
sheet title
Elevations
North Elevation
South Elevation

Date: 17 Jun 2019 issue-revision:
job no.
drawn: Tamas chkd.
scale 1/4" = 1'-0"
sheet no. **A5**

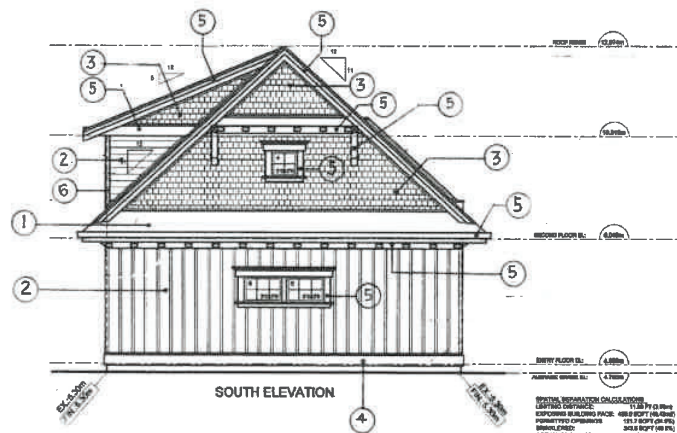
2000408(4)



NOTE:
ALL DIMENSIONS TO FACE
UNLESS OTHERWISE SPECIFIED



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SPRINKLER INFORMATION: CALIBRATION
LASTED CONTAINER: 11.18.19.13.14.15
CONTAINER: 11.18.19.13.14.15
PERMITTED CONTAINER: 11.18.19.13.14.15
BRIEF: 11.18.19.13.14.15
ACTUAL: 11.18.19.13.14.15

project title
**RESIDENCE-
FORSBERG**
Proposed Coach House
3780 SOMERSET AVE
PORT COQUITLAM, B.C.
sheet title
Elevations
East Elevation
West Elevation

Date: 17 Jun 2019 issue-revision:
job no.
drawn: Tamas chkd.
scale 1/4" = 1'-0"
sheet no.

A6

of 7

DP000408(5)

① ROOF: ASPHALT SHINGLES
EXISTING.



② CEDAR WALL SIDING.
STUCCO.



④ EXTERIOR SINGLE DOORS.
WINDOW SHUTTERS.



⑤ EXISTING WINDOWS,
EXISTING GUTTER/FASCIA.
EXISTING POSTS.



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604-937-7840

project title

**RESIDENCE-
FORSBERG**
Proposed Coach House

3786 SOMERSET AVE
PORT COQUITLAM, B.C.

sheet title

FRONT VIEW OF EXISTING
PRINCIPAL RESIDENCE.

Date: issue-revision:

job no.

drawn: chld.

scale

sheet no.

DP000403(6)

Schedule A

Energy Conservation:

| Conservation Measure | Verification Method |
|---------------------------|--------------------------------------------------------------------------------------|
| Energy Star rated windows | BP stage; written confirmation by applicant along with staff review of BP submission |
| LED Light Fixtures | BP stage; written confirmation by applicant along with staff review of BP submission |

Water conservation:

| Conservation Measure | Verification Method |
|----------------------|---------------------------------------------------------------------------------------|
| Low flow toilets | BP stage; written confirmation by consultant along with staff review of BP submission |

GHG Reduction:

| Conservation Measure | Verification Method |
|------------------------------------------------------------------------------------|-------------------------------------------------|
| Accessible storage space for garbage, recycling and organic waste will be provided | DP and BP stage; staff review of building plans |

per OCP Sec. 9.11 Environmental Conservation DPA designation