

MATERIALS & COLORS

ASPHALT SHINGLE ROOF:
(35 YEAR WARRENTY MIN)
COLOR: TO MATCH CHARCOAL
(CAMBRIDGE IKO)
35 YR WARRENTY MIN.

WOOD SOFFIT:
COLOR TO MATCH:
BM ARBORCOAT "SPANISH MOSS"
SEMITRANSSPARENT STAIN

METAL GUTTERS & DOWNPIPES:
COMMERCIAL BROWN (GENTEK)

METAL RAILINGS:
COMMERCIAL BROWN (GENTEK)

VINYL WINDOWS:
COLOR: BLACK

STONE CLADDING:
ELDORADO STONE (IXL)
COLOR:
MONTECITO CLIFFSTONE

P1 PAINT COLORS:

P1. EXTERIOR CLADDING (STUCCO):
COLOR TO MATCH:
BM #AF-115 WEIMARANER

P2 P2. EXTERIOR CLADDING STAINED WOOD SIDING
COLOR TO MATCH:
BM ARBORCOAT "SPANISH MOSS"
SEMITRANSSPARENT STAIN

P3. FASCIA FIBERGLASS PANEL COLOR
COLOR TO MATCH:
BM #2131-20 IRON MOUNTAIN

P3 P3. FRONT DOOR
COLOR TO MATCH:
BM #2131-20 IRON MOUNTAIN

P4. WOOD TRIM:
COLOR TO MATCH:
BM # 994 FALLEN TIMBER

P4 P4. FENCES & WASTE ENCLOSURE DOORS
COLOR TO MATCH:
BM #994 FALLEN TIMBER



VIEW LOOKING SOUTH (FROM ROCHESTER AVENUE TO SITE)



VIEW LOOKING NORTH (FROM LANE TO SITE)



VIEW LOOKING SOUTH (FROM ROCHESTER AVENUE)

Title
3D VIEWS

Scale
AS SHOWN
Drawing No.

A0.0



① WEST ELEVATION
Scale: NTS



② SOUTH (FRONT) ELEVATION
Scale: NTS



③ EAST ELEVATION
Scale: NTS

MATERIALS & COLORS

- | | | |
|---|--|--|
| F1 ASPHALT SHINGLE ROOF:
(35 YEAR WARRANTY MIN)
COLOR: TO MATCH CHARCOAL
(CAMBRIDGE ICKO)
35 YR WARRANTY MIN. | F3 METAL GUTTERS & DOWNPIPES:
COMMERCIAL BROWN (GENTEK) | F5 VINYL WINDOWS :
COLOR: BLACK |
| F2 WOOD SOFFIT:
COLOR TO MATCH:
BM ARBORCOAT "SPANISH MOSS"
SEMITRANSSPARENT STAIN | F4 METAL RAILINGS:
COMMERCIAL BROWN
(GENTEK) | F6 STONE CLADDING:
ELDORADO STONE (IXL)
COLOR:
MONTECITO CLIFFSTONE |

PAINT COLORS:

- | | | |
|---|---|--|
| F7 P1. EXTERIOR CLADDING, STUCCO:
COLOR TO MATCH:
BM #AF-115 WEIMARANER | F9 P3. FASCIA FIBERGLASS PANEL COLOR
COLOR, TO MATCH:
BM #2131-20 IRON MOUNTAIN | F11 P3. FRONT DOOR
COLOR TO MATCH:
BM #2131-20 IRON MOUNTAIN |
| F8 P2. EXTERIOR CLADDING STAINED WOOD
SIDING, COLOR TO MATCH:
BM ARBORCOAT "SPANISH MOSS"
SEMITRANSSPARENT STAIN | F10 P4. WOOD TRIM:
COLOR TO MATCH:
BM #994 FALLEN TIMBER | F12 P4. FENCES & WASTE ENCLOSURE DOORS
COLOR TO MATCH:
BM #994 FALLEN TIMBER |



④ NORTH (REAR)ELEVATION
Scale: NTS

Title

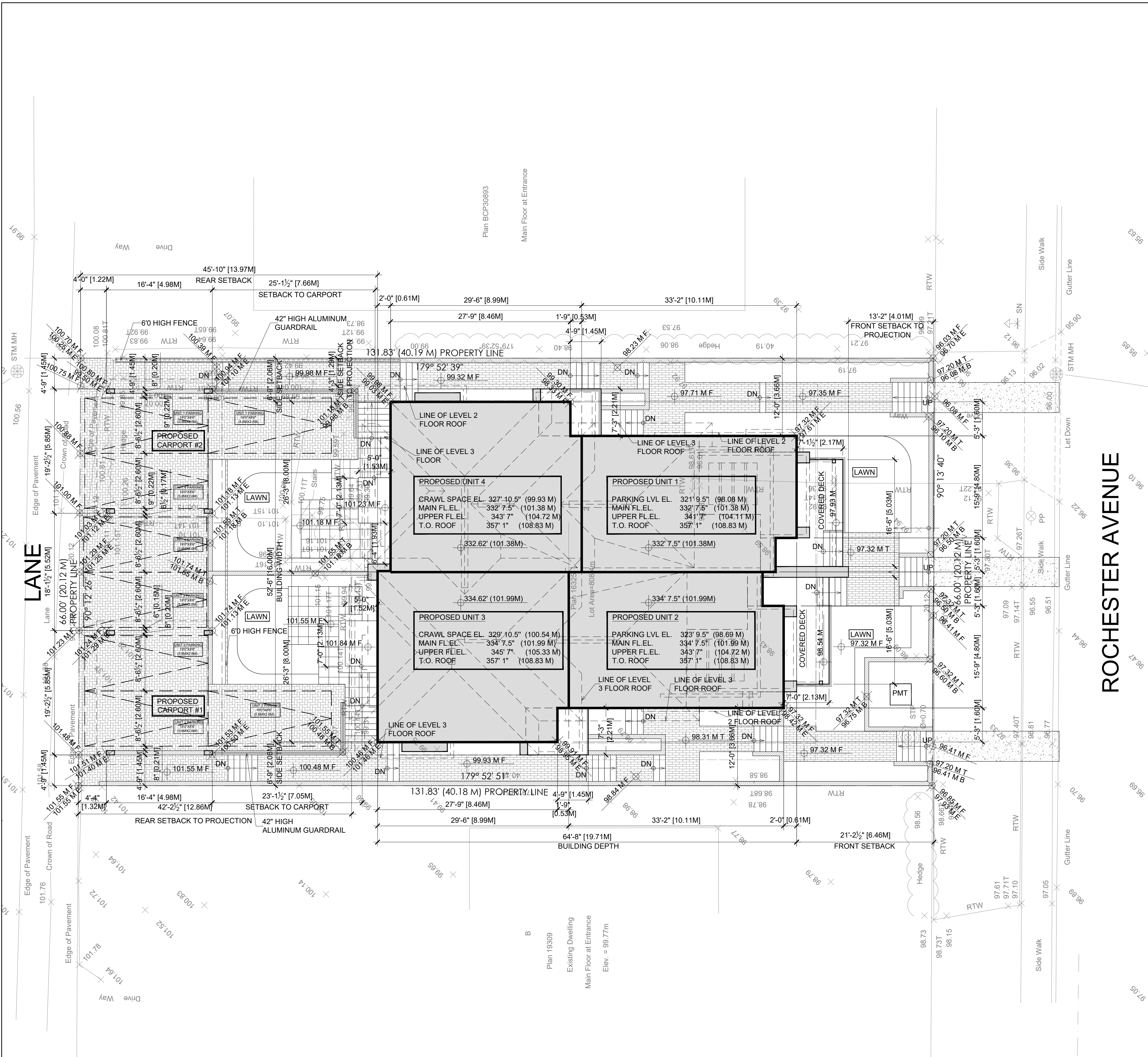
COLOR ELEVATIONS

Scale

AS SHOWN

Drawing No.

A0.2



ADDRESS

1041 ROCHESTER AVENUE, COQUITLAM, B.C.

LEGAL DESCRIPTION

LOT	1
BLOCK	-
DISTRICT LOT	45 & 108
GROUP	1 NWD
PLAN	16325

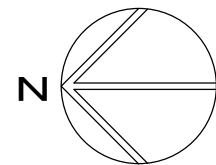
P.I.D.

004 629 311

ZONING REQUIREMENTS

LAND ZONED	RT-1 (NAR)				
SITE AREA	REQUIRED FOR 4 UNITS 8,701 SF (808.4 M2)				PROPOSED 8,701 SF (808.40 M ²)
LOT WIDTH	REQUIRED FOR 4 UNITS 65.62' (20 M)				PROPOSED 66.00' (20.12 M)
SITE COVERAGE	PERMITTED				PROPOSED
BUILDING	.5 X 8,701 SF = 4350 SF				BLDG. = 3319 SF (308.34 M ²) CARPORT = 627 SF (58.25 M ²) = 3946 SF (366.59 M ²)
FLOOR AREA RATIO					
PERMITTED	.75 X 8,701 SF = 6,525 SF				6,525 SF (606.20 M ²)
PROPOSED					6492 SF (603.12 M ²)
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	TOTAL
MAIN FLOOR	766 SF	602 SF	766 SF	602 SF	2736 SF (254.18 M ²)
UPPER FLOOR	752 SF	440 SF	752 SF	440 SF	2384 SF (221.48 M ²)
PARKING LVL	0 SF	686 SF	0 SF	686 SF	1372 SF (127.46 M ²)
TOTAL	1518 SF	1728 SF	1518 SF	1728 SF	6492 SF (603.12 M ²)
SET BACKS	PERMITTED				PROPOSED
FRONT YARD	18.04' (5.5 M)				21.21' (6.46 M)
SIDE YARD	4.0' (1.2M)				6.75' (2.06 M)
FLANKING SIDE	9.84' (3.0M)				N/A
REAR YARD	19.68' (6.0M)				45.83' (13.97M)
TO GARAGE	19.68' (6.0M)				23.13' (7.05 M)
BUILDING HEIGHTS	PERMITTED				PROPOSED
BUILDING	36.0' (11M) (3:12 MIN)				32.13' (9.79 M, 3:12 MIN)
PARKING	REQUIRED				PROPOSED
	2 STALLS / UNIT = 8 STALLS				8 STALLS 2.60M X 5.80M STALLS
GARAGE WALL MAX LENGTH (MAX. 3 STALLS):	36.0' (11M)				PROPOSED 19.21' (5.85 M)
OUTDOOR SPACE:	400 SF (37 M2)/UNIT				1981 SF (184.04 M ²) PROPOSED UNIT 1: 506 SF (47.01 M ²) UNIT 2: 443 SF (41.16 M ²) UNIT 3: 503 SF (46.73 M ²) UNIT 4: 529 SF (49.15 M ²)

1 SITE PLAN WITH GRADES
Scale: 1/8" = 1'-0"



Title

SITE PLAN

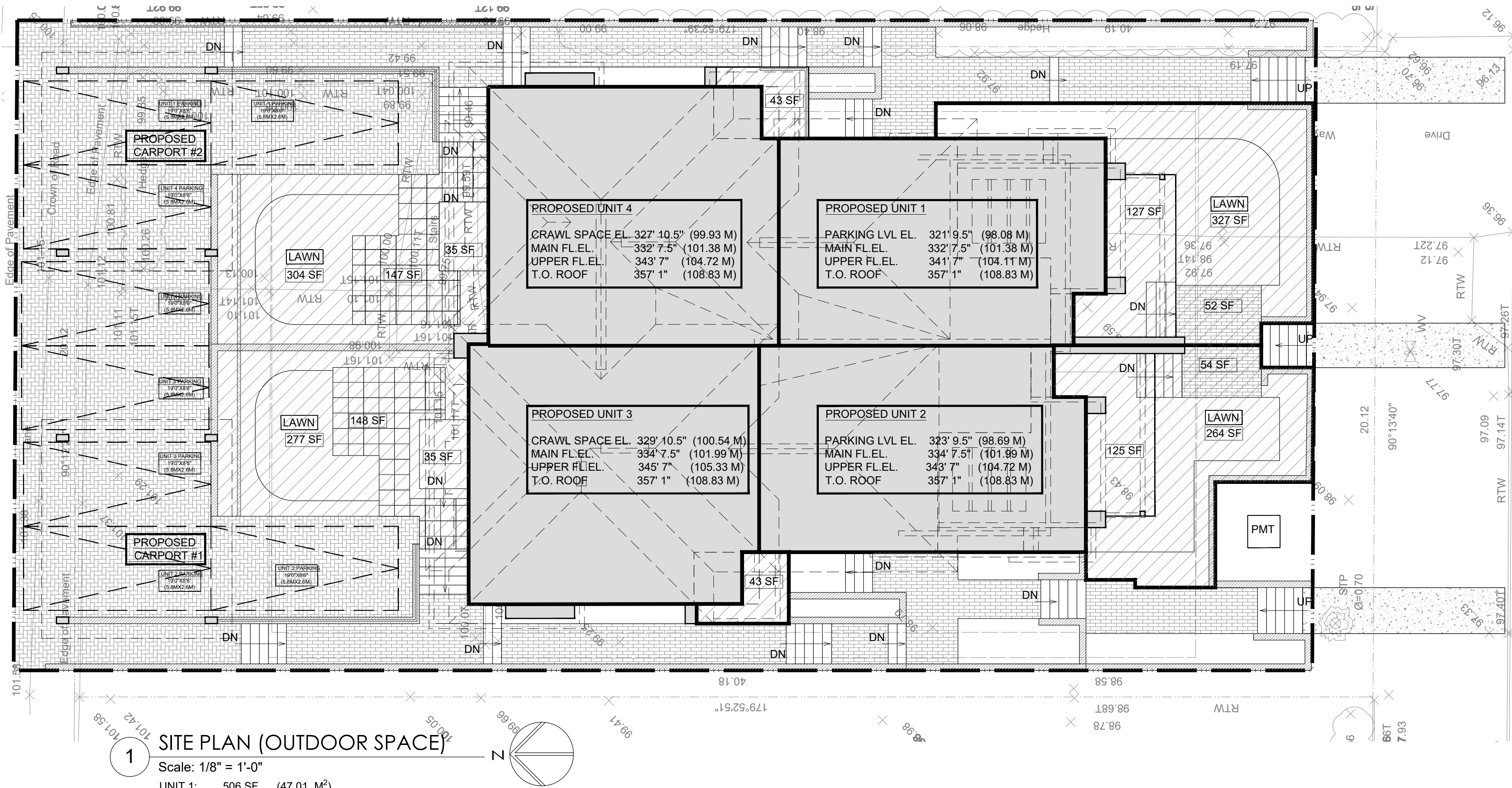
Scale

AS SHOWN

Drawing No.

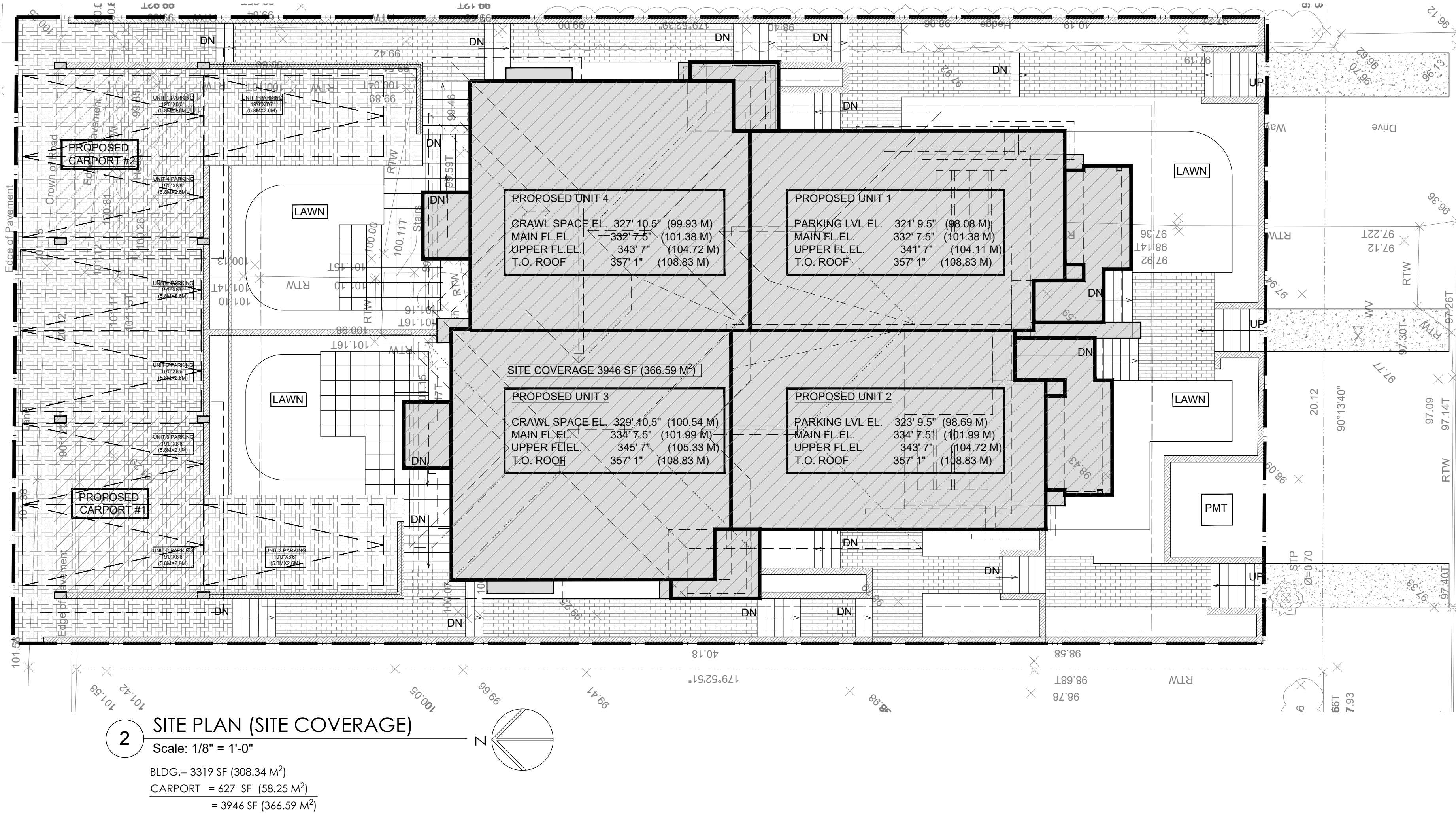
A1

LANE



ROCHESTER AVENUE

LANE

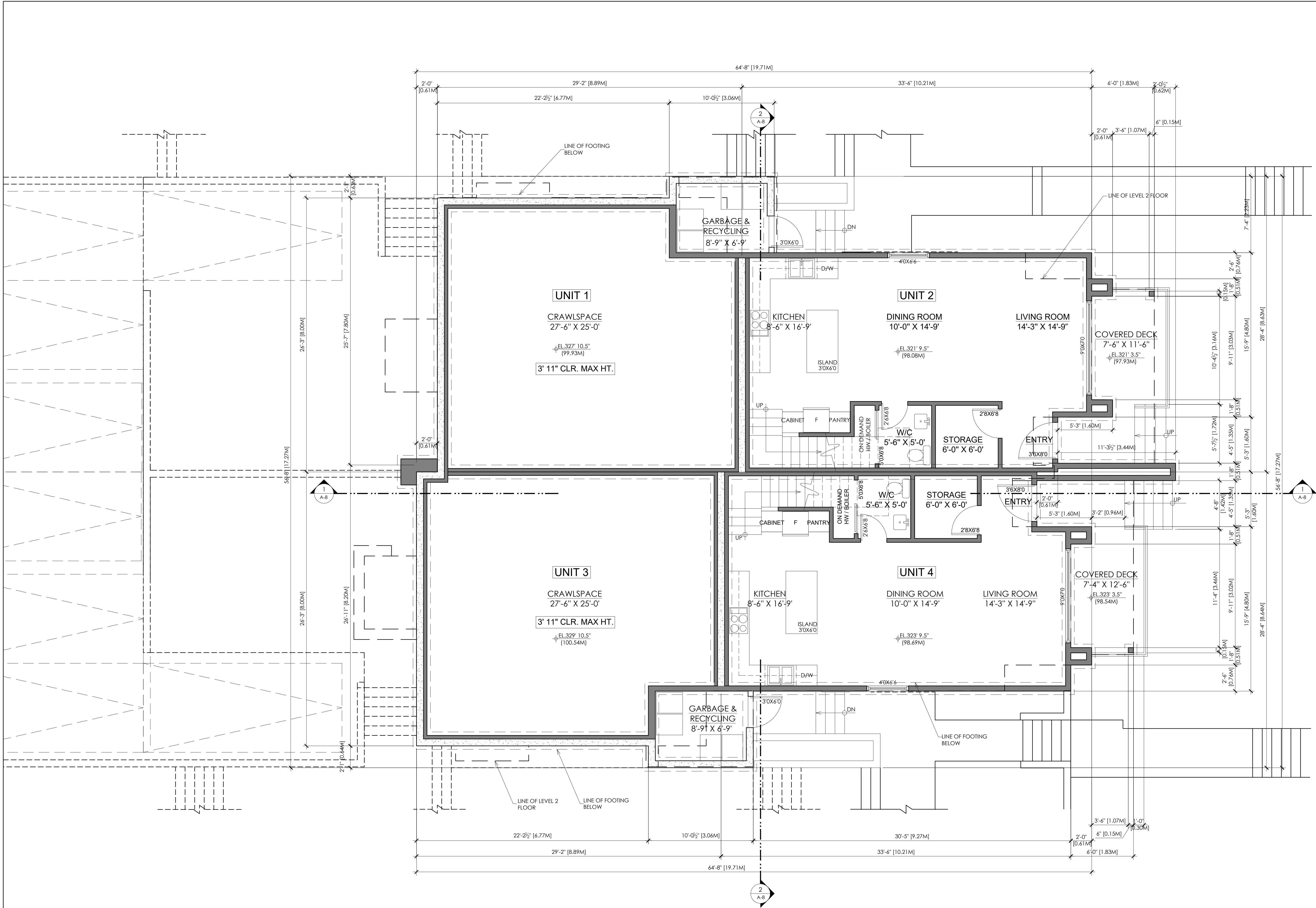


ROCHESTER AVENUE

Title SITE PLAN (SITE COVERAGE AND OUTDOOR SPACES)

Scale AS SHOWN
Drawing No.

A1

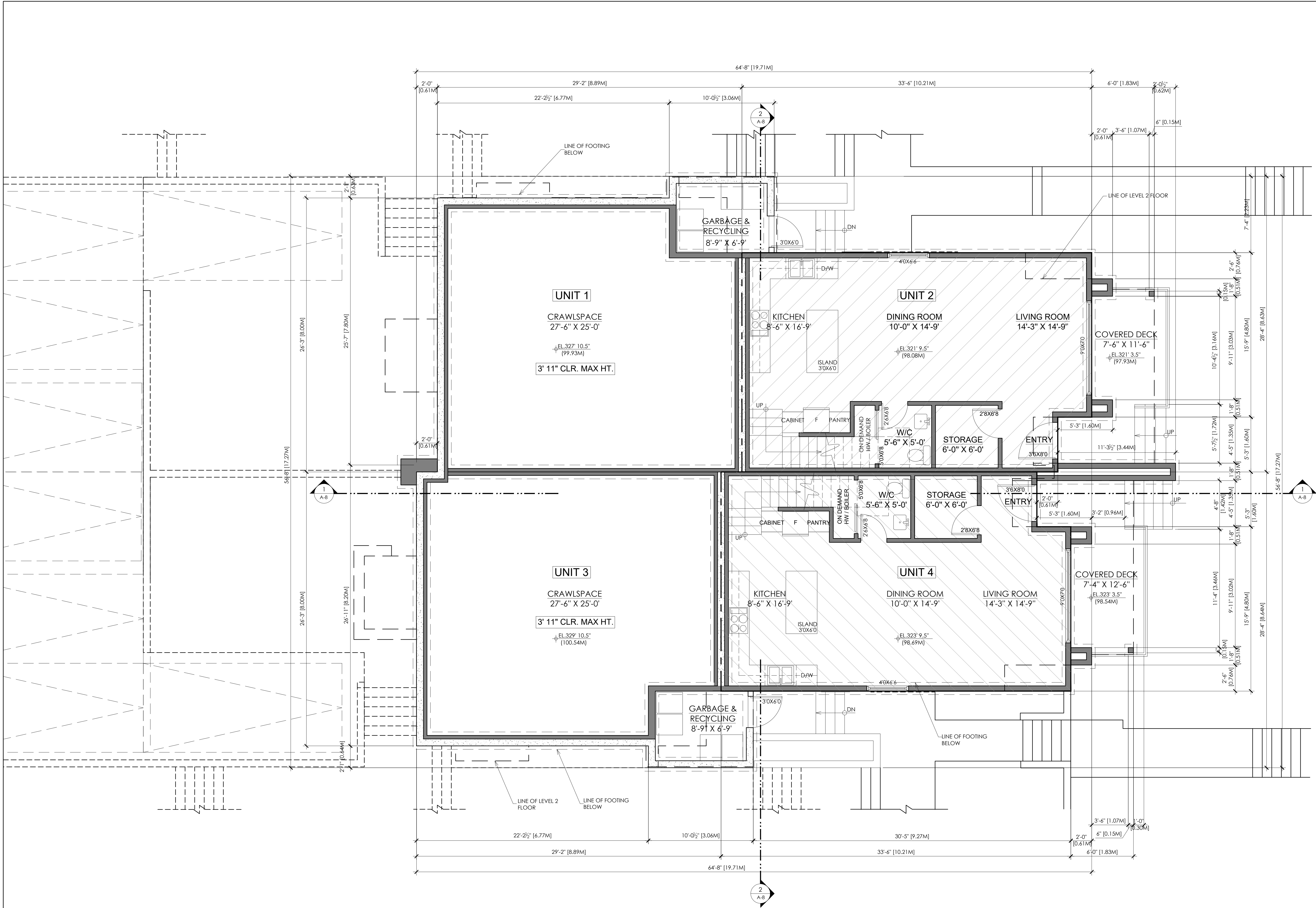


1 LEVEL 1 FLOOR PLAN
Scale: 1/4" = 1'-0"
UNIT 1 SF: 0 SF UNIT 2 SF: 686 SF (63.73 M²)
UNIT 3 SF: 0 SF UNIT 4 SF: 686 SF (63.73 M²)
TOTAL SF: 1372 SF (127.46 M²)

Title
LEVEL 1 FLOOR PLAN

Scale
AS SHOWN
Drawing No.

A2

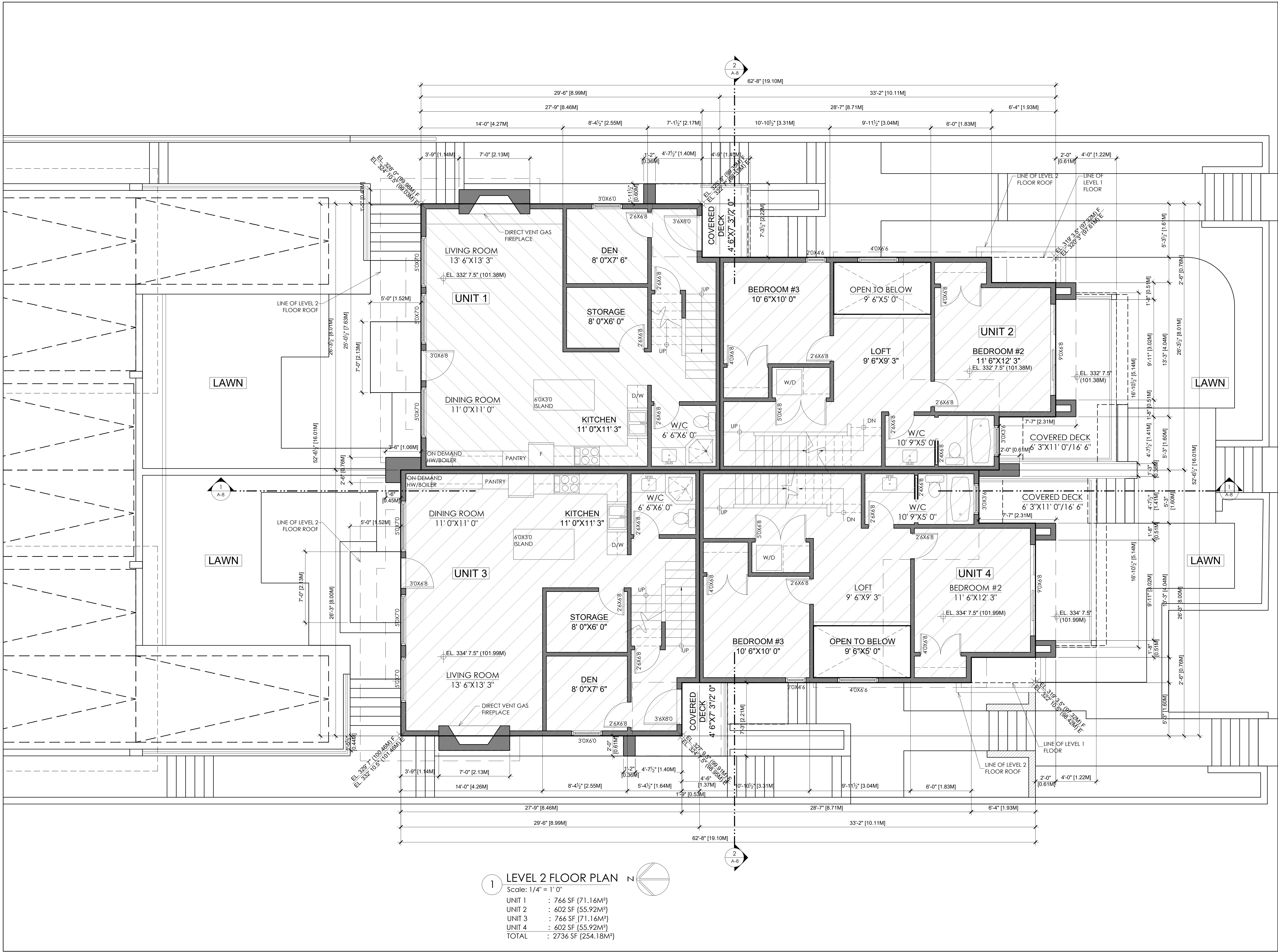


1 LEVEL 1 FLOOR PLAN
Scale: 1/4" = 1'-0"
UNIT 1 SF: 0 SF UNIT 2 SF: 686 SF (63.73 M²)
UNIT 3 SF: 0 SF UNIT 4 SF: 686 SF (63.73 M²)
TOTAL SF: 1372 SF (127.46 M²)

Title
LEVEL 1 FLOOR PLAN

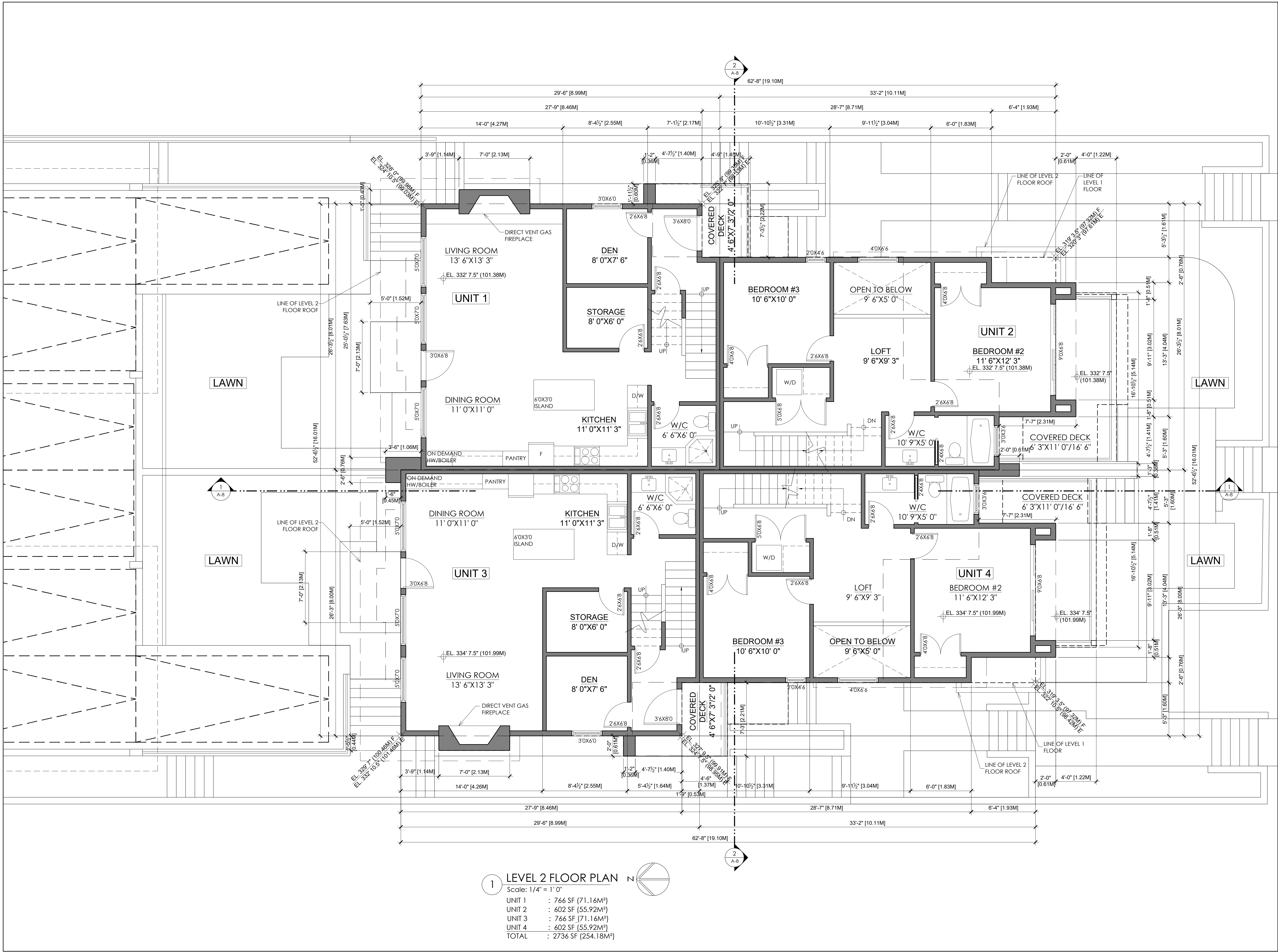
Scale
AS SHOWN
Drawing No.

A2



Title
LEVEL 2 FLOOR PLAN

Scale
AS SHOWN
Drawing No.

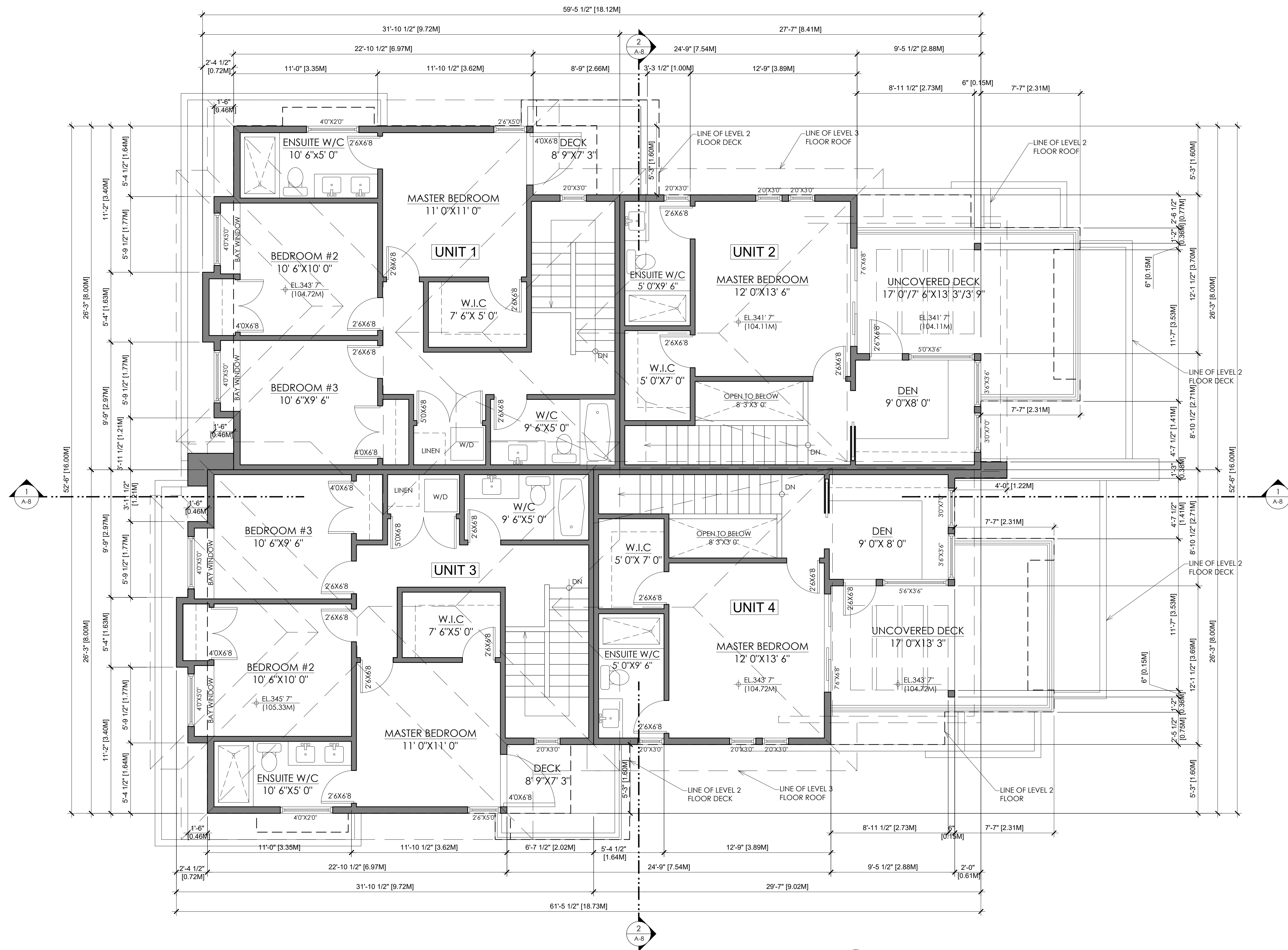


1 LEVEL 2 FLOOR PLAN
Scale: 1/4" = 1' 0"
UNIT 1 : 766 SF (71.16M²)
UNIT 2 : 602 SF (55.92M²)
UNIT 3 : 766 SF (71.16M²)
UNIT 4 : 602 SF (55.92M²)
TOTAL : 2736 SF (254.18M²)

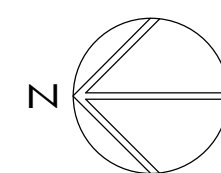
Title
LEVEL 2 FLOOR PLAN

Scale
AS SHOWN
Drawing No.

A3



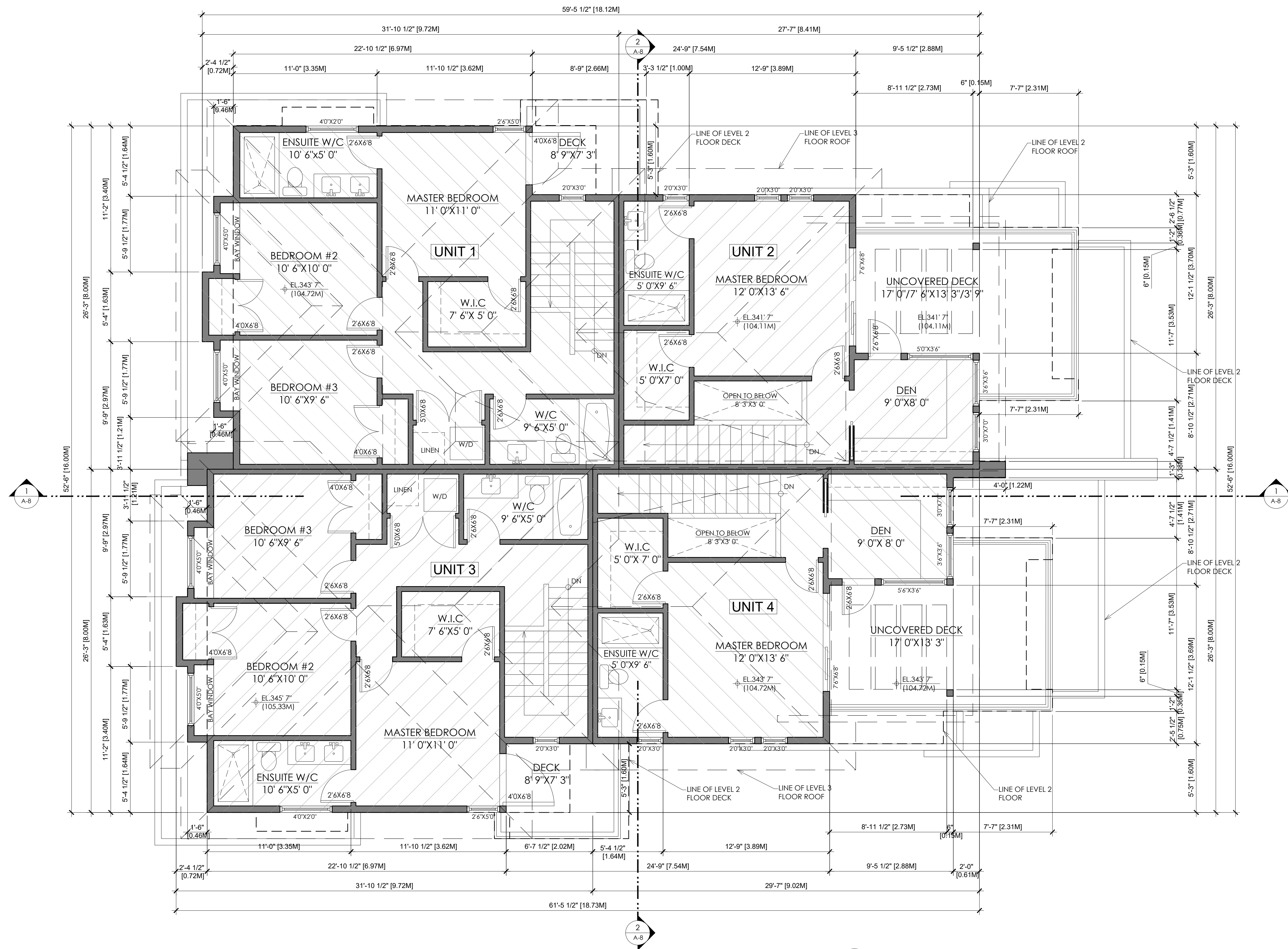
1 LEVEL 3 FLOOR PLAN
Scale: 1/4" = 1' 0"
UNIT 1 : 752 SF (69.86 M²)
UNIT 2 : 440 SF (40.87 M²)
UNIT 3 : 752 SF (69.86 M²)
UNIT 4 : 440 SF (40.87 M²)
TOTAL : 2384 SF (221.48 M²)



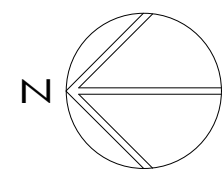
Title
LEVEL 3 FLOOR PLAN

Scale
AS SHOWN
Drawing No.

A4

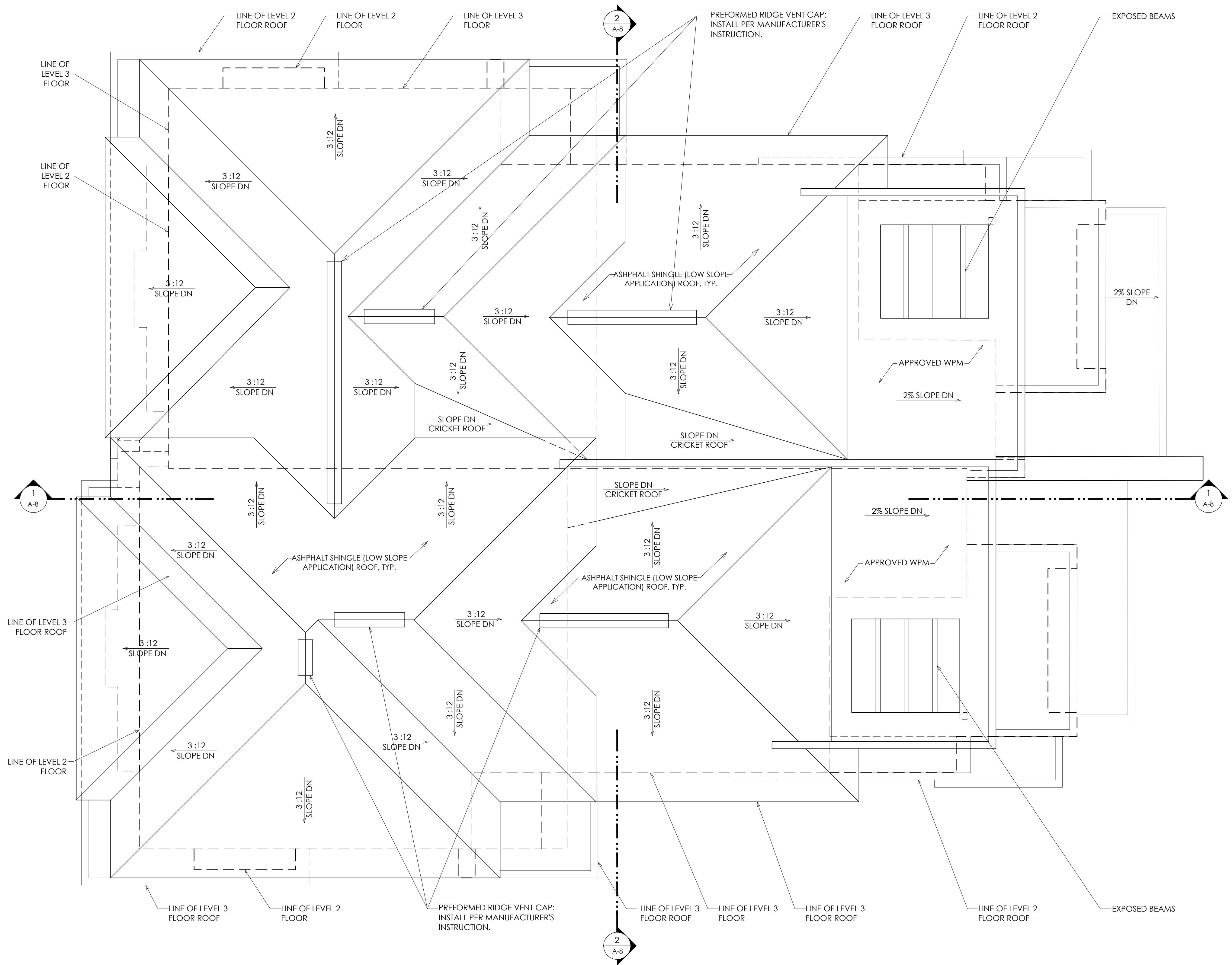


1 LEVEL 3 FLOOR PLAN
Scale: 1/4" = 1' 0"
UNIT 1 : 752 SF (69.86 M²)
UNIT 2 : 440 SF (40.87 M²)
UNIT 3 : 752 SF (69.86 M²)
UNIT 4 : 440 SF (40.87 M²)
TOTAL : 2384 SF (221.48 M²)

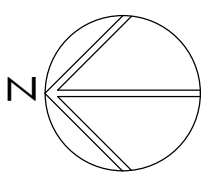


Title
LEVEL 3 FLOOR PLAN

Scale
AS SHOWN
Drawing No.



1 ROOF PLAN
Scale: 1/4" = 1' 0"



Title
ROOF PLAN

Scale
AS SHOWN
Drawing No.

A5

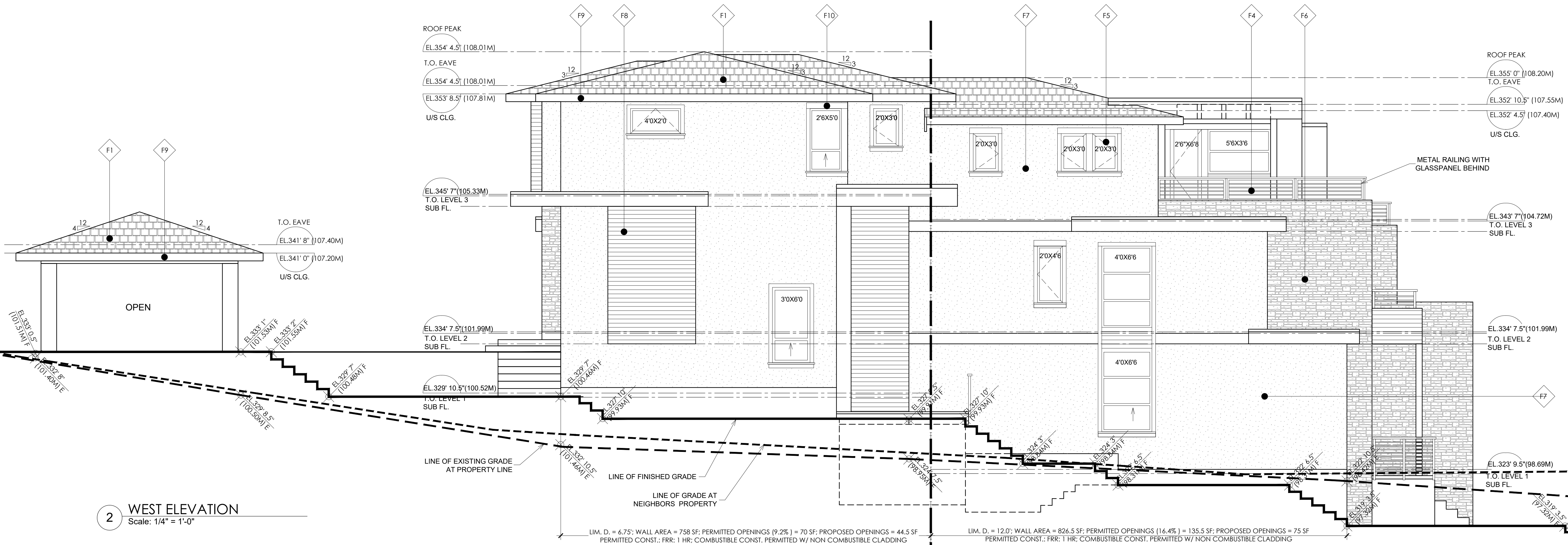
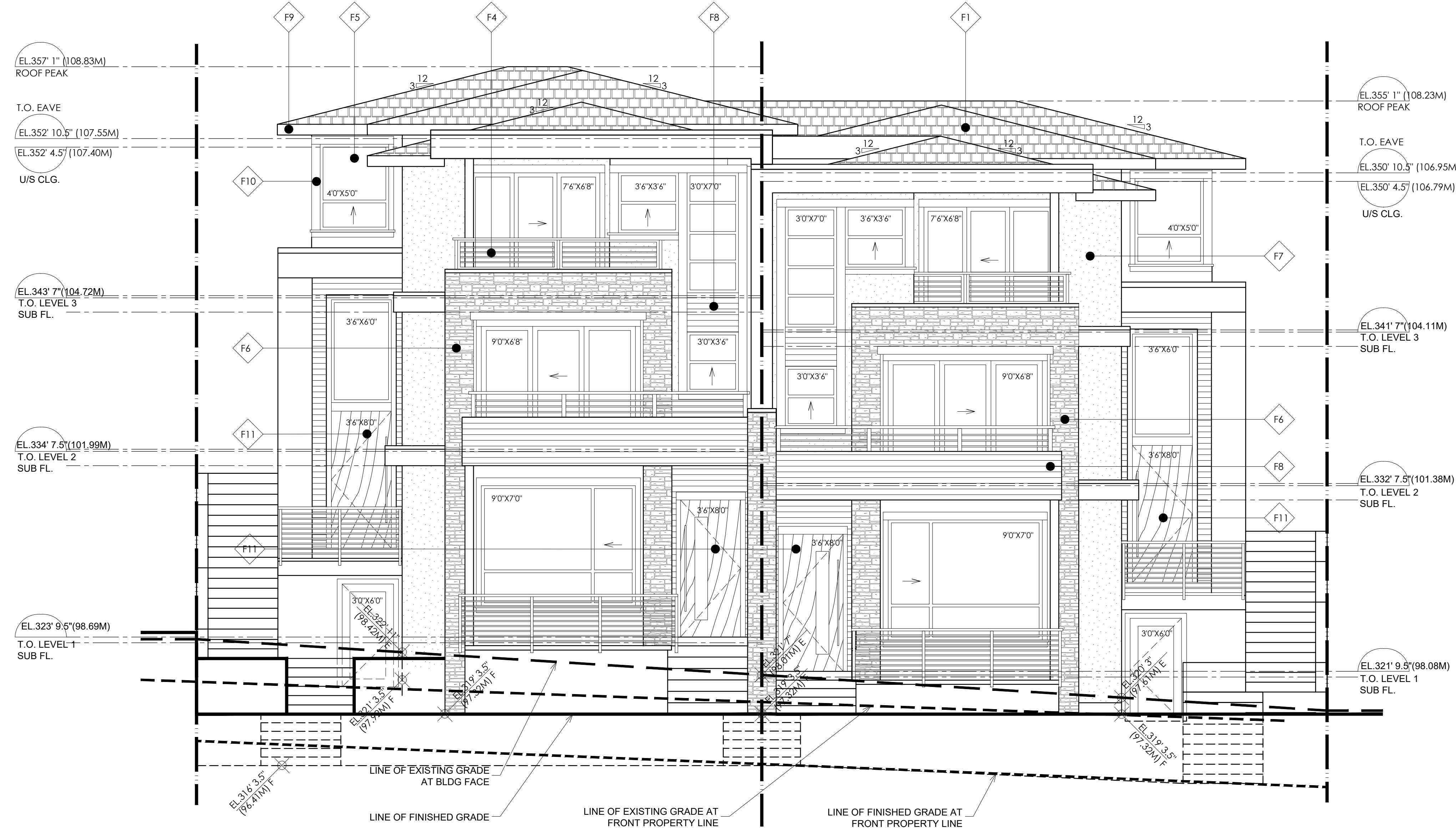
MATERIALS & COLORS

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(CAMBRIDGE IKO)
35 YR WARRENTY MIN.
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COLOR TO MATCH:
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SEMITRANSSPARENT STAIN
- F3 METAL GUTTERS & DOWNPIPES:
COMMERCIAL BROWN (GENTEK)
- F4 METAL RAILINGS:
COMMERCIAL BROWN
(GENTEK)
- F5 VINYL WINDOWS:
COLOR: BLACK
- F6 STONE CLADDING:
ELDORADO STONE (IXL)
COLOR:
MONTECITO CLIFFSTONE

PAINT COLORS:

- F7 P1. EXTERIOR CLADDING, STUCCO:
COLOR TO MATCH:
BM #AF-115 WEIMARANER
- F8 P2. EXTERIOR CLADDING STAINED WOOD
SIDING, COLOR TO MATCH:
BM ARBORCOAT "SPANISH MOSS"
SEMITRANSSPARENT STAIN
- F9 P3. FASCIA FIBERGLASS PANEL COLOR
COLOR, TO MATCH:
BM #2131-20 IRON MOUNTAIN
- F10 P4. WOOD TRIM:
COLOR TO MATCH:
BM #994 FALLEN TIMBER
- F11 P3. FRONT DOOR
COLOR TO MATCH:
BM #2131-20 IRON MOUNTAIN
- F12 P4. FENCES & WASTE ENCLOSURE DOORS
COLOR TO MATCH:
BM #994 FALLEN TIMBER

1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"

Title
ELEVATIONS

Scale
AS SHOWN
Drawing No.

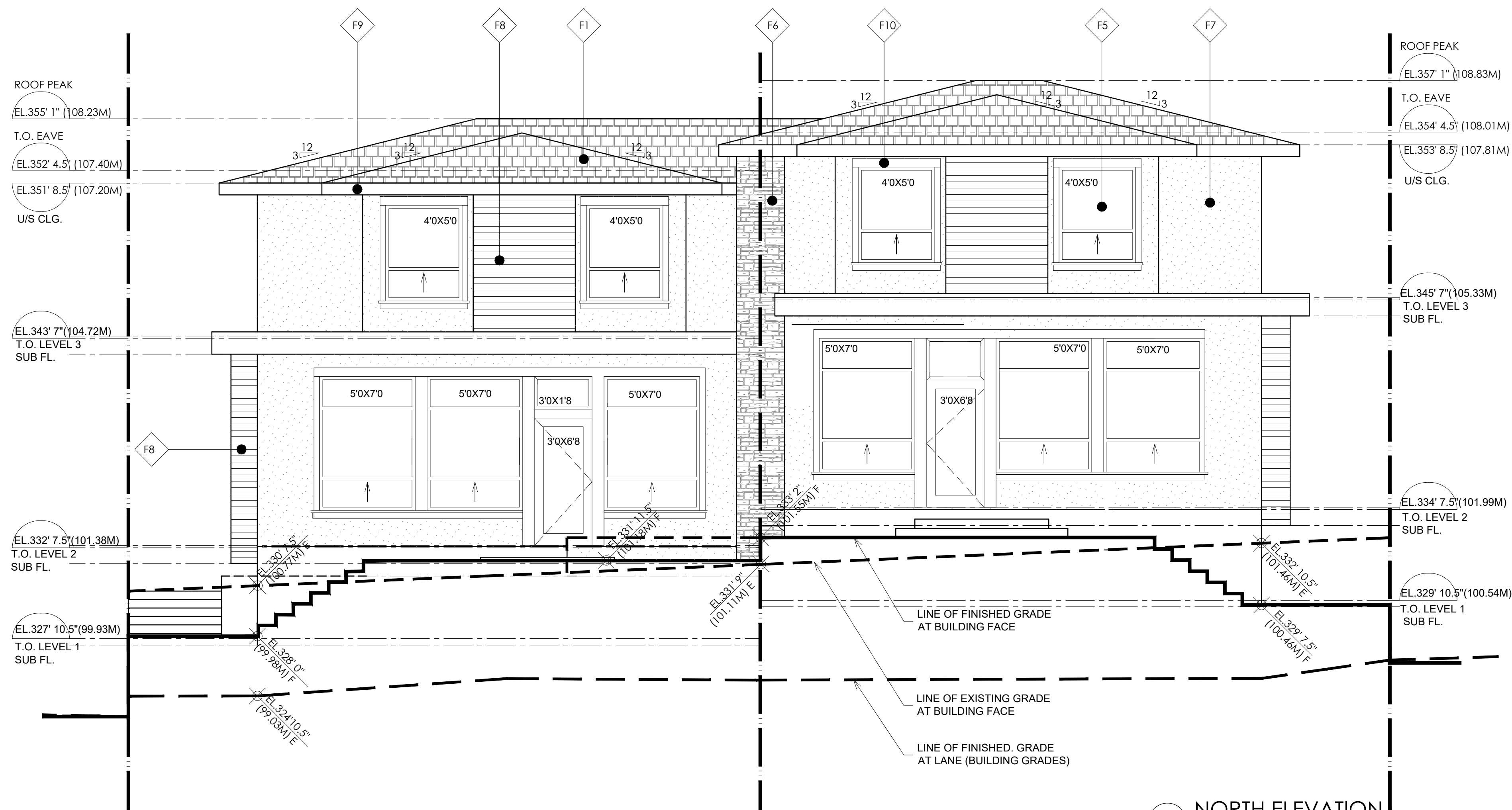
A6

MATERIALS & COLORS

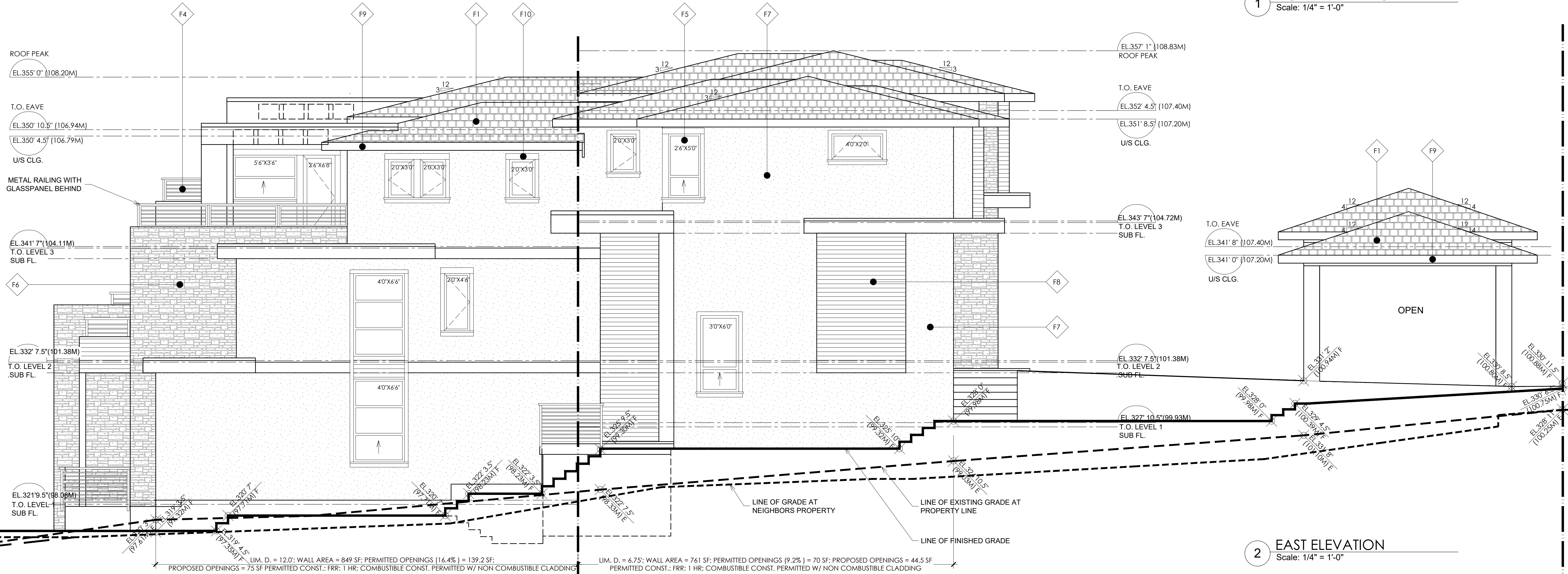
- F1 ASPHALT SHINGLE ROOF:
(35 YEAR WARRANTY MIN)
COLOR: TO MATCH CHARCOAL
(CAMBRIDGE IKO)
35 YR WARRANTY MIN.
- F2 WOOD SOFFIT:
COLOR TO MATCH:
BM ARBORCOAT "SPANISH MOSS"
SEMITRANSSPARENT STAIN
- F3 METAL GUTTERS & DOWNPIPES:
COMMERCIAL BROWN (GENTEK)
- F4 METAL RAILINGS:
COMMERCIAL BROWN
(GENTEK)
- F5 VINYL WINDOWS:
COLOR: BLACK
- F6 STONE CLADDING:
ELDORADO STONE (XL)
COLOR:
MONTECITO CLIFFSTONE

PAINT COLORS:

- F7 P1. EXTERIOR CLADDING, STUCCO:
COLOR TO MATCH:
BM #AF-115 WEIMARANER
- F8 P2. EXTERIOR CLADDING STAINED WOOD
SIDING, COLOR TO MATCH:
BM ARBORCOAT "SPANISH MOSS"
SEMITRANSSPARENT STAIN
- F9 P3. FASCIA FIBERGLASS PANEL COLOR
COLOR, TO MATCH:
BM #2131-20 IRON MOUNTAIN
- F10 P4. WOOD TRIM:
COLOR TO MATCH:
BM #994 FALLEN TIMBER
- F11 P3. FRONT DOOR
COLOR TO MATCH:
BM #2131-20 IRON MOUNTAIN
- F12 P4. FENCES & WASTE ENCLOSURE DOORS
COLOR TO MATCH:
BM #994 FALLEN TIMBER



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

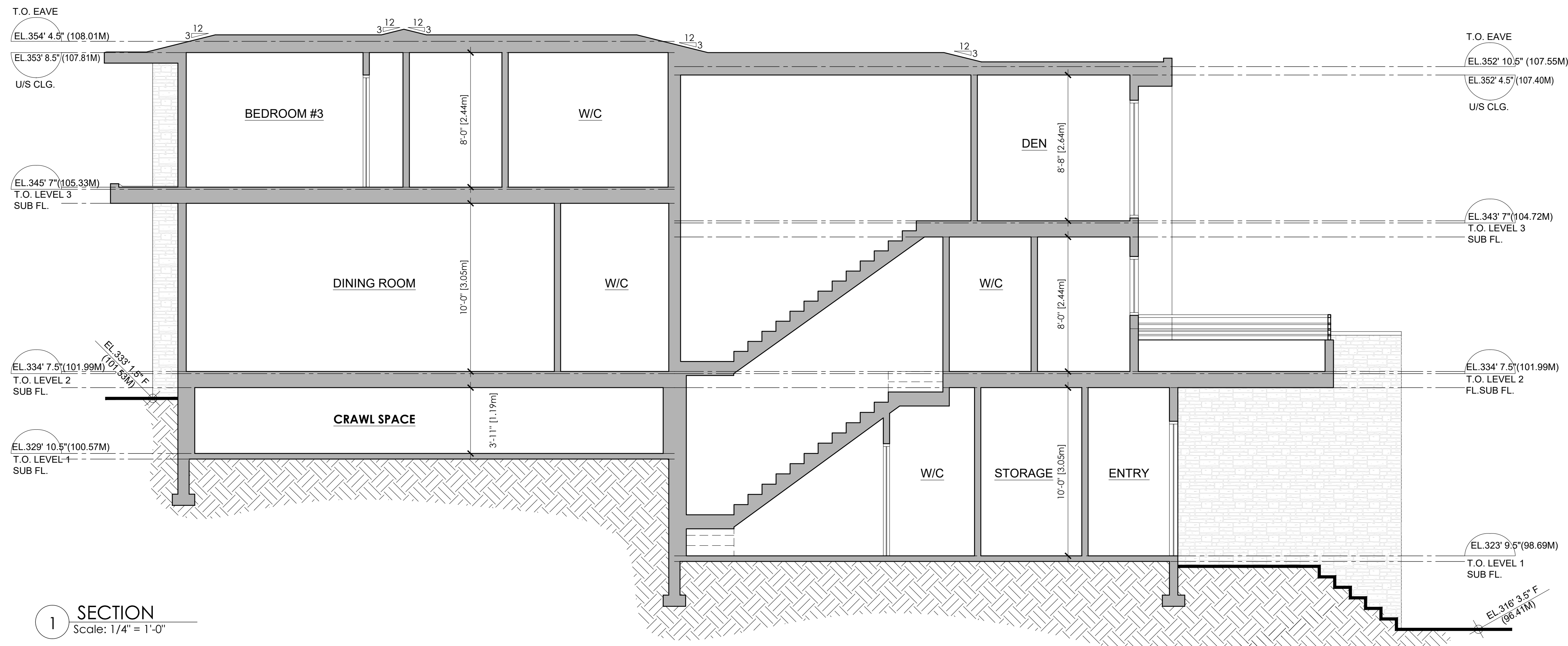


2 EAST ELEVATION
Scale: 1/4" = 1'-0"

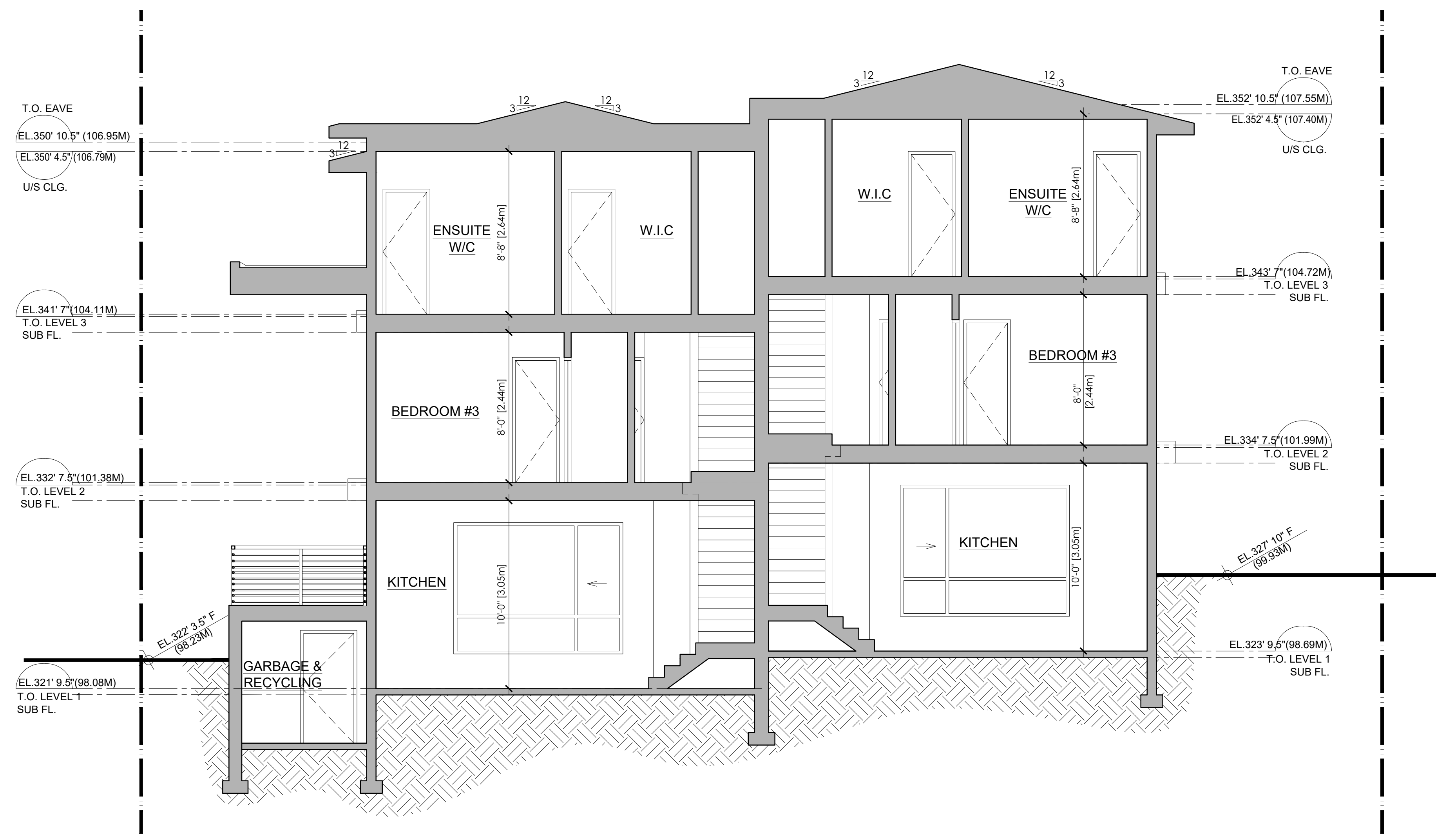
Title
ELEVATIONS

Scale
AS SHOWN
Drawing No.

A7



1 SECTION
Scale: 1/4" = 1'-0"

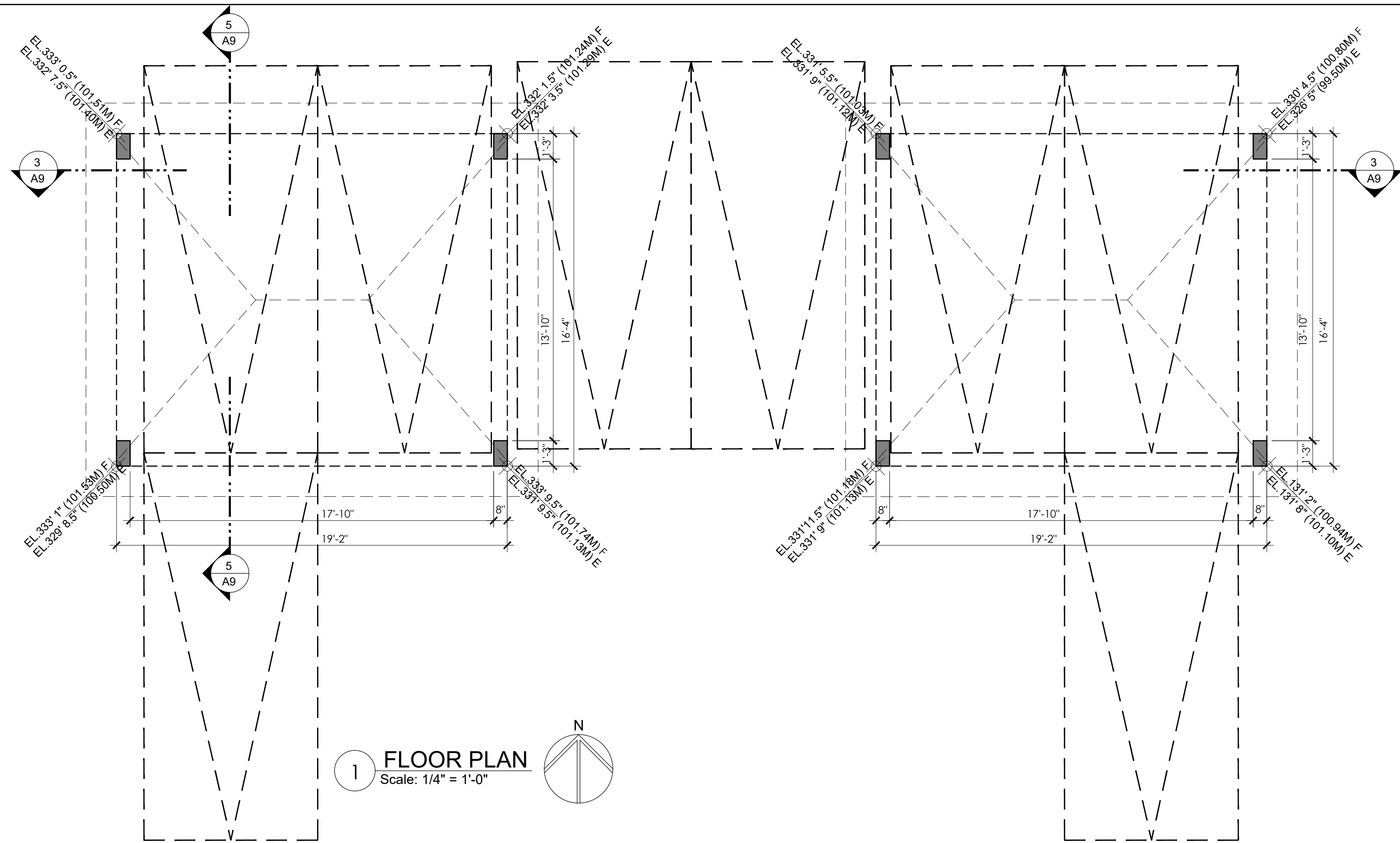


2 SECTION
Scale: 1/4" = 1'-0"

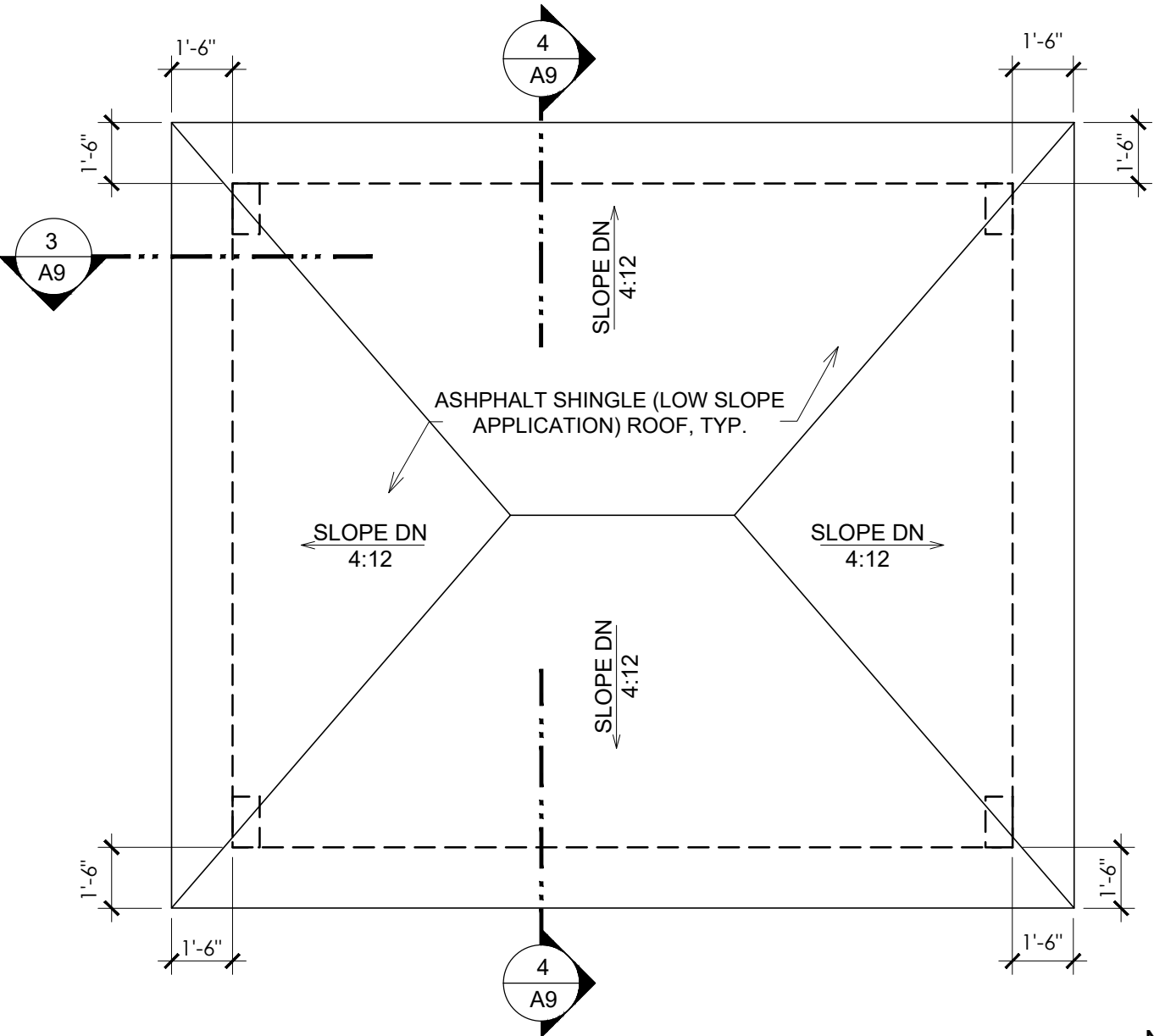
Title
SECTIONS

Scale
AS SHOWN
Drawing No.

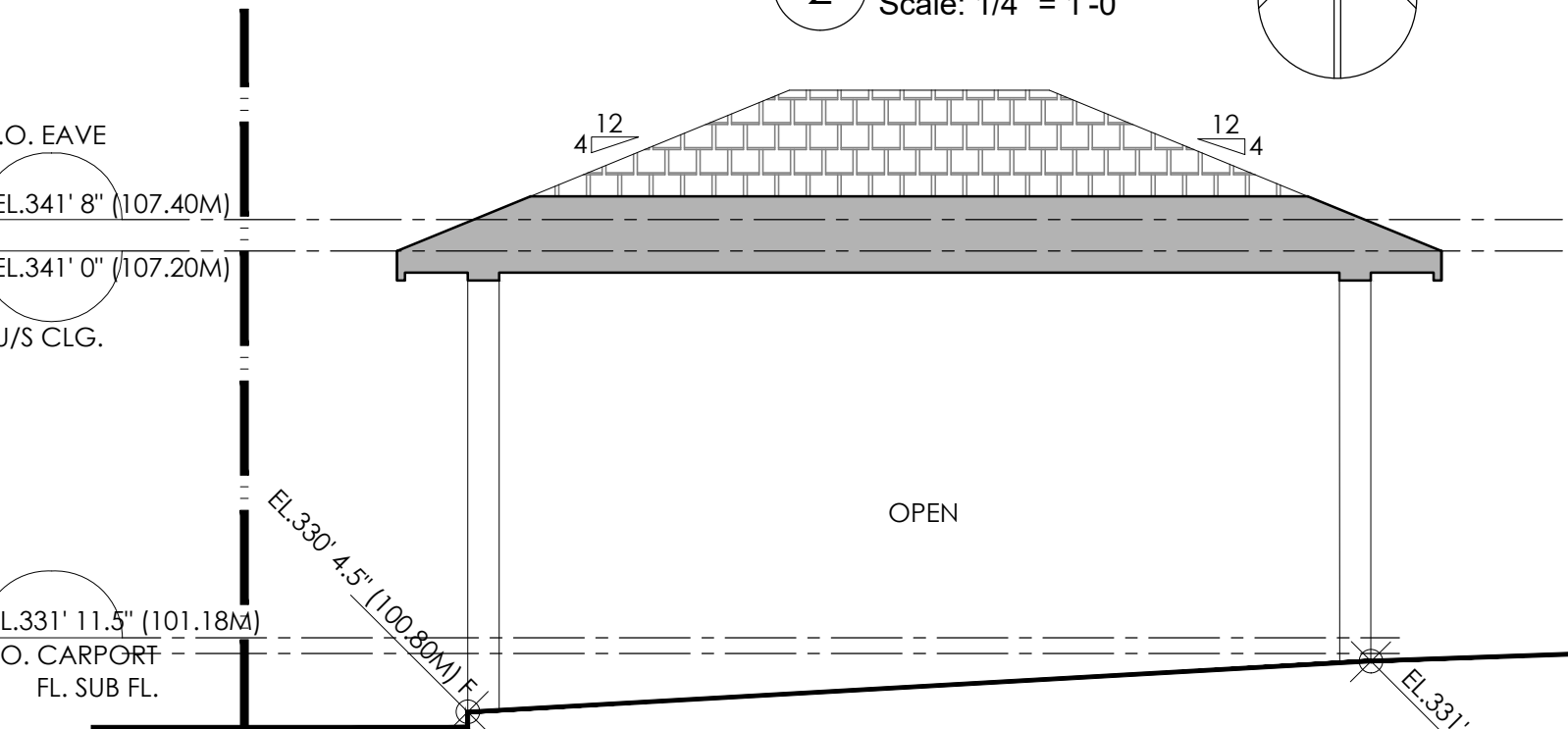
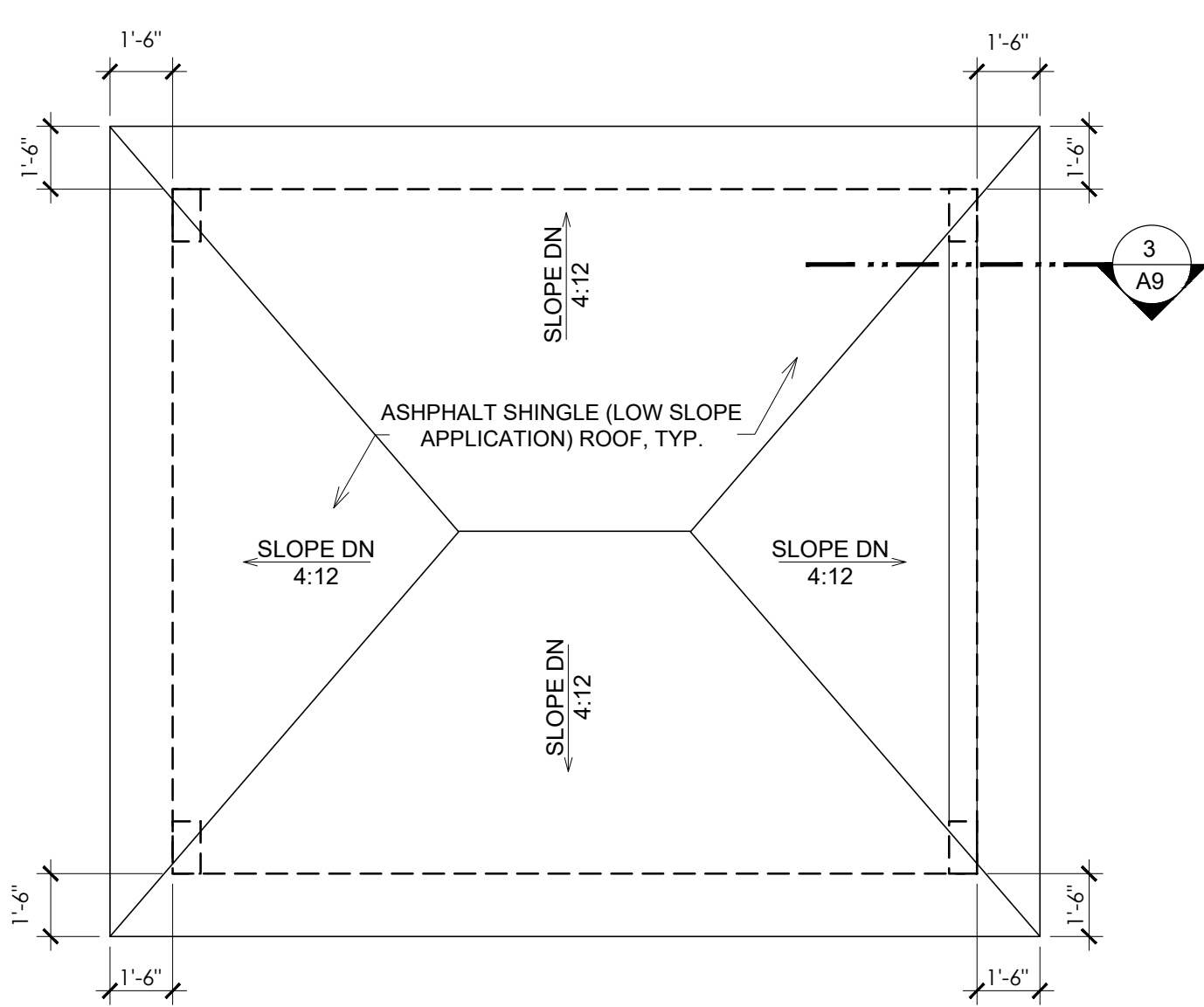
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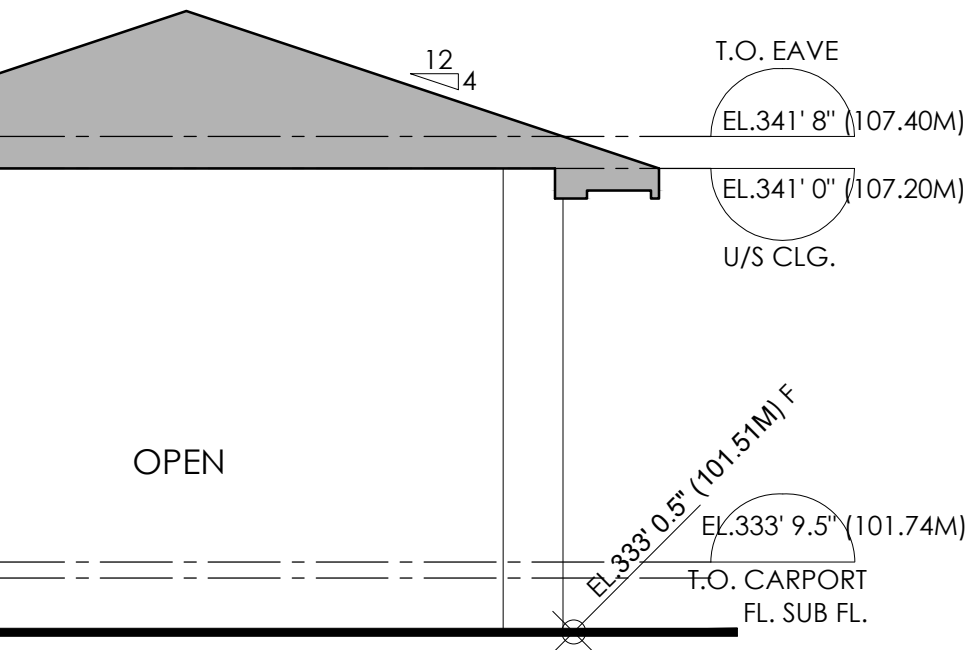
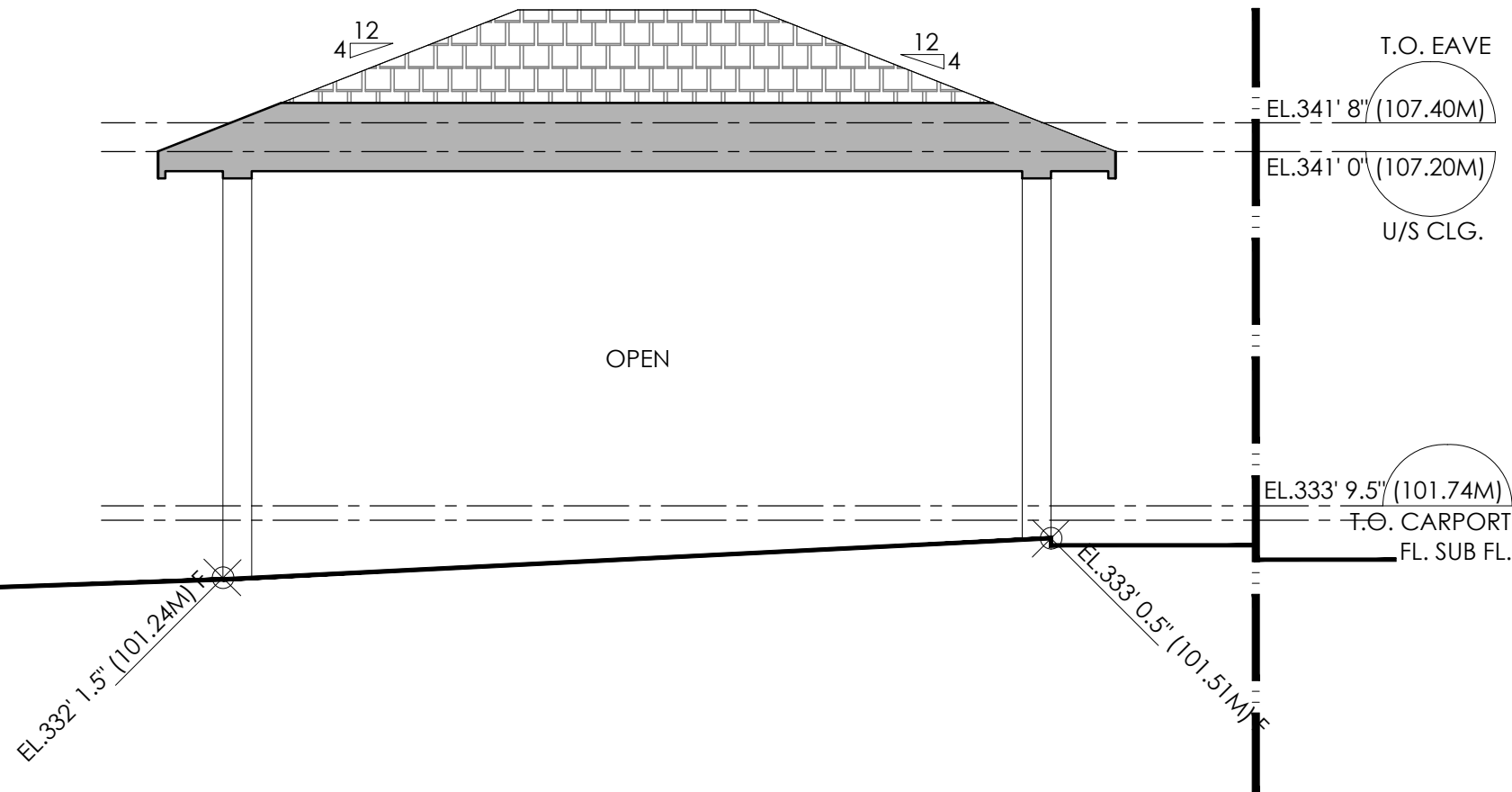
1 FLOOR PLAN
Scale: 1/4" = 1'-0"



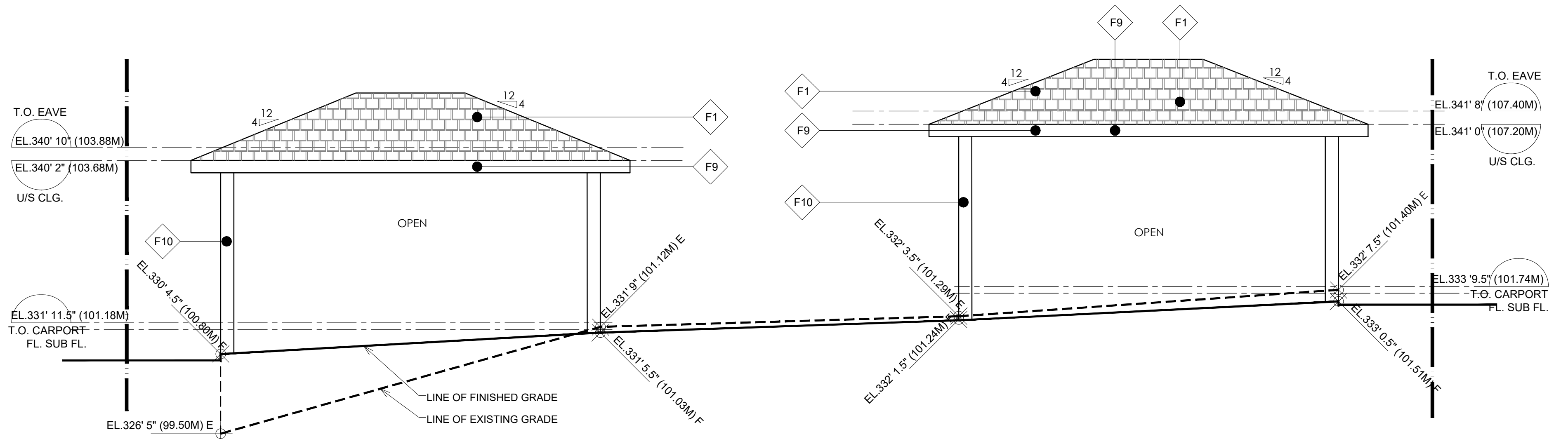
2 ROOF PLAN
Scale: 1/4" = 1'-0"



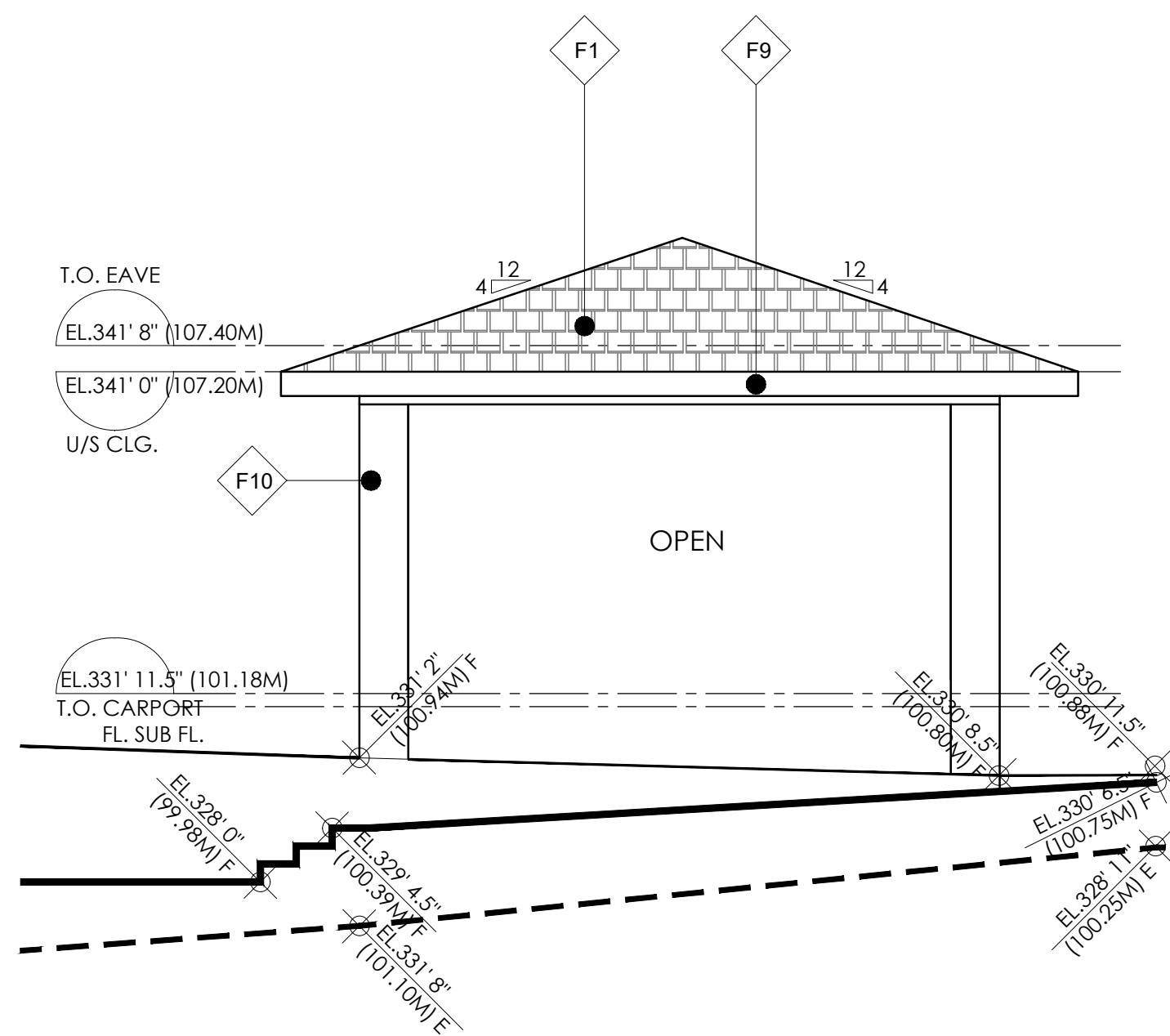
3 SECTION
Scale: 1/4" = 1'-0"



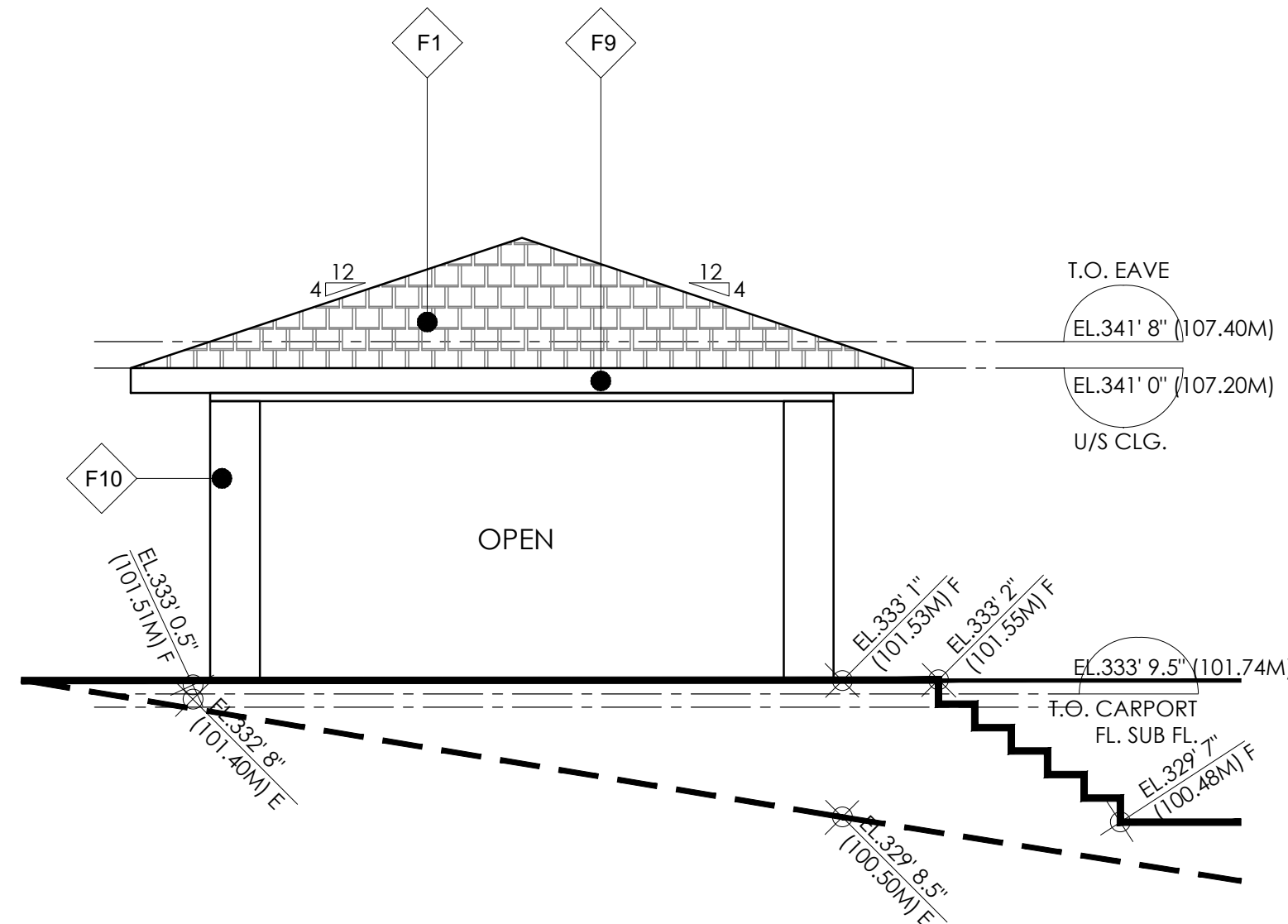
4 SECTION
Scale: 1/4" = 1'-0"



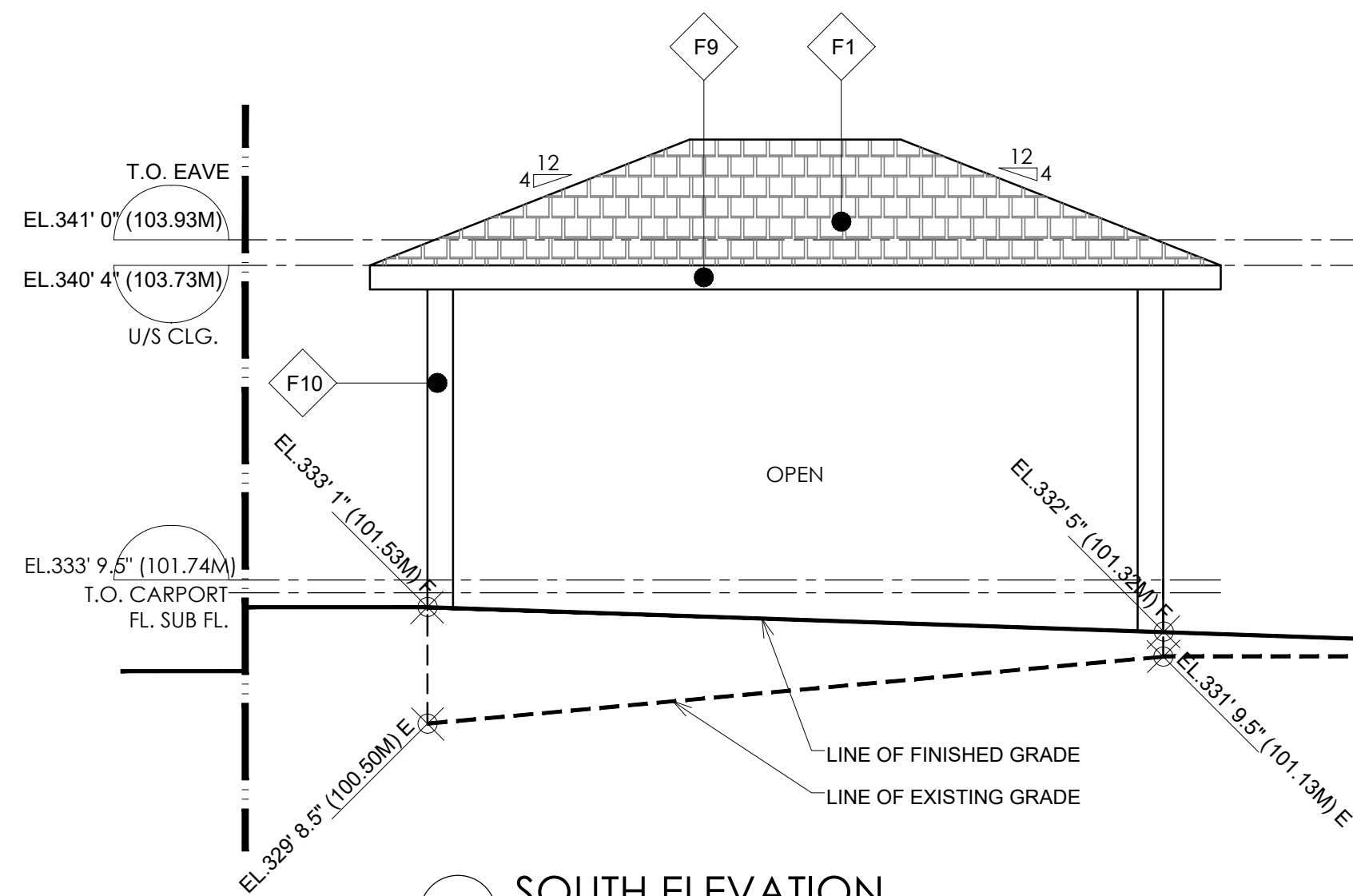
1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



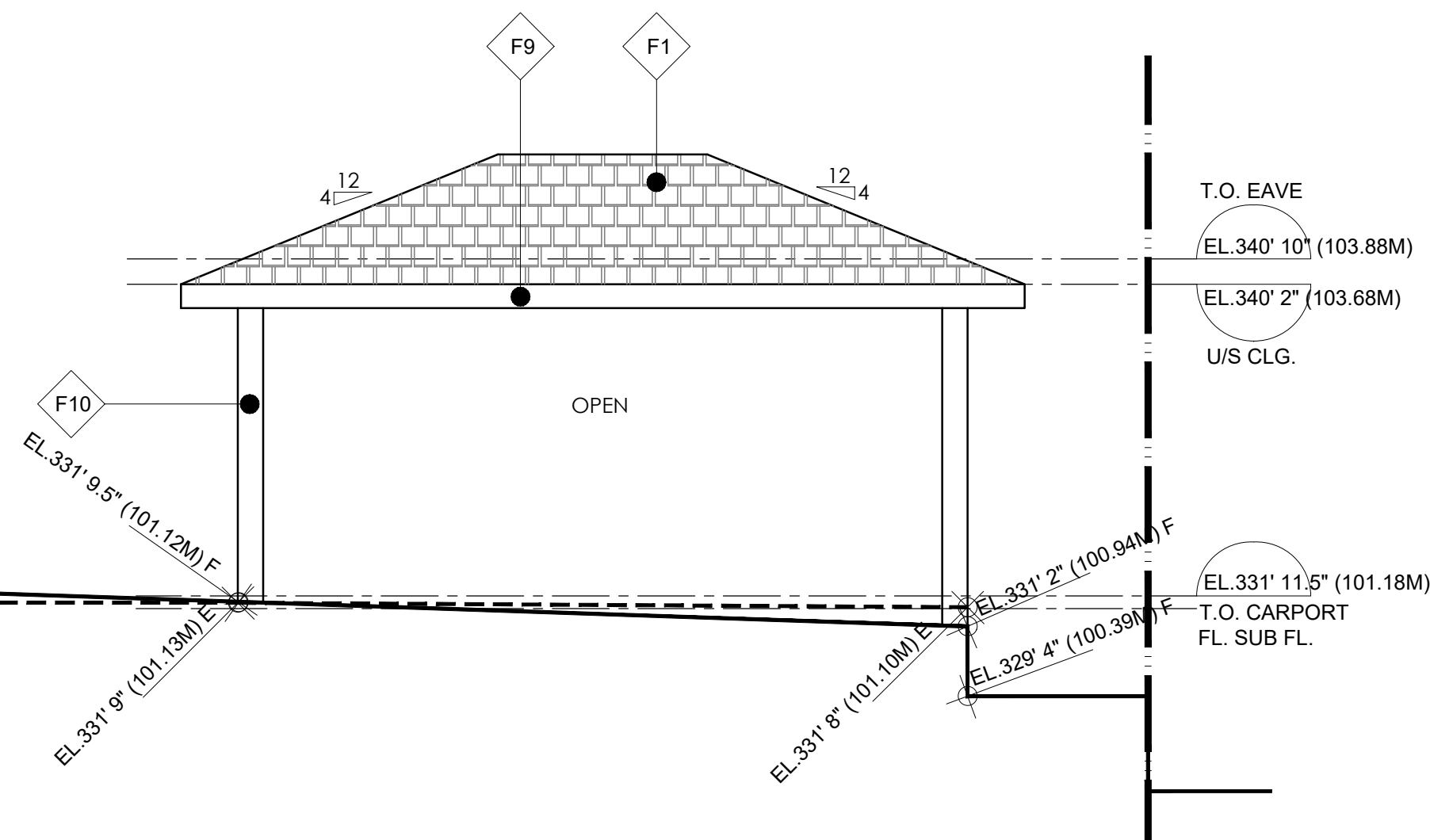
2 WEST ELEVATION
Scale: 1/4" = 1'-0"



3 EAST ELEVATION
Scale: 1/4" = 1'-0"



4 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



MATERIALS & COLORS

- F1 ASPHALT SHINGLE ROOF:
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COLOR: TO MATCH CHARCOAL
(CAMBRIDGE IKO)
35 YR WARRENTY MIN.
- F9 P3. FASCIA FIBERGLASS PANEL COLOR
COLOR: TO MATCH:
BM #2131-20 IRON MOUNTAIN
- F10 P4. WOOD TRIM:
COLOR TO MATCH:
BM #994 FALLEN TIMBER

Title **PROPOSED
CARPORT
ELEVATIONS**

Scale
AS SHOWN

Drawing No.

A10