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06OCT2022

COVER PAGE



1185 KERWAN PLACE.
COQUITLAM

Drawings conform to BCBC 2018

Propsoed new residence



These drawings have been accepted for construction of or alteration to a Single Family Dwelling. As regulated under the City of Coquitlam Zoning Bylaw 3000 this dwelling shall be limited to occupancy by one family only

(7) Neither the granting of a permit, nor the approval of plans and specifications, nor inspections made by the Planning Inspector or Building Inspector shall in any way release the Permit Holder from full responsibility for carrying out the work in strict accordance with the By-laws of the City of Coquitlam.

CITY OF COQUITLAM
3000 Guildford Way, Coquitlam, B.C.
This is to certify that this plan has been checked against Building Permits.
No _____ on 11 day of April 2023
Upon returning this plan to the owner or contractor it is to be understood that this may be demanded by me or my office at any time.
[Signature]
Building Inspections

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1 Main Floor - 3,031.22 sf

Note:
Radiant heating system throughout home.

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1185 KERWAN PLACE,
COQUITLAM

Drawings confirm to BCBC 2018

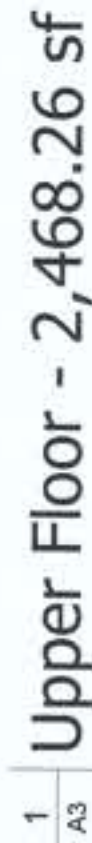
MAIN FLOOR PLAN

1/4" = 1'-0"

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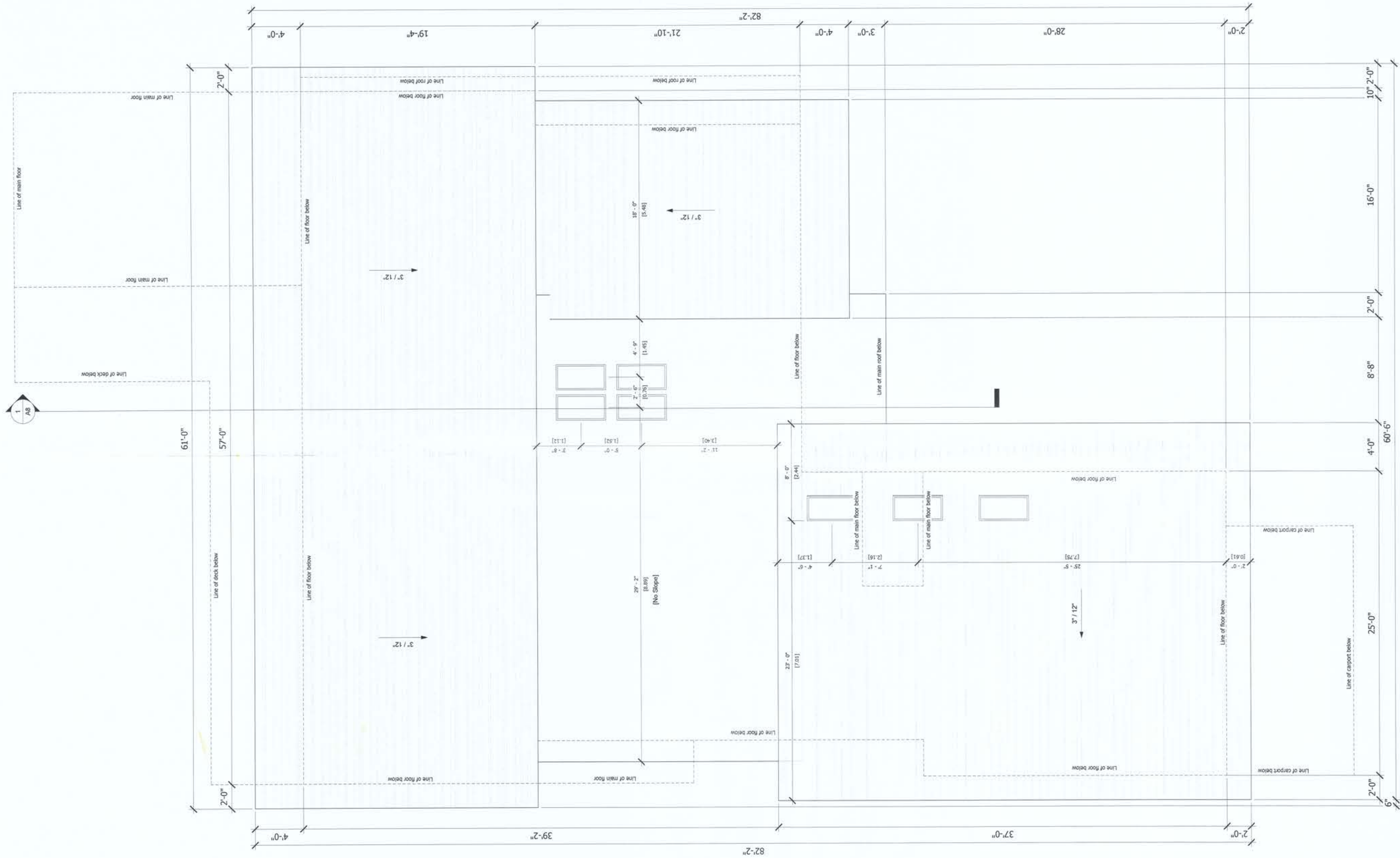


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1
A4

Roof plan

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Note:
Radiant heating system throughout home.



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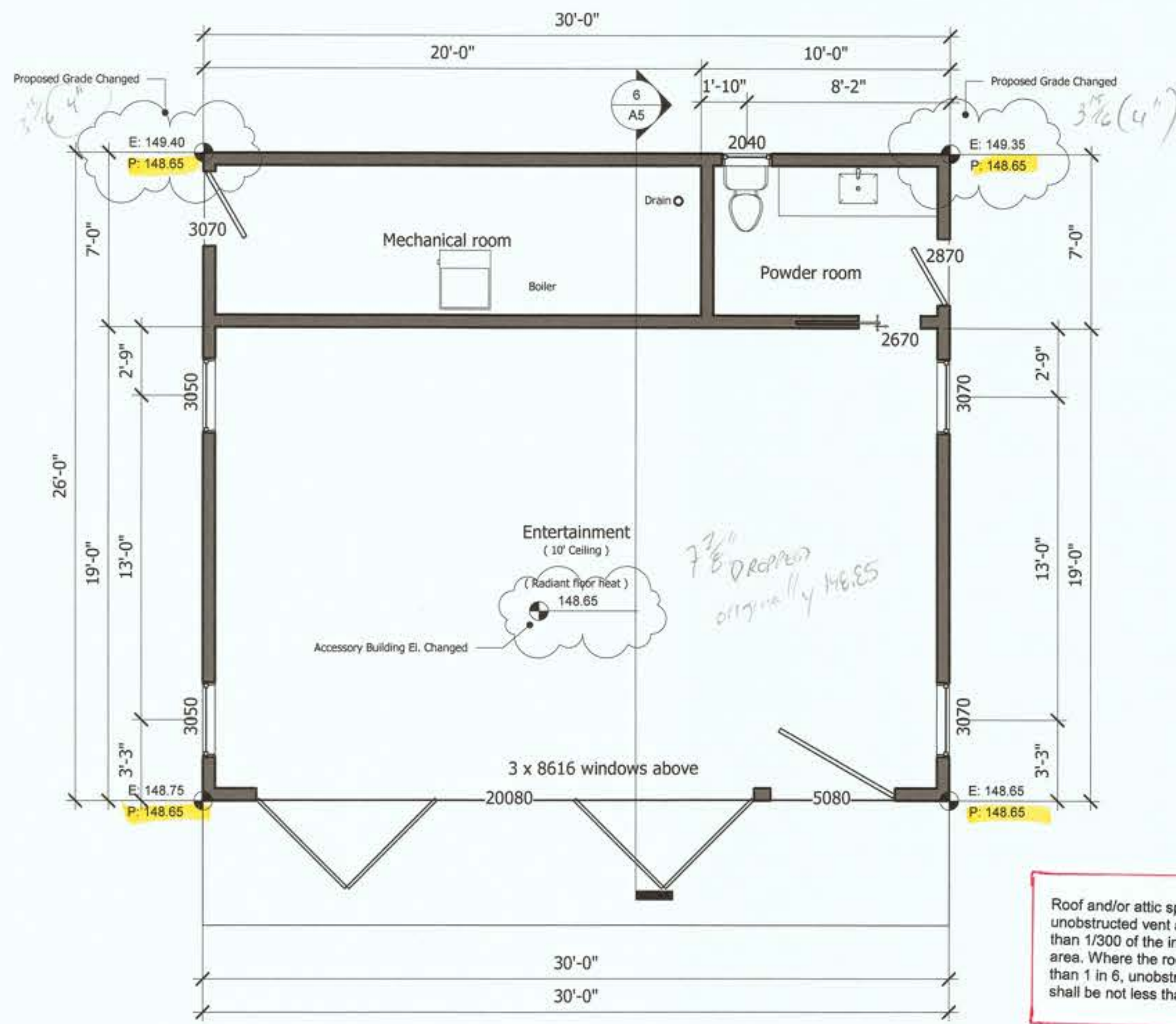
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ROOF PLAN

1/4" = 1'-0"

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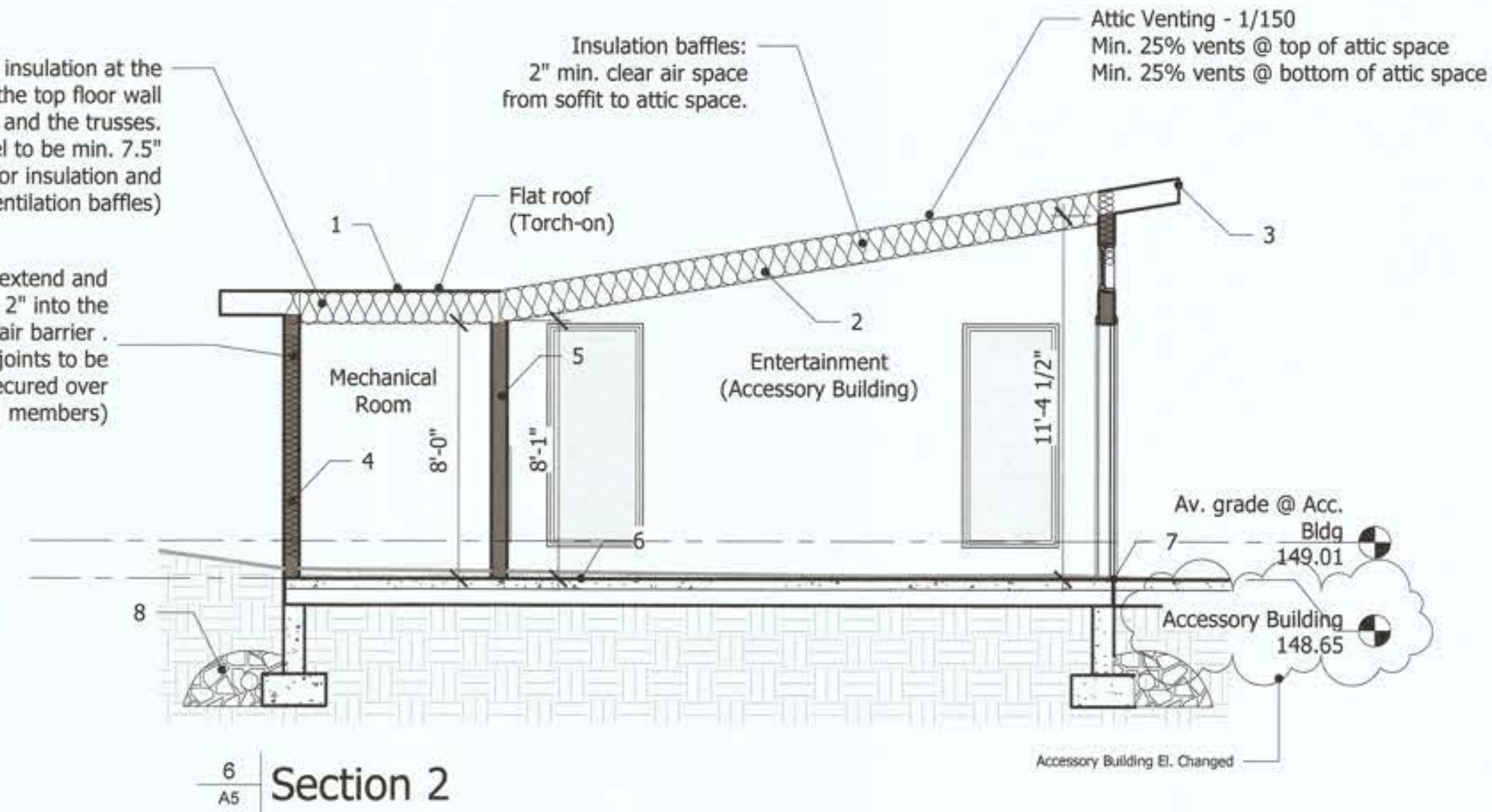
A4



1
A5
Accessory Building - 780 sf

Min. R20 insulation at the joint of the top floor wall plates and the trusses. (Trusses heel to be min. 7.5" to allow for insulation and ventilation baffles)

Air barrier to extend and overlap min. 2" into the ceiling air barrier. (all air barrier joints to be sealed and secured over structural members)



6
A5
Section 2

Roof and/or attic space shall have unobstructed vent area not less than 1/300 of the insulated ceiling area. Where the roof slope is less than 1 in 6, unobstructed vent area shall be not less than 1/150.

Height	
Average building grade	148.65m
Permitted height (bylaw)	3.7m
Maximum height allowed	152.35m
Proposed height	148.65m
Actual building height	5.7m

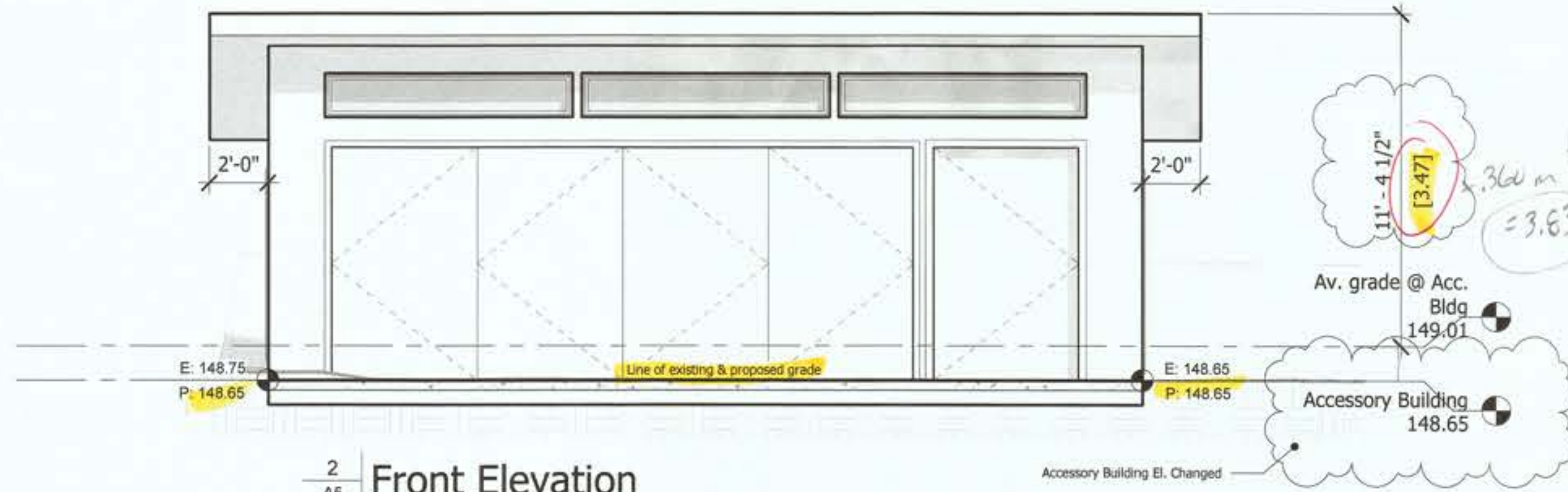
Average Building Grade:

MAXED OUT!!

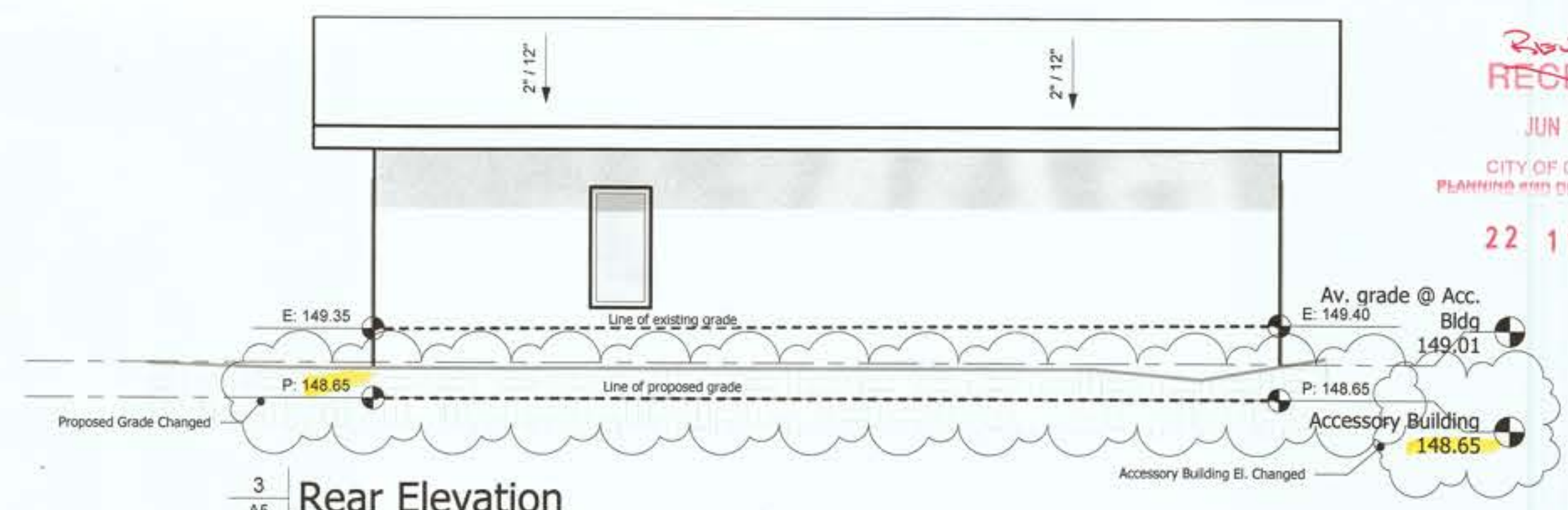
148.65m

• Roof Venting As Per: 9.19.1. 2018 BCBC.

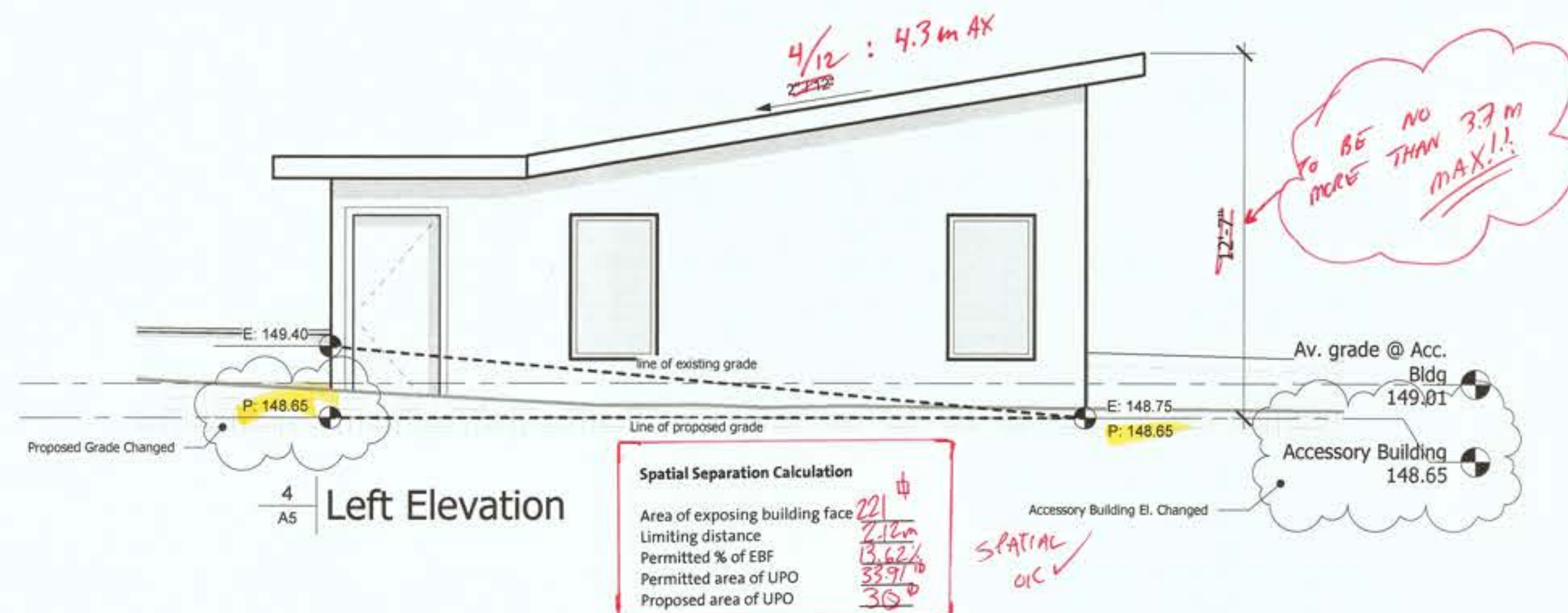
1. Roof(truss):
Torch-on
Felt underlay
1/2" plywood sheathing
Roof trusses @ 24" o.c.
2. Ceiling:
Min r-40 batt or loose-fill insulation
Min 6 mil poly vapour barrier
5/8" gypsum board
3. Fascia/soffit
Aluminum gutters
2x6 fascia board
Vented alum or hardi soffit
(note: provide insulation baffles between Each truss w/min 2" clear airspace)
4. Exterior wall:
Finish material - see elevation
Building paper
3/8" plywood sheathing
R-24 batt insulation
2 x 6 studs @ 16" o.c.
Min 6 mil poly v.B.
1/2" gypsum board
5. Interior partition:
2x4 studs @ 16" o.c. (or as noted)
1/2" gypsum board - both sides
6. Floor:
3.1/2" concrete slab floor
6 mil poly v.B.
6" min compact sand or gravel fill
7. Plate to foundation connection:
2x6 (or 2x4 as req'd) sill plate
6mil poly or 45# felt damp-proofing
1/2" dia anchor bolts @ 4'-0" o.c. Max
8. Drainage:
4" drain tile
12" min drain rock



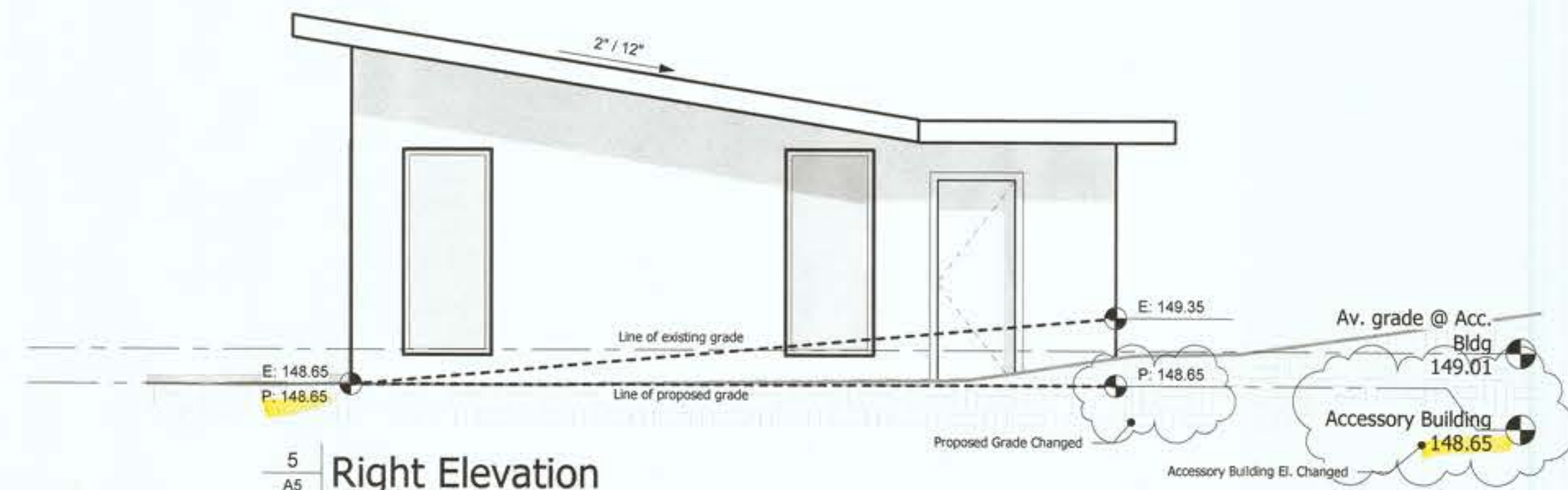
2
A5
Front Elevation



3
A5
Rear Elevation



4
A5
Left Elevation



5
A5
Right Elevation

A5

04MAY2023

ACCESSORY

BUILDING

1/4" = 1'-0"



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A6

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FRONT & REAR
ELEVATIONS
1/4" = 1'-0"

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604.999.1243

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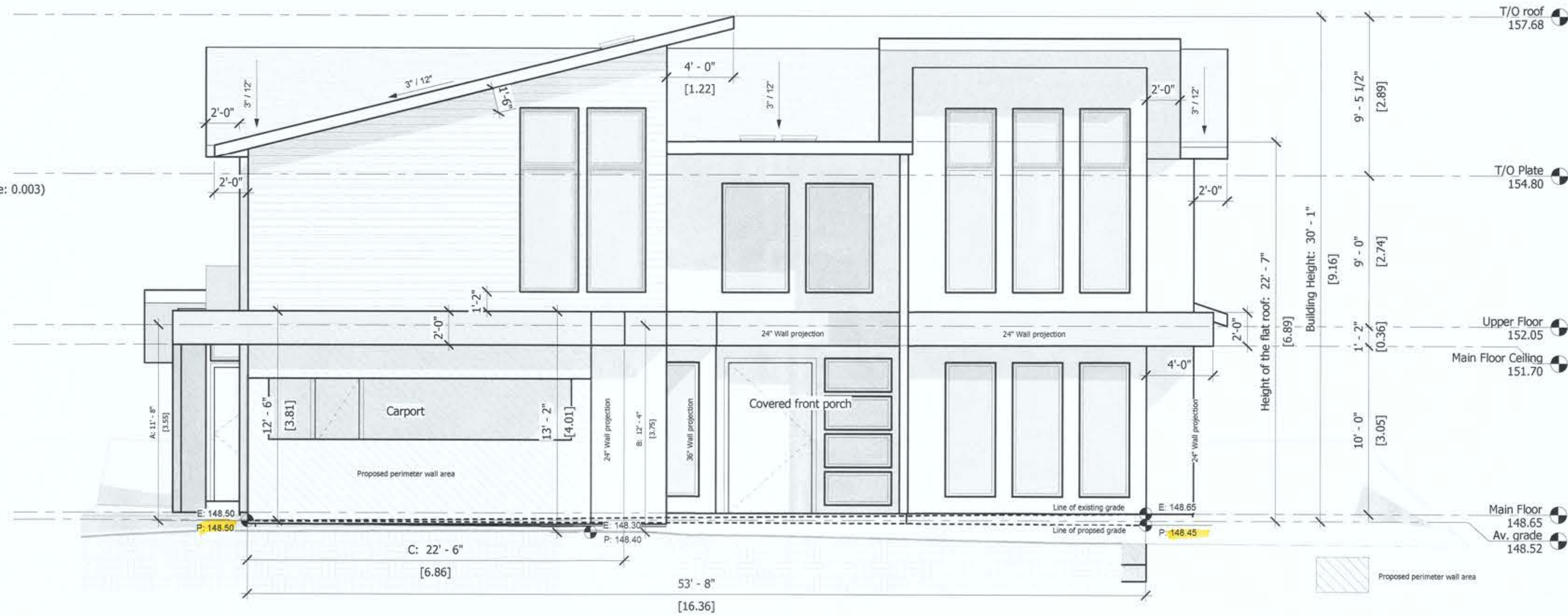
Perimeter Wall Height & Area Calculations (Slope: 0.003)

Distance (C): 6.86 m
Height: $(A + B) / 2$
 $(3.55 \text{ m} + 3.75 \text{ m}) / 2$
3.65 m

Average Perimeter wall height:
Total Length (C): 6.86 m
Allowed: 6.10 m
Proposed: 3.65 m

Front Elevation perimeter wall area calculation

Allowed: 93 sq.m.
Proposed: 24.23 sq.m.



1
A6 Front Elevation - West

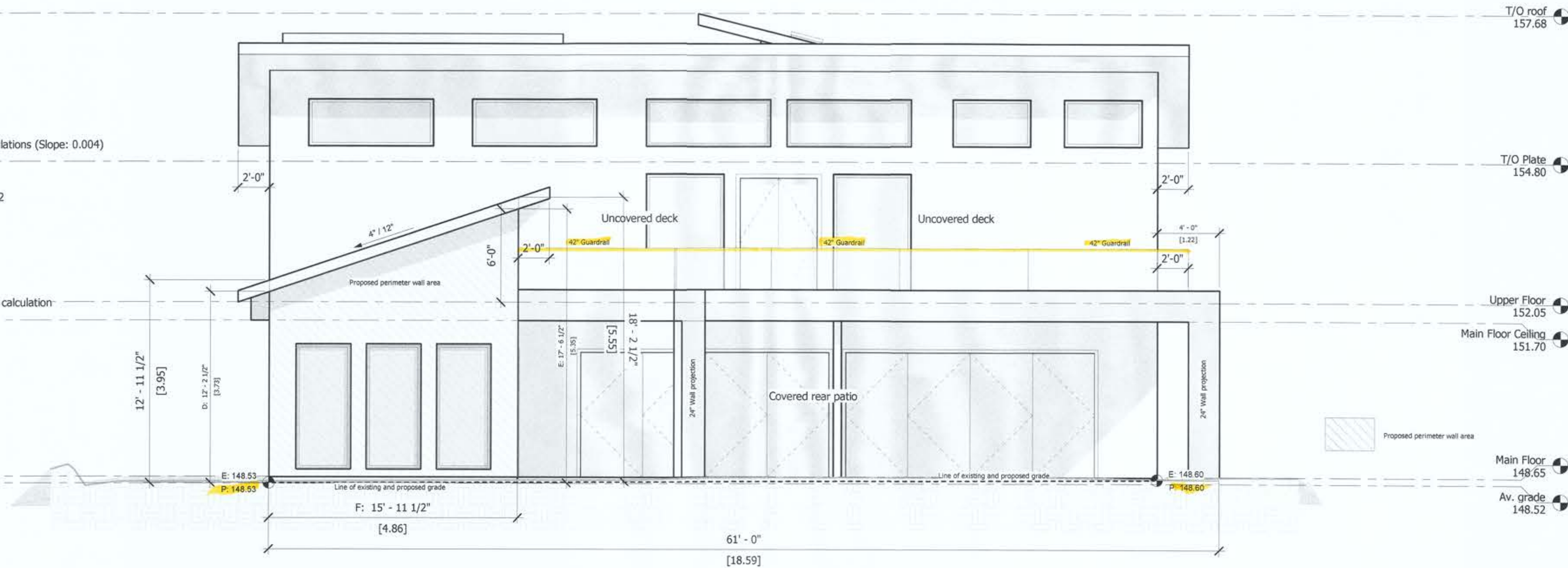
Perimeter Wall Height & Area Calculations (Slope: 0.004)

Distance:(F) 4.86 m
Height: $(D+E)/2$
 $(3.73 + 3.35) / 2$
4.54 m

Average Perimeter wall height:
Total Length: (F) 4.86 m
Allowed: 6.10 m
Proposed: 4.54 m

Front Elevation perimeter wall area calculation

Allowed: 93 sq.m.
Proposed: 25.67 sq.m.



2
A6 Rear Elevation - East

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Perimeter Wall Height & Area Calculations (Slope: 0.003)

Distance: (L) 9.80 m
Height: (H) 3.71 m
= (9.80/26.41)*3.71 = 1.37

Distance: (M) 5.79 m
Height: (J) 3.74 m
= (5.79/26.41)*3.74 = 0.81

Distance: (N) 10.82 m
Height: (K) 3.81 m
= (10.82/26.41)*3.81 = 1.56

Average Perimeter wall height:

Total Length: (G) 26.41 m
Allowed: 6.10 m
Proposed: = 1.37 + 0.81 + 1.56 = 3.74 m

Front Elevation perimeter wall area calculation

Allowed: 93.00 sq.m.
Proposed: 83.80 sq.m.

Upper Floor 152.05

Main Floor Ceiling 151.70

Main Floor 148.65

Av. grade 148.52

Spatial Separation Calculation

Area of exposing building face 1301.11
Limiting distance 2.04 m
Permitted % of EBF 152.15
Permitted area of UPO 197.35
Proposed area of UPO 1301.11

SPATIAL SEPARATION CALCULATIONS

Wall Area: 1,301.11 sf (120.87 Sq.m.)
Limiting distance: 2.04 m
Allowable unprotected openings @8%: 104.50 sf
Actual openings: 82.50 sf

T/O roof 157.68

T/O Plate 154.80

Upper Floor 152.05

Main Floor Ceiling 151.70

Main Floor 148.65

Av. grade 148.52

Spatial Separation Calculation

Area of exposing building face 1301.11
Limiting distance 2.04 m
Permitted % of EBF 152.15
Permitted area of UPO 197.35
Proposed area of UPO 1301.11

SPATIAL SEPARATION CALCULATIONS

Wall Area: 1,715.60 sf (159.38 Sq.m.)
Limiting distance: 2.93 m
Allowable unprotected openings @9%: 154.0 sf
Actual openings: 137 sf

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Left Elevation - North

Perimeter Wall Height & Area Calculations (Slope: 0.004)

Distance: (P) 6.65 m
Height: = (3.86+3.83)/2 = 3.85 m
= (6.65 / 20.09) * 3.85 = 1.27

Distance: (Q) 5.89 m
Height: = (6.85 + 8.30)/2 = 7.57 m
= (5.89 / 20.09) * 7.58 = 2.22

Distance: (R) 7.54 m
Height: = (3.98 + 3.95)/2 = 3.96 m
= (7.54 / 20.09) * 3.96 = 1.48

Average Perimeter wall height:
Total Length: (S) 20.09 m
Allowed: 6.10 m
Proposed: = 1.27+2.22+1.48 = 4.97 m

Front Elevation perimeter wall area calculation

Allowed: 93.00 sq.m.
Proposed: 91.72 sq.m.

Right Elevation - South

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SIDE ELEVATIONS

1/4" = 1'-0"

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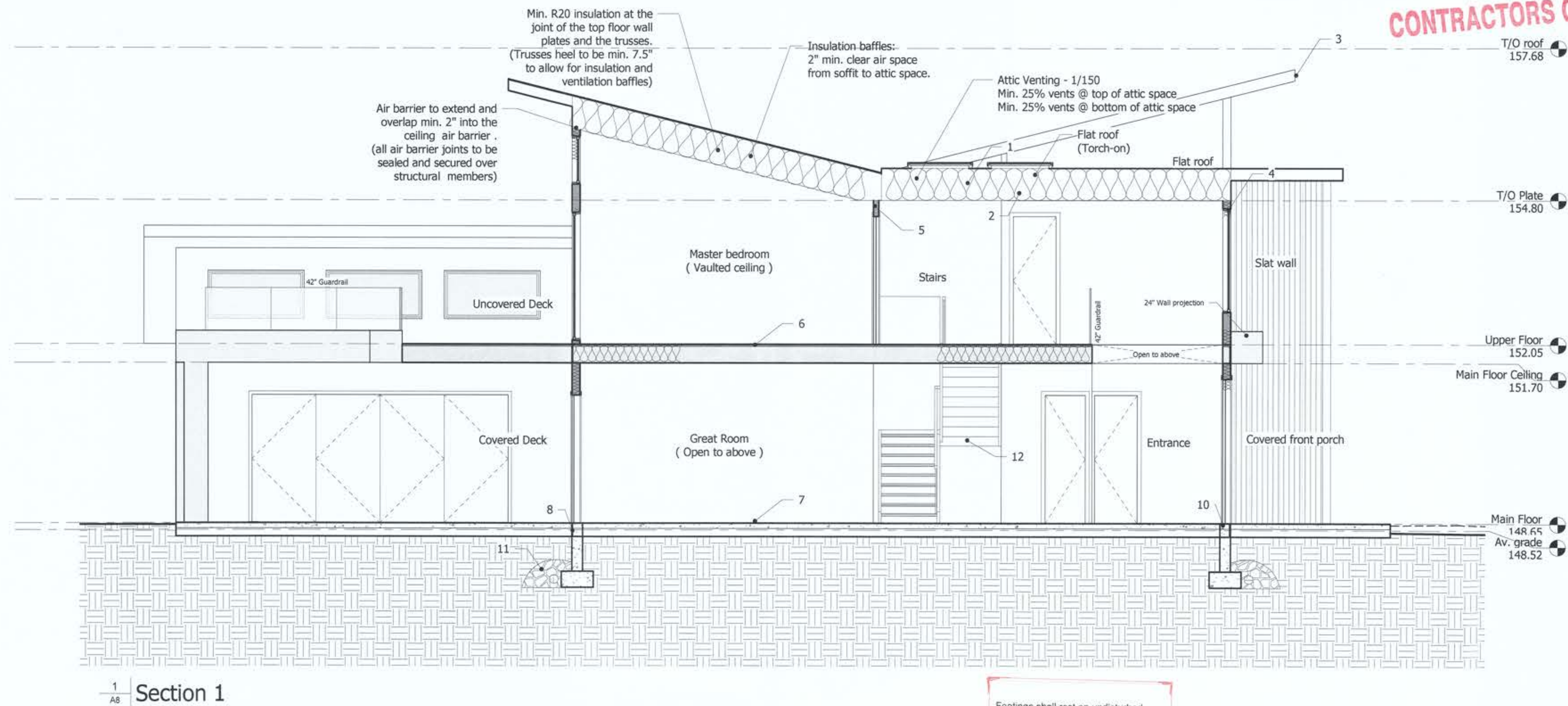
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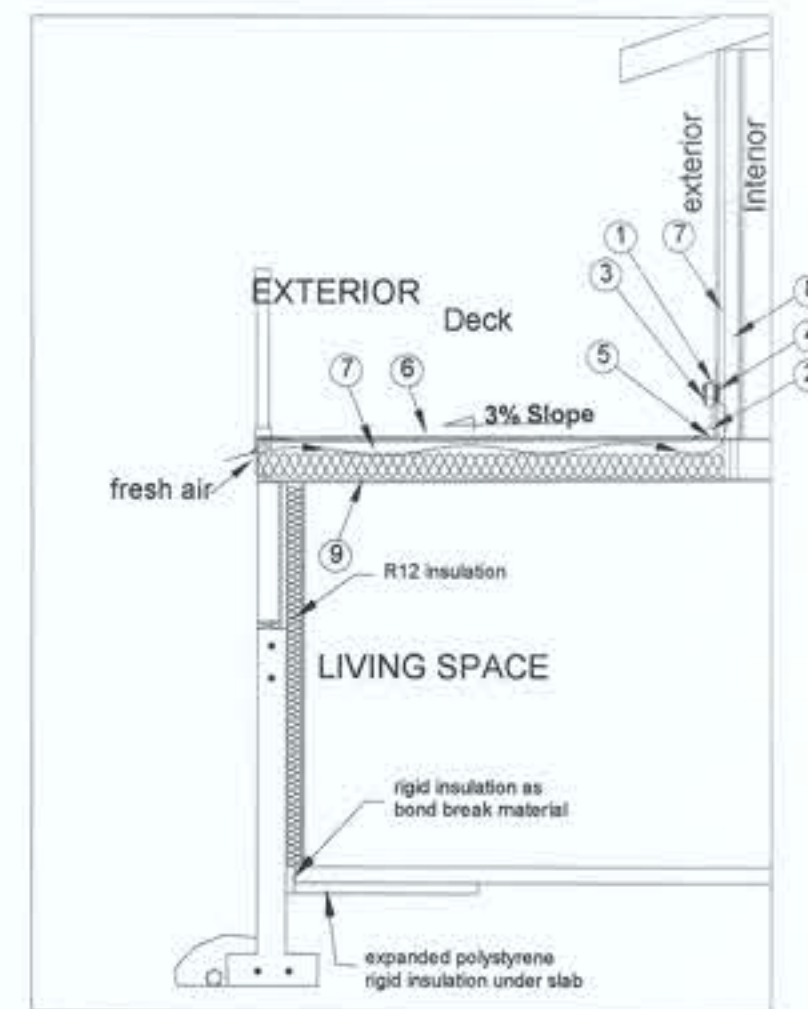


Section 1

Footings shall rest on undisturbed soil, rock or compacted granular fill. The underside of the footing shall be a minimum of 18" below finished grade for frost protection.

- Roof(truss):
Torch-on
Felt underlay
1/2" plywood sheathing
Roof trusses @ 24" o.c.
- Ceiling:
Min R-40 batt or loose-fill insulation
Min 6 mil poly vapour barrier
5/8" gypsum board
- Fascia/soffit
Aluminum gutters
2x8 fascia board
Vented alum or hardi soffit
(note: provide insulation baffles between
Each truss w/min 2" clear airspace)
- Exterior wall:
Finish material - see elevation
Building paper
7/16" thick sheathing
R-20 batt insulation
2 x 6 studs @ 16" o.c.
Min 6 mil poly v.B.
1/2" gypsum board
- Interior partition:
2x4 studs @ 16" o.c. (or as noted)
1/2" gypsum board - both sides
- Upper floor:
Finish flooring
Concrete topping
5/8" t&g plywood subfloor
2x12 floor joists @ 24" o.c. (or as noted)
2x2 cross bridging @ 6'-10" o.c. Max
1/2" gypsum board
- Main floor:
3.1/2" concrete slab floor
6 mil poly v.B.
6" min compact sand or gravel fill

- Exterior foundation wall: engineered
2 coats asphalt emulsion - apply to exterior
Perimeter up to grade
8" concrete foundation wall (or as noted)
R-14 insulation - to top of ftg. 24"x8" concrete ftg.
Basement walls to have full height insulation
- Interior foundation wall:
2x6 studs @ 16" o.c. (or as noted)
6" concrete curb
18"x6" concrete footing
- Plate to foundation connection:
2x6 (or 2x4 as req'd) sill plate
6mil poly or 45# felt damp-proofing
1/2" dia anchor bolts @ 4'-0" o.c. Max
- Drainage:
4" drain tile
12" min drain rock
- Stairs:
Run | 9.1/2"
Nosing | 1"
Tread | 10.1/2"
Rise | 7.75"
Handrail | 2'-10" h.
Headroom | 6'-8" h. Min.
- Garage floor:
4" concrete slab floor
6x6 6/6 wwm reinf
Clean, coarse and granular fill
Compacted every 1'-0" from solid
Bearing to underside of garage slab

Section Through Deck @ Rear
scale: n.t.s.

- Flashing & counter flashing
- Cant strip
- Wall Vents, Min 1:150 area
- 3/4" clear gap air circulation
- Flashing & counter flashing
- Waterproof membrane
- 2" Air space required
- Rigid Insulation
- R28 Batt Insulation + interior air film
- 5/8" Gypsum Bboard (RSI 0.10)

Snorkle deck cross ventilation

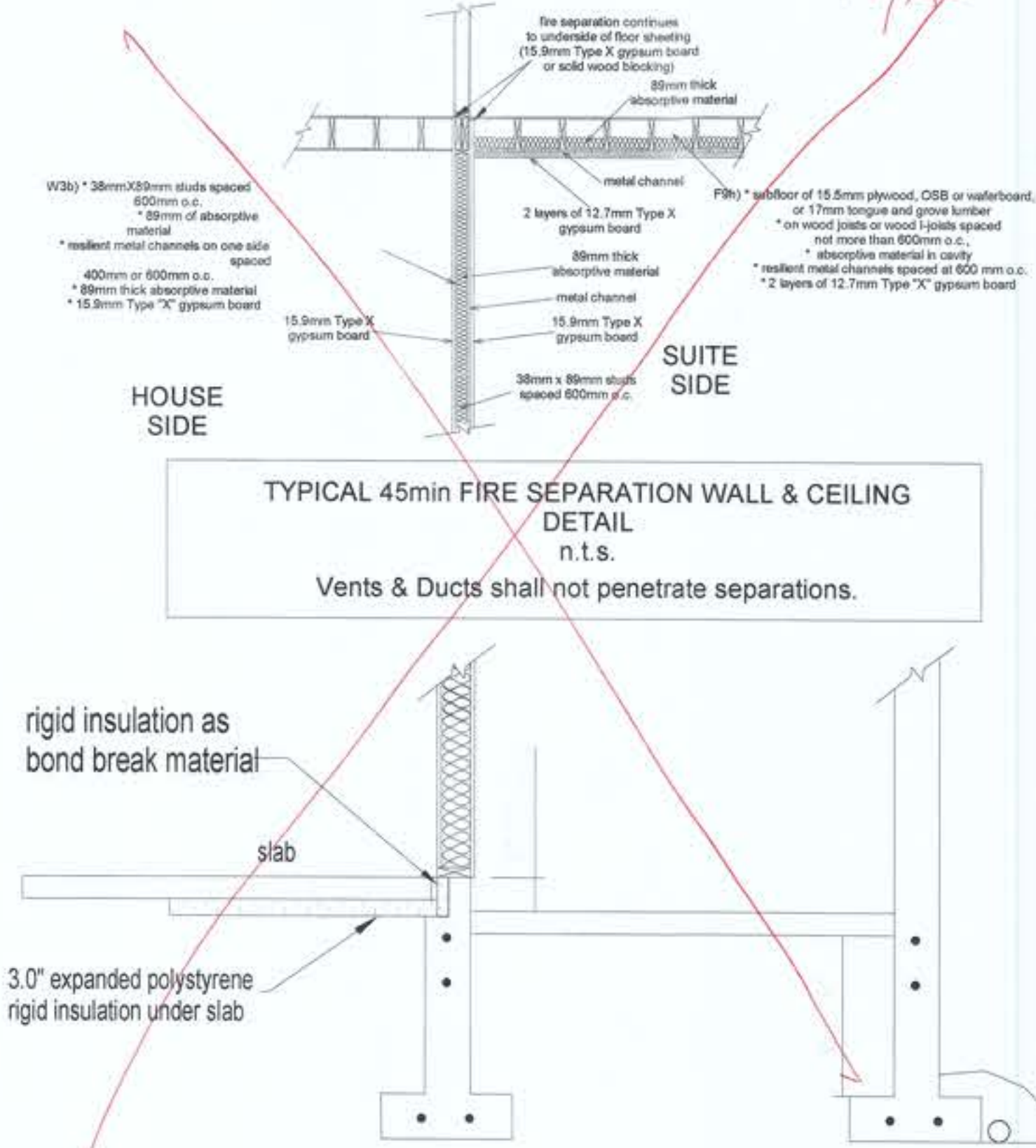
VENTILATION
1. Uniformly distribute ventilation to flat and vaulted roofs to 1/150 of insulated ceiling area. Venting is required to be two-way.
2. Min. 2 x 2 cross purlins to flat, vaulted ceilings, and decks over living areas to conform to #9.19.1.3(4).
3. Provide min. 2 1/2' clearance between roof sheathing and insulation #9.19.1.3.
Provide min. 1" clearance between insulation and top of roof joists.

Ceilings Below Cathedral & Flat Roofs
AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-28 BATT INSULATION IN 2x12 WOOD FRAMING @ 24" O.C.	RSI 4.93 (R-28)	RSI 4.47 (R-25.4)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
2. POLYETHYLENE	0.10	
6. 5/8" GYPSUM CEILING BOARD	0.11	
4. INTERIOR AIR FILM		RSI 0.24 (R-1.36)
TOTAL EFFECTIVE INSULATION VALUE		RSI 4.71 (R-26.76)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILINGS BELOW CATHEDRAL & FLAT ROOFS		RSI 4.67 (R-26.5)

GENERAL NOTES

HEATING AND AIR CONDITIONING EQUIPMENT MUST BE LOCATED IN THE CONDITIONED SPACE UNLESS IT IS DESIGNED TO BE OUTSIDE.
HEATING AND COOLING THERMOSTATS MUST BE ACCURATE TO PLUS OR MINUS 0.5 DEGREE CELSIUS
PRINCIPAL WASHROOM FAN TO BE 2 SPEED, WITH CONTINUOUS OPERATION AND TWO SWITCHES
HOT WATER TANK IN AND OUT PIPES TO BE INSULATED UP TO 6 FT
PIPING OUTSIDE THE HEATED ENVELOPE MUST BE INSULATED TO NOT LESS THAN THE EFFECTIVE R-VALUE OF THE EXTERIOR WALLS
FURNACE FAN TO BE 2 SPEED. FURNACE FAN IS TO RUN CONTINUOUSLY
A 4 INCH DIAMETER SMOOTH OR A 6 INCH FLEX DUCT IS TO BE TIED INTO THE RETURN AIR PLENUM A MINIMUM OF 10 FEET AND A MAXIMUM OF 15 FEET FROM THE FURNACE
ANY HEATING, PLUMBING PIPES OR DUCTS IN OUTSIDE WALLS REQ 3.3" THICK RIGID INSULATION BEHIND THE PIPES.
DUCTS LOCATED OUTSIDE OF THE INSULATED AREA ARE TO BE SEALED AND INSULATED TO THE WALL INSULATION LEVELS
GASKETED ELECTRICAL BOXES REQUIRE THE WIRES INTO THE BOX TO BE SEALED
HEATED GARAGE REQUIRES WEATHER-STRIPPED GARAGE DOOR



SECTION THROUGH DOORWELL