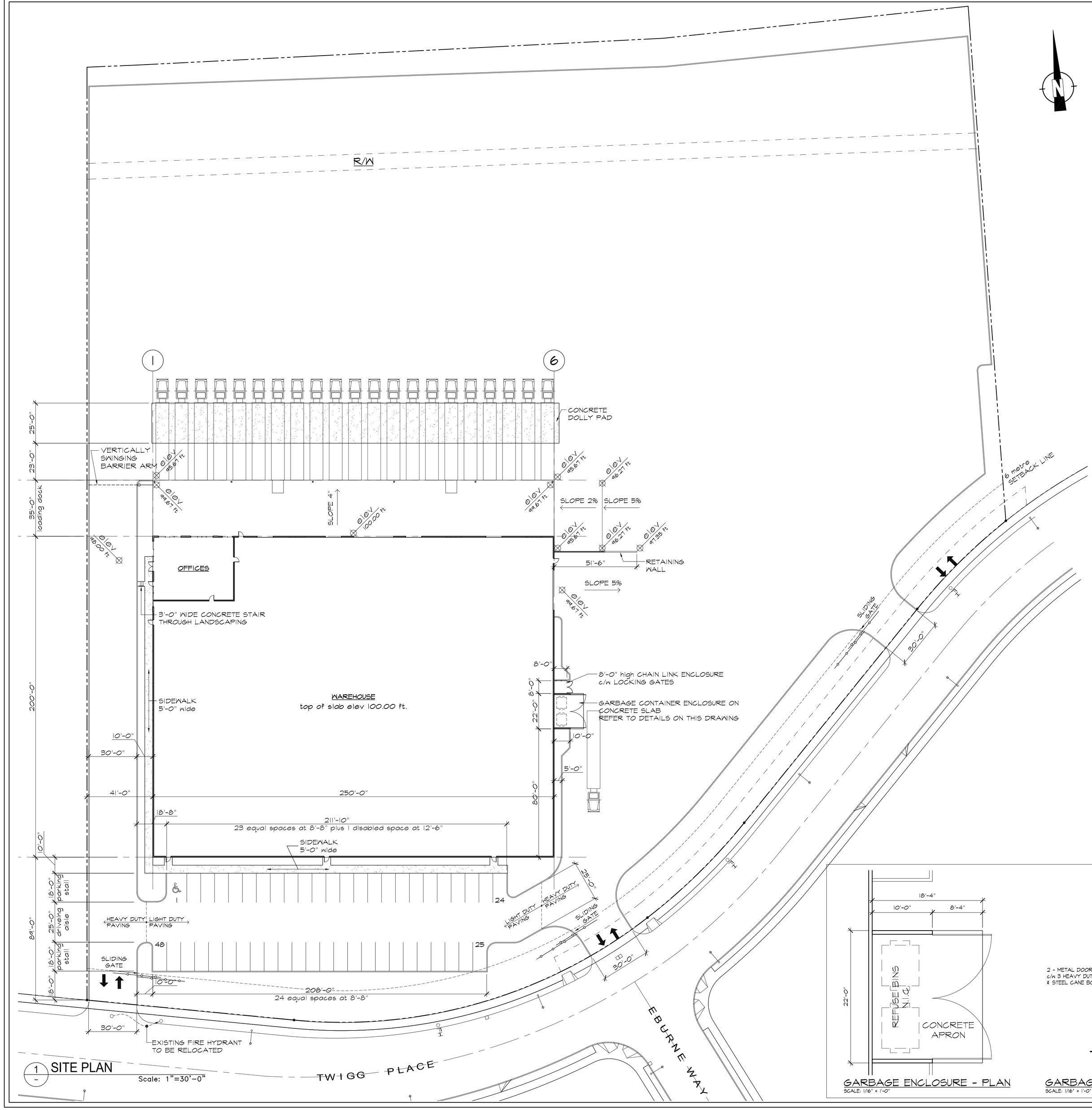
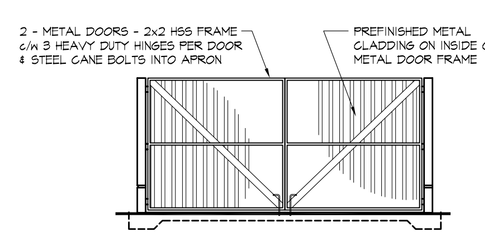
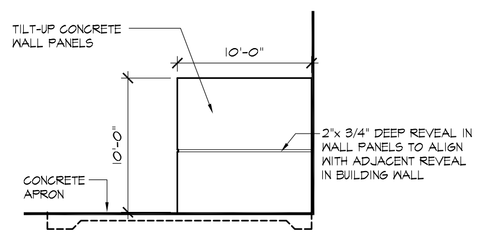


1 SITE PLAN
Scale: 1"=30'-0"

GARBAGE ENCLOSURE - PLAN
SCALE: 1/16" = 1'-0"



GARBAGE ENCLOSURE - FRONT ELEVATION
SCALE: 1/16" = 1'-0"



GARBAGE ENCLOSURE - SIDE ELEVATION
SCALE: 1/16" = 1'-0"

General Site Data

Civic Address
11371 Twigg Place , Richmond, B.C.

PID
026-264-838

BCAA Legal Address
B SEC BLK RG PL BCP17162 District Lot 459 & 1014, Group 1

Zoning
I1

Site Area
6.87 acres (299 386 square feet)

Building Area

Office/Warehouse Building	50 000 square feet
Covered Loading Platform	8 750 square feet
Total	58 750 square feet

Site Coverage
Actual 19.62%

Parking
Required 48 spaces
Provided 48 spaces

Building Code Analysis - BC Building Code (1998)

Use and Occupancy

Warehouse	Ground Floor	48 000 square feet	(4 459 square metres)
Office	Ground Floor	2 000 square feet	(186 square metres)
Office	Mezzanine	2 000 square feet	(186 square metres)
	Total	52 000 square feet	(4 831 square metres)

Occupancy Classification
3.2.2.70 Group F, Division 2, up to 4 Storeys, Sprinklered

Building Height
One Storey

Allowable Building Area
9 600 square metres (3.2.2.70.(1).(c), (i))

Fire Resistance Rating of Building Components
Building construction (combustible or noncombustible permitted) (3.2.2.70.(2))
Noncombustible
Floor assemblies
Fire separations – minimum 45 minute fire resistance rating (3.2.2.70.(2).(a))
Mezzanines
Minimum 45 minute fire resistance rating if combustible construction (3.2.2.70.(2).(b))
Loadbearing walls, columns, arches supporting a fire resistance rated assembly
Minimum 45 minute fire resistance rating and noncombustible construction (3.2.2.70.(2).(c))
Loadbearing walls, columns, arches supporting a fire separation
Fire resistance rating not less than supported fire separation (3.2.2.70.(2).(d))

Spatial Separations (3.2.3)

Exposing Building Face	Wall Area (sq. m)	Ratio L/H	Limiting Distance (metres)	Openings Permitted Table 3.2.3.1.D	Actual Openings	Required Wall Construction and Ratings 3.2.3.7
North	674	8.62/1	79	100%	-%	No restrictions
East	539	6.90/1	57.8 (average)	100%	6.89%	No restrictions
South	674	8.62/1	25.3 (average)	100%	0%	No restrictions
West	539	6.90/1	12.5	74%	10.85%	3.2.3.7.(6) 1-hour fire resistance rating

Exit Travel Distance Requirements
Travel distance to an exit shall not exceed 45 metres (147.64 feet) (3.4.2.5.(1).(c))

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OPUS BUILDING CANADA INC.
WSB WEILER · SMITH · BOURNE
CONSULTING STRUCTURAL ENGINEERS
118-3855 HENNING DR.
BURNABY, B.C. CANADA V5C 6N3
TEL: (604) 294-3753 FAX: (604) 294-3754

SEAL

PROJECT TITLE:
OFFICE + WAREHOUSE FACILITY for
CANAAN SHIPPING
11371 TWIGG PLACE
RICHMOND, B.C.

NO.	DATE	DESCRIPTION
0	30 MAR 2006	ISSUED FOR BUILDING PERMIT

OPUS BUILDING CANADA INC.

DATE : 30 MAR 2006
UPDATED :
SCALE : 1"=30'-0"
DRAWING TITLE :
SITE PLAN
DWG. No. A1 OF

FILE: \\Arch\AUTOCAD FILES\CANAAN\WORKING-DWGS\SITEPLAN.dwg
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