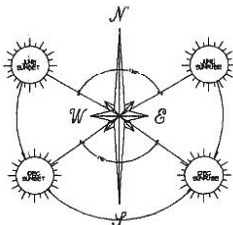


49
PLAN
15675



PLAN 4 15801

STREET LIGHT
LAMP STANDARD
TO MATCH
EXISTING

CONTINUE
SIDEWALK
TO PATH

REM. 50

AVENUE

BCH&PA

EX. PLAN 16468

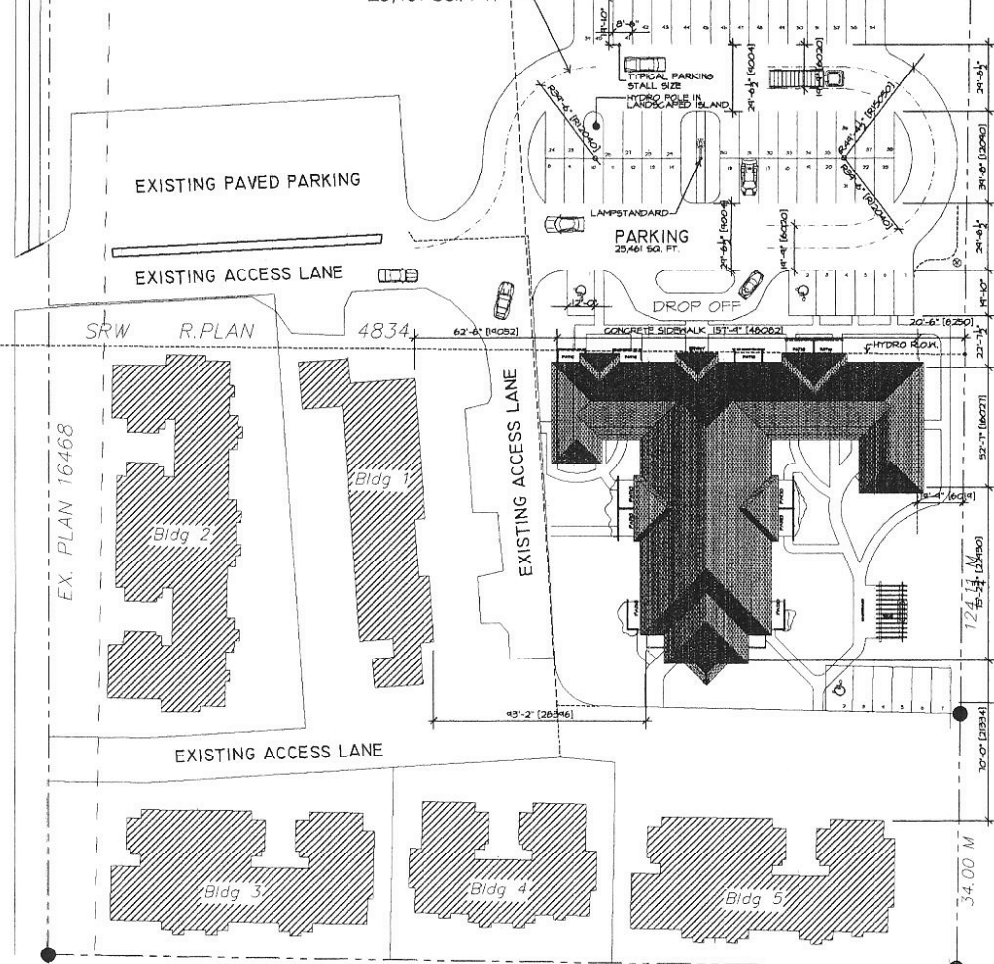
TRAIL

PLAN 12 21832

SITE / ROOF PLAN
SCALE 1" = 80'-0"

LOT A
D.L.s 303/304

APPROX. NEW PAVEMENT
25,461 SQ. FT. PLAN VAP 23109



BUILDING CODE ANALYSIS
HIGHPOINT TRAIL AVE. SECHELT, B.C.
GROUP C

- 3.2.1 Separation of major occupancies
1/4 hr. F-Rating between Group C.
- 3.1.0 Firewalls
None required.
- 3.1.1 Fire Stairs in Concealed Spaces
20 m. max. dimension and 300x212 in. girts and roofspaces.
3m max. vertical ht. in wall space and between wall and soffit.
- 3.1.2 Roof Covering
Roof covering to have a Class A, B or C classification.
- 3.1.6 Occupant Load
RESIDENTIAL: 2 per bedroom + 100 people
- SECTION 3.2 BUILDING FIRE SAFETY
- 3.2.2.10 Stairways
This building faces ONE street.

- 3.2.2.4B Group C, up to 3 Stories, Sprinklered
 - 1. a) Building is sprinklered
 - b) Maximum 6 stories in building height.
 - c) Building area not more than 1,800 m²
 - 2. Compatible or non-compatible construction
 - a) Floor assemblies for min. FRR.
 - b) Loadbearing walls etc. 1hr. min. FRR.
- Building Area: 10,312 sq.ft. (957 m²)
3 storey, facing 1 street, sprinklered.

- 3.2.3 SPATIAL SEPARATION AND EXPOSURE PROTECTION
Table 5.2.3.1.6.
- BUILDING FACE: NORTH
Limiting Distance: 103'-0" (31.4m)
Area of Building Face: 5040 sq.ft. (464 m²)
LH: 4:1:1
% Unprotected Openings allowed: 100%
Area of unprotected openings allowed: 5040 FL2

- 3.2.3.1 CONSTRUCTION OF NORTH BUILDING FACE
Fire Resistance Rating: 3/4 hr.
- BUILDING FACE: EAST
Limiting Distance: 20'-6" (6.25m)
Area of Building Face: 4424 sq.ft. (457 m²)
LH: 4:1:1
% Unprotected Openings allowed: 50%
Area of unprotected openings proposed: 1839 sq.ft. (171 m²)
Area of unprotected openings allowed: 1839 FL2

- 3.2.3.1 CONSTRUCTION OF EAST BUILDING FACE
Fire Resistance Rating: 3/4 hr.
- BUILDING FACE: SOUTH
Limiting Distance: 103'-0" (31.4m)
Area of Building Face: 5040 sq.ft. (464 m²)
LH: 4:1:1
% Unprotected Openings allowed: 100%
Area of unprotected openings allowed: 5040 FL2

- 3.2.3.1 CONSTRUCTION OF SOUTH BUILDING FACE
Fire Resistance Rating: 3/4 hr.
- BUILDING FACE: WEST
Limiting Distance: 40'-0" (12.2m)
Area of Building Face: 4424 sq.ft. (457 m²)
LH: 4:1:1
% Unprotected Openings allowed: 100%
Area of unprotected openings allowed: 4424 FL2

- 3.2.3.7 CONSTRUCTION OF BUILDING FACE
Fire Resistance Rating: 3/4 hr.
- 3.2.3.12
Protection of Exit Facilities
Close block at stairwells

- 3.2.4 FIRE ALARM AND DETECTION SYSTEMS
Manual fire alarm to be provided.
- 3.2.5 PROVISIONS FOR FIRE FIGHTING
3.2.5.4 Access Routes
Access to principal entrance provided per 3.2.5.6.
- 3.2.5.5 Standpipe Systems
Standpipe system required.
- 3.2.5.5.1 Sprinkler heads
Fast response sprinkler heads to be provided
For emergency lighting layout, see Electrical drawings.
- 3.2.5.7 Portable Fire Extinguishers
To be provided in accordance with BC Fire Code.
- 3.2.7.3 EMERGENCY LIGHTING
Emergency exit - path lighting to be provided in exits and access to exits
For emergency lighting layout, see Electrical drawings.
- 3.2.8 MEZZANINE AND OPENINGS THROUGH FLOOR ASSEMBLIES
Not relevant to this building.

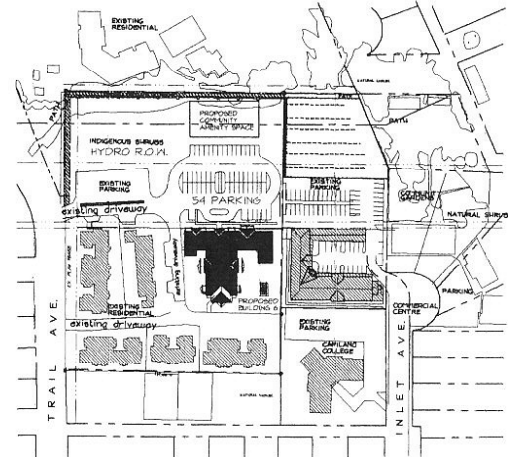
- SECTION 3.3 SAFETY WITHIN FLOOR AREAS
- 3.3.1 Separation of Suites
1/4 hr. fire separation
- 3.3.1.4 Public Corridor Separations
1 hr. fire separation
- 3.3.1.5 Egress Downgrade
In accordance with 3.3.1.5.1 and Table 3.3.1.5.A
More than 1 exit door required. See 3.4.2.5
- 3.3.1.20.5
Junction Rooms
No separation required. Building sprinklered throughout.
- 3.3.4.2 Residential Fire Separation
1/4 hr. fire separation between suites

- SECTION 3.4 EXITS
- 3.4.2.5 Location of Exits
Maximum travel distance to any exit shall be not more than 40m (140').
- 3.4.3.4. Exit Capacity GROUP C - 2 per sleeping room
Occupant Load 100 x 61 min + 846 min required exit width.
- 3.4.4 FIRE SEPARATION OF EXITS
1 hr. fire separation
- 3.4.5 EXIT SIGNS
Exit signs to be provided above all designated exits

- SECTION 3.5 Vertical Transportation
- 3.5.2.1.1 Compliance with CANCSA-B44 "Safety Code for Elevators" required.
- 3.5.2.1.3 Disabled accessible elevator to be provided
Compliance with Appendix E of CANCSA-B44 "Safety Code for Elevators" required.
- 3.5.3.1 Fire Separation for elevator shaft
2 hr. FRR/Rating required
- 3.5.3.5 Fire Separation machine room
2 hr. FRR/Rating required
- 3.5.4.1 Disabled accessible elevator to be provided and clearly identified on each entrance level

- SECTION 3.6 SERVICE FACILITIES
- 3.6.2.2.5 1 hr. Fire separation of Electrical service room
7 provide smoke detector
- SECTION 3.7 HEALTH REQUIREMENTS
- 3.7.1.1 Ventilation Requirements
1) To comply to Part 6.
- 3.7.1.2 Water Closets
Group C- Residential -3 Floors
1 per suite
- SECTION 3.8 BARRIER-FREE DESIGN
- 3.8.2.2 Specific Design Requirements
a) Access from street to main entrance.
b) Access from Parking to main entrance.
c) At least one accessible restroom.

- 3.8.3 DESIGN REQUIREMENTS
- 3.8.3.2 PATHS OF TRAVEL
1. Walk from street and parking area to main entrance and other accessible areas to be:
 - a) Uninterrupted by steps or abrupt level changes.
 - b) Have a non-slip surface.
 - c) Uninterrupted min. width of 1500 mm (5') and a max. slope of 1:20.
 - d) Have a 5' min. height curb where vertical drop from walk exceeds 3".
 - e) No openings greater than 1/2" and oriented where possible perpendicular to direction of travel.
 - f) Have a different texture than surrounding level areas.
 - g) Be free of obstructions to a height of 1800mm (6'-0"). Only handrails are allowed to project max. 4".
 - h) Be designed as a ramp if gradient exceeds 1:20. See drawings.
- 3.8.3.3 RAMPES
See drawings for details.
- 3.8.3.4 PARKING
Provide 1 level, non-slip parking stall 12'-1" wide.
- 3.8.3.6 INTERIOR PASSAGE
Abrupt changes in floor level not to exceed 1/2".



PROJECT DATA

CIVIC ADDRESS:	5622 TRAIL AVENUE SECHELT, B.C.	
LEGAL DESCRIPTION:	LOT A, D.L.S 303 & 304 GR. 1 N.H.D. PLAN VAP 23109	
ZONING:	R-4	
<p>LEGEND</p> <p>BL. 0.00' FINISH GRADE</p> <p>BL. 0.00' EXISTING NATURAL GRADE</p>		
SITE AREA:	19,216 m ² (206,246 ft ²)	
BUILDING COVERAGE:	450 m ² (10,912 ft ²) 5%	
FLOOR AREA:		
GROUND FLR. RESIDENTIAL	10,916 SQ. FT. (1008 M ²)	
2ND FLR. RESIDENTIAL	10,424 SQ. FT. (966 M ²)	
3RD FLR. RESIDENTIAL	10,424 SQ. FT. (966 M ²)	
TOTAL GROSS BUILDING AREA	31,764 SQ. FT. (2,944 M ²)	
SETBACKS:	REQD./ALLOWED	PROVIDED
FRONT:	7.5 M	0 M
FLANKING SIDE:	0 M	0 M
SIDE:	0 M	0 M
REAR:	6 M (11'-0")	20'-0" (6m)
HEIGHT:	10.5 M (34'-5")	4.3m (14'-10")
PARKING:	13 PER APARTMENT	54
TOTAL:	54	54
RESIDENTIAL UNITS		
FLOOR:	1 BEDRM	2 BEDRM
1ST FLOOR:	7 UNITS	5 UNITS
2ND FLOOR:	6 UNITS	6 UNITS
3RD FLOOR:	6 UNITS	6 UNITS
TOTAL APARTMENTS:	= 36 UNITS	