

PEARDONVILLE ROAD

CODE DATA:

Comply to BCBC 2012, BCFC 2012.

Building Areas

- Building area: 48,480 s.f. (4,132 s.m.)
- F-2 Assume 2 storeys
- Sprinklered

Article 3.2.2.75 Group F-2.

- Maximum building area allowed - 4800 s.m.
- Floor assemblies - 45 min. fire separation.
- Mezzanine if combustible - 45 min. fire separation.
- Load bearing 45 min. if combustible.

Exiting - Maximum travel distance to exit - 45 m. (2 exits 3.4.2.5 (ic)).

Spatial

North Elevation:

- Limiting distance: 110 ft. (33.5 m.).
- Wall area: 36 ft. x 160 ft. = 5,760 sf. (535 sm.).
- Table 3.2.3.1. (E) Allowable UPO: 100%.

East Elevation:

- Limiting distance: 50 ft. (15 m.).
- Wall area: 36 ft. x 303 ft. = 10,908 sf. (1,013 sm.).
- Table 3.2.3.1. (E) Allowable UPO: 100%.

South Elevation:

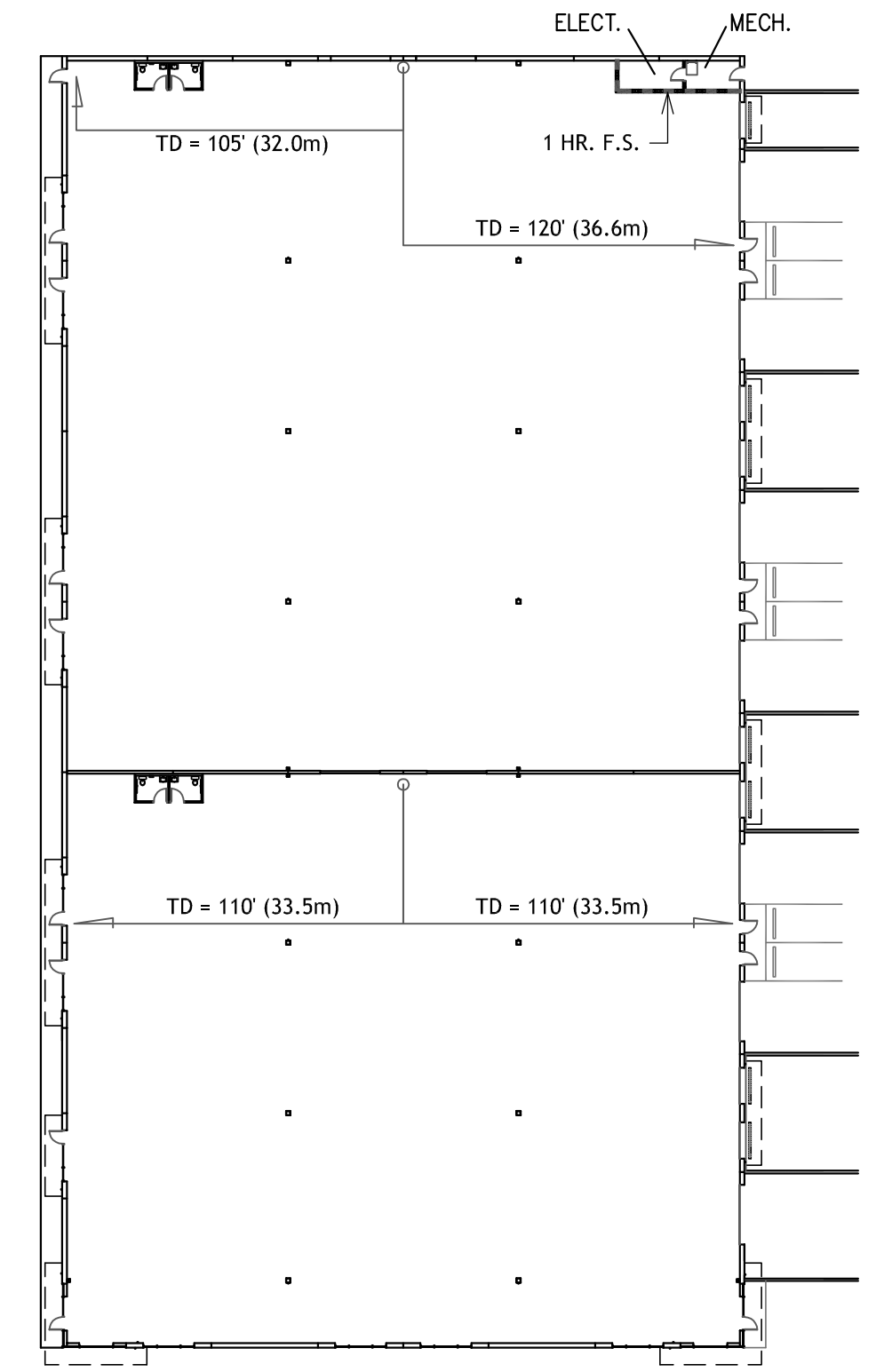
- Limiting distance: 50 ft. (15 m.) to C/L road.
- Wall area: 36 ft. x 160 ft. = 5,760 sf. (535 sm.).
- Table 3.2.3.1. (E) Allowable UPO: 100%.

West Elevation:

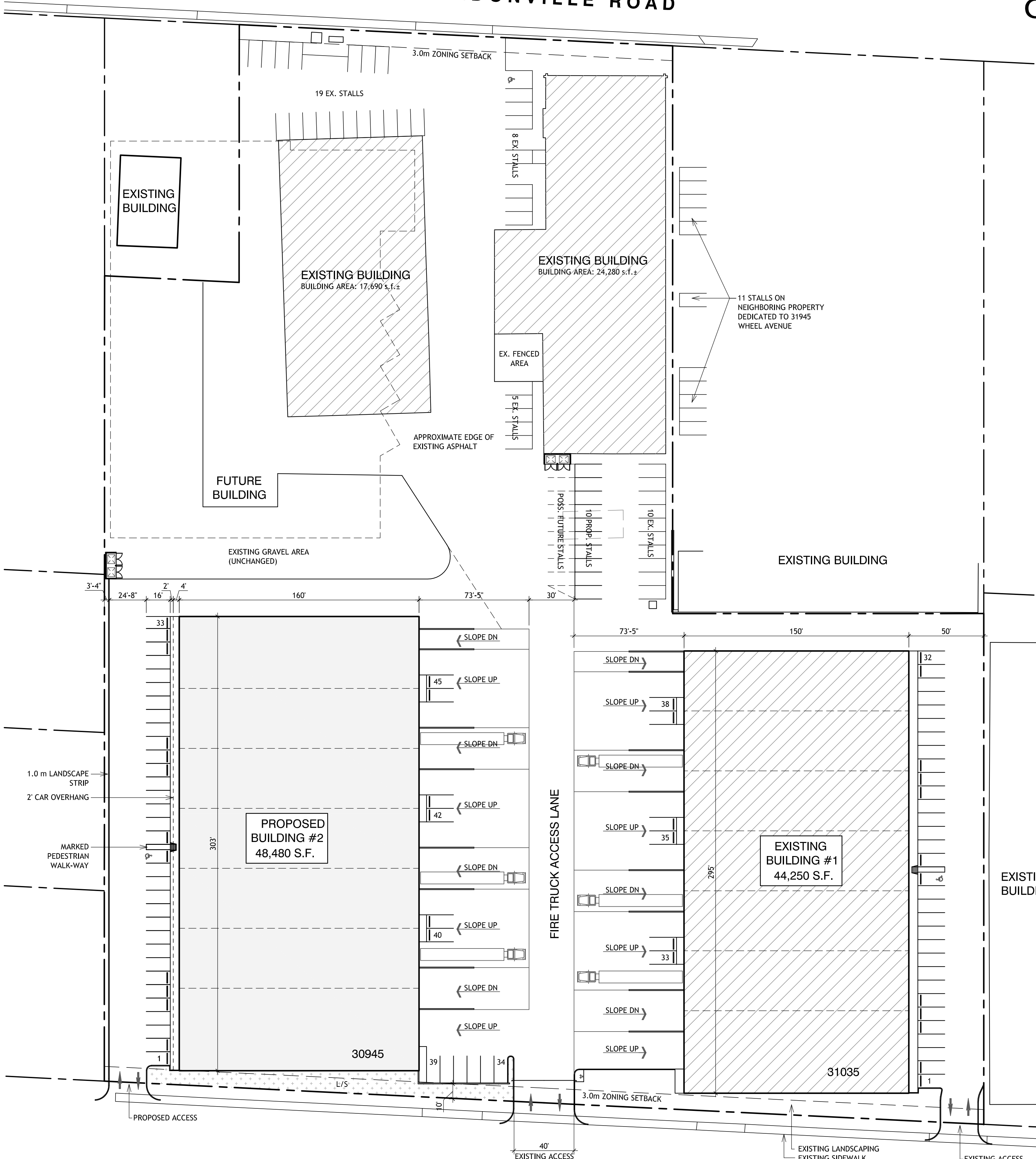
- Limiting distance: 50 ft. (15m.)
- Wall area: 36 ft. x 303 ft. = 10,908 sf. (1,013 sm.).
- Table 3.2.3.1. (E) Allowable UPO: 100%.

BUILDING ENVELOPE THERMAL PERFORMANCE:

- Ashrae 90.1 - 2010
 Climatic Zone 4, Table 5.5.4 (non-residential)
 Mass walls - prescriptive min R-9.5 c.i.
 Roofs - R-20 c.i. -above deck
 Slab on ground floors - R-15 for 24"
 Vertical glazing
 - Curtain wall - Max. U-0.50 for assembly
 - Max SHGC 0.04 for assembly
 - Entrance Doors Max U - 0.85 for assembly
 Opaque Doors - Max U - 0.400 for assembly
 Max - U value for fenestration including doors = 1.8 WL/(M²K) - BCBC 93
- Full performance data required in submittal for approval
 - Sealed shop drawings required from P.Eng. registered in BC and Schedules to BCBC - for all fenestration
 - All exterior glazing to be low-E sealed units, argon filled, non-conductive spaces



CODE PLAN



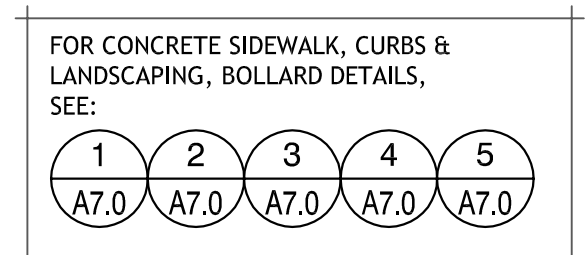
Washrooms to be calculated at T.I. stage

SITE DATA

CIVIC ADDRESS: 31945 WHEEL AVENUE, ABBOTSFORD, BC
 LEGAL DESCRIPTION: Lot - B, Section - 13, Township - 13, Plan - LMP43838
 PID - 124-620-335

ZONING: I2
 SITE AREA: 323,111 s.f.± (7.42 acres)
 BUILDING AREAS:
 - ORIGINAL EXISTING BUILDINGS: 41,970 s.f.±
 - EXISTING BUILDING #1: 44,250 s.f.
 - PROPOSED BUILDING #2: 48,480 s.f.
 - TOTAL: 134,700 s.f.±

LOT COVERAGE: 41.7%
 PARKING CALCULATIONS:
 PARKING REQUIRED: 134,700 / 1001.1 = 134.6 STALLS
 TOTAL: 135 STALLS
 PARKING PROVIDED: 91 EXISTING STALLS (2 H/C STALLS)
 : 55 PROPOSED STALLS (1 H/C STALLS)
 TOTAL: 146 STALLS



NOTE:

- REFER TO CIVIL SITE SERVICING, GRADING, SITE GRADE ELEVATIONS, ETC.
- REFER TO LANDSCAPE DRGS. FOR LANDSCAPE DETAILS.
- REFER TO CIVIL & ELECTRICAL FOR UNDER- GROUND SITE SERVICES.
- REFER TO ELECTRICAL PLAN FOR LAMP STANDARDS, POWER TRANSFORMERS, ETC.
- REFER TO CIVIL FOR STORM WATER DRAINAGE/INFILTRATION
- REFER TO TENANT FOR SPECIFICATIONS AND DETAILS OF DIRECTIONAL SIGNAGE, VEHICLE CLEARANCE BAR, MENU AND DRIVE- THRU ELEMENTS
- EXTERIOR LIGHT FIXTURES TO HAVE FULL CUT-OFF TO ENSURE LIGHT TRESPASS ONTO ADJACENT LANDS IS MINIMIZED, AS PER THE CITY OF ABBOTSFORD'S ALR BUFFER GUIDELINES
- BOLLARD(S) BY GENERAL CONTRACTOR TO BE INSTALLED AS PER CODE(S) & FORTIS BC REQUIREMENTS (SEE MECHANICAL)

LEGEND

- ACCESS RAMP AS DETAIL 1/A6.0
- HANDICAP STALL
- HANICAP SIGN AS DETAIL 4/A6.0

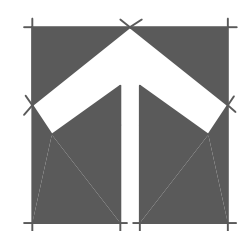
PARKING BY-LAWS

STANDARD STALL: 8'-10.5"x18'-0" (2.70m x 5.50m)
 SMALL CAR STALL: 8'-3"x16'-6" (2.50m x 5.00m)
 PHYSICALLY CHALLENGED STALL: 13'-6"x18'-0" (4.10m x 5.50m)
 PARALLEL STALL: 8'-10.5"x23'-0" (2.70m x 7.00m)
 LOADING STALL: 9'-11"x29'-7" (3.00m x 9.00m)

MIN. AISLE WIDTH: 24'-8" (7.50m)
 MIN. AISLE WIDTH ONE WAY: 12'-6" (3.80m)
 PERCENTAGE OF SMALL CARS: 20%

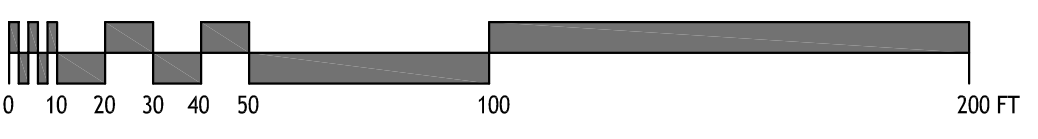
As per CITY OF ABBOTSFORD ZONING BY-LAW #250-96, 1996.

WHEEL AVENUE



SITE PLAN

SCALE: 1"=40'



KEYSTONE ARCHITECTURE & PLANNING LTD
 110 - 2881 Garden Street, Abbotsford, BC V2T 4X1
 Phone 604 850 0577 or 604 853 1528
 Email mail@keystonearch.ca | Web keystonearch.ca

ISSUES & REVISIONS LIST		
NO.	DESCRIPTION	DATE
1.	DESIGN CONCEPT	14-09-16
2.	Development Permit Application	14-11-24
3.	Issue for Consultant Review	14-12-05
4.	BP APPLICATION	15-11-04

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PROJECT

WHEEL AVENUE WAREHOUSE - 2 (BUILDING SHELL ONLY)

30945 WHEEL AVENUE ABBOTSFORD, B.C.

SHEET TITLE

SITE PLAN
 CODE DATA / PLAN

Job No.: 14-152	DRAWING NO.
Scale: AS NOTED	A2.0
Start Date: SEPT, 14	
Drawn: RL	