

TENANT IMPROVEMENT

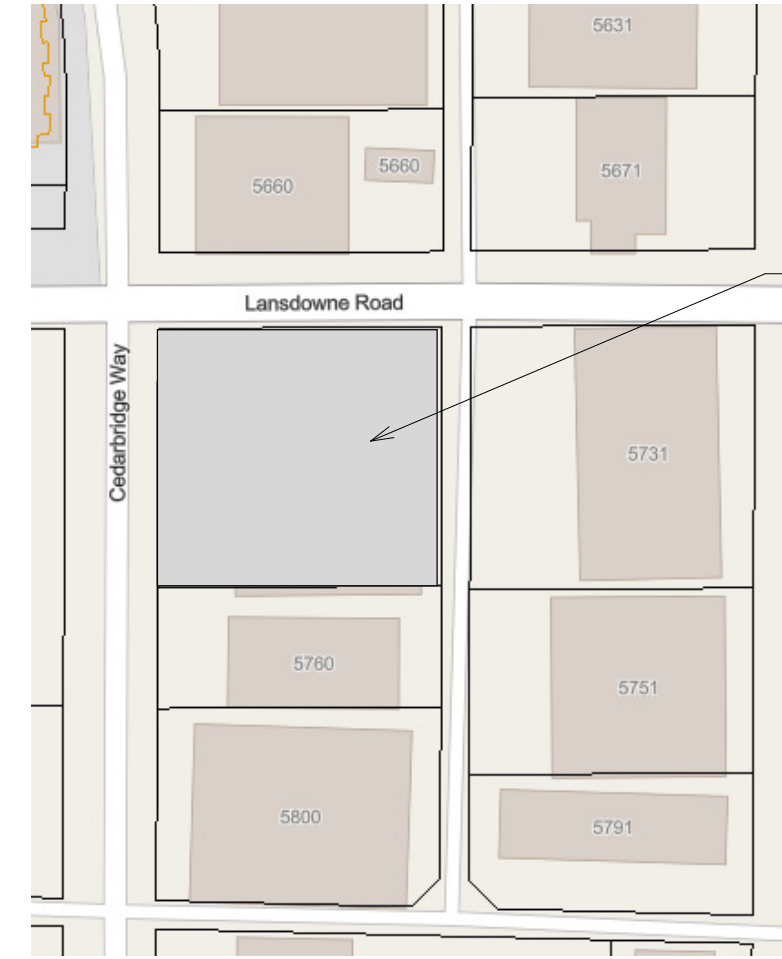
5700 CEDARBRIDGE WAY RICHMOND, BC V6X 2A7

OFFICE

SHEET LIST

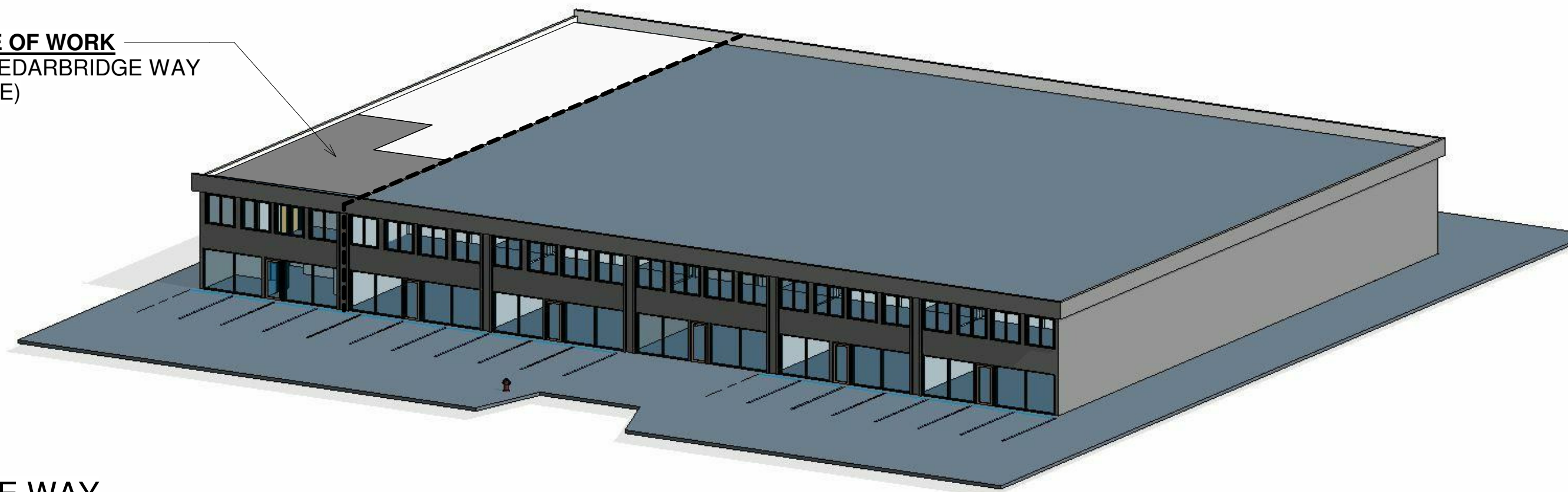
Sheet List	
Sheet Number	Sheet Name
A101	COVER SHEET & SITE PLAN
A201	MAIN FLOOR PLANS
A202	UPPER FLOOR PLANS
A203	CEILING PLAN
A301	SECTION
A401	UNIVERSAL WASHROOM & SCHEDULES

LOCATION PLAN



3D VIEW

SCOPE OF WORK
5700 CEDARBRIDGE WAY
(OFFICE)



PROJECT DATA

PROJECT ADDRESS:	5700 CEDARBRIDGE WAY RICHMOND, BC V6X 2A7
LEGAL DESCRIPTION:	LOT 93 SEC 5 BLK 4N RG 6W PL NWP38620 LOT 93, BLOCK 4N, PLAN NWP38620, SECTION 5, RANGE 6 W, NEW WESTMINSTER LAND DISTRICT
ZONING:	IR1 (INDUSTRIAL RETAIL)
LAND USE:	MU (MIXED USE)
LOT AREA:	3 380 m ²
BUILDING AREA:	22,131 Ft ² (2 056 m ²)
OFFICE AREA:	MAIN: 667.30 Ft ² (62 m ²) + UPPER: 1,426 Ft ² (132.5 m ²) = 2,093 Ft ² (194.5m ²)
WAREHOUSE AREA:	2,997.56 Ft ² (278.50 m ²)
BLDG FACING STREET:	TWO (2)
PARKING REQUIREMENT:	TOTAL FLOOR AREA OF BUILDING: 22,130.67 Ft ² (2056.00 m ²)
(REF: RICHMOND ZONING BYLAW)	
	1 SPACES PER 100.0 m ² OF GROSS LEASABLE FLOOR AREA OF BUILDING
	2,056 m ² / 100 m ² = 20.56 = 21 SPACES
	REQUIRED NUMBER OF PARKING SPACES: 21
	PROVIDED NUMBER OF PARKING SPACES: 21(EXISTING,NOT CHANGE)

CODE ANALYSIS

ARTICLE 3.2.2.76 (GROUP F, DIVISION 2, UP TO 3 STOREYS)	REQUIRED	PROVIDED
CONSTRUCTION TYPE	COMBINATION OR SINGLY OF COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE CONSTRUCTION
BUILDING HEIGHT	THREE STOREY	TWO STOREY
BUILDING AREA	NOT MORE THAN 1,500 m ²	1,028 m ²
SPRINKLER	NOT REQUIRED	NONE SPRINKLER
FLOOR,MEZZANINE AND ROOF ASSEMBLIES	NOT LESS THAN 45 MIN	THE SAME AS EXISTING
LOADBEARING WALLS,COLUMNS	NOT LESS THAN 45 MIN	THE SAME AS EXISTING

3.4. EXIT

	REQUIRED	PROVIDED
3.4.2.1.2) MIN NUMBER OF EXIT	1 EXITS	1 EXITS
3.4.2.1.2) LOCATION OF EXIT (TRAVEL DISTANCE)	MAX. ALLOWED: 25 m	23.5 m
3.4.3.6. EXIT WIDTH	DOORWAYS: MIN. 850 mm	DOORWAYS: MIN. 850mm
3.4.5.1. EXIT SIGNS	EXIT SIGNS SHALL BE PROVIDED AT EVERY EXIT DOOR	TO BE PROVIDED

3.1.17.1 OCCUPANT LOAD COMPUTATION

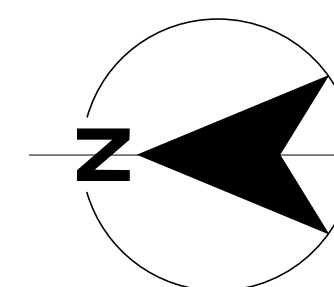
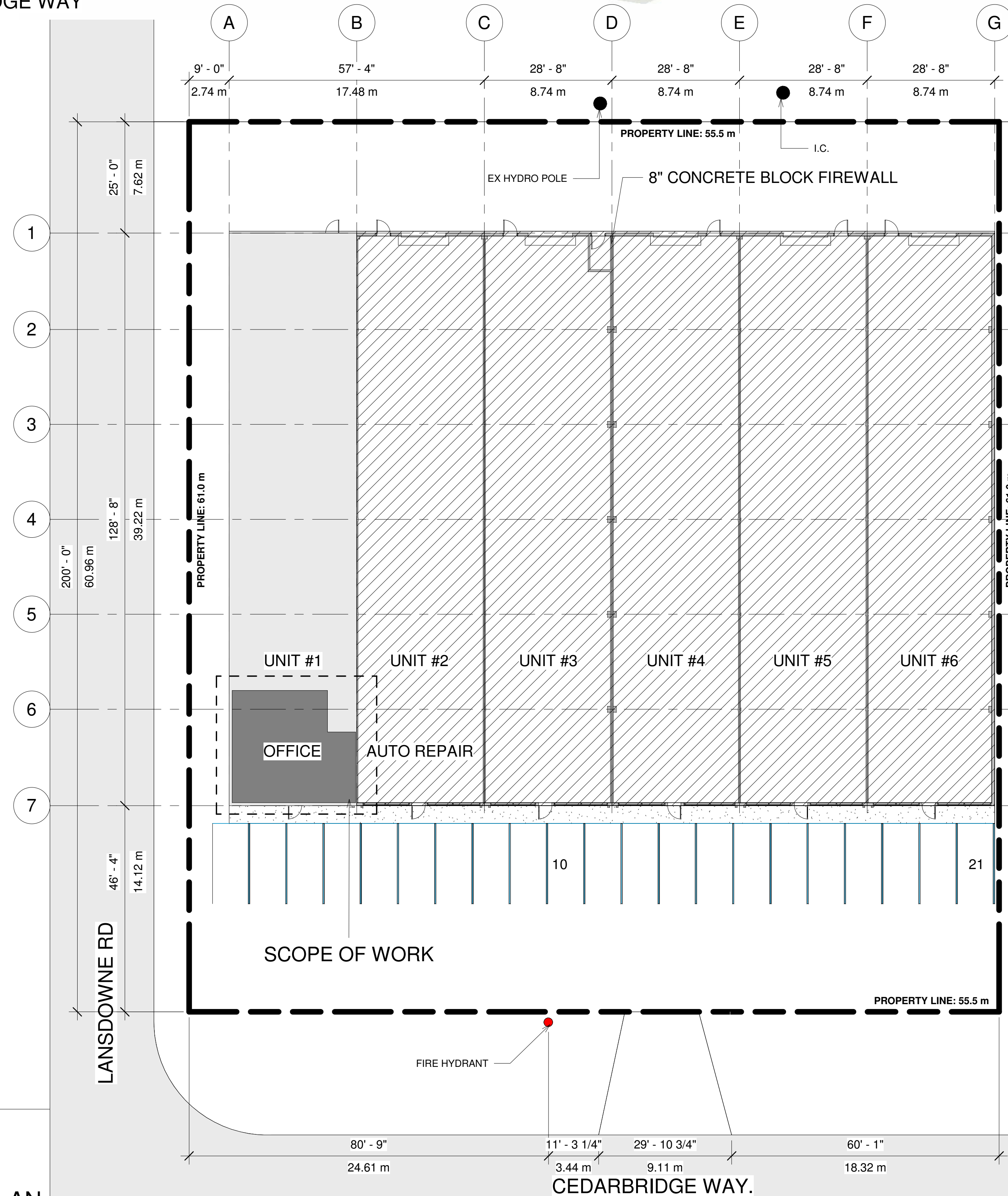
AREA/SPACE	AREA	MAX. OCCUPANT LOAD	PROPOSED OCCUPANT LOAD
OFFICE	2,093 Ft ² (194.5 m ²)	9.3 m ² PER PERSON	21 PERSONS
			DESIGN OCCUPANT LOAD 8

HEALTH REQUIREMENTS

3.7.2.2 WATER CLOSET

REQUIRED		EXISTING	PROPOSED
NUMBER OF PERSON OF EACH SEX	MIN NUMBER OF WC		
MALE	1-5	1 WATER CLOSET	1 UNIVERSAL WASHROOMS
FEMALE	1-5		
HC	1		

5700 CEDARBRIDGE WAY



1 SITE PLAN
1/16" = 1'-0"

**ISSUED
FOR BUILDING
PERMIT**

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PROJECT
Office Tenant Improvement

ARCHITECTURAL
COVER SHEET & SITE PLAN

DESIGNED	Designer	SEAL
DRAWN	Author	
SCALE	As indicated	
DATE	11/04/20	

PROJECT NO.
2062CDR

DRAWING NO.
A101

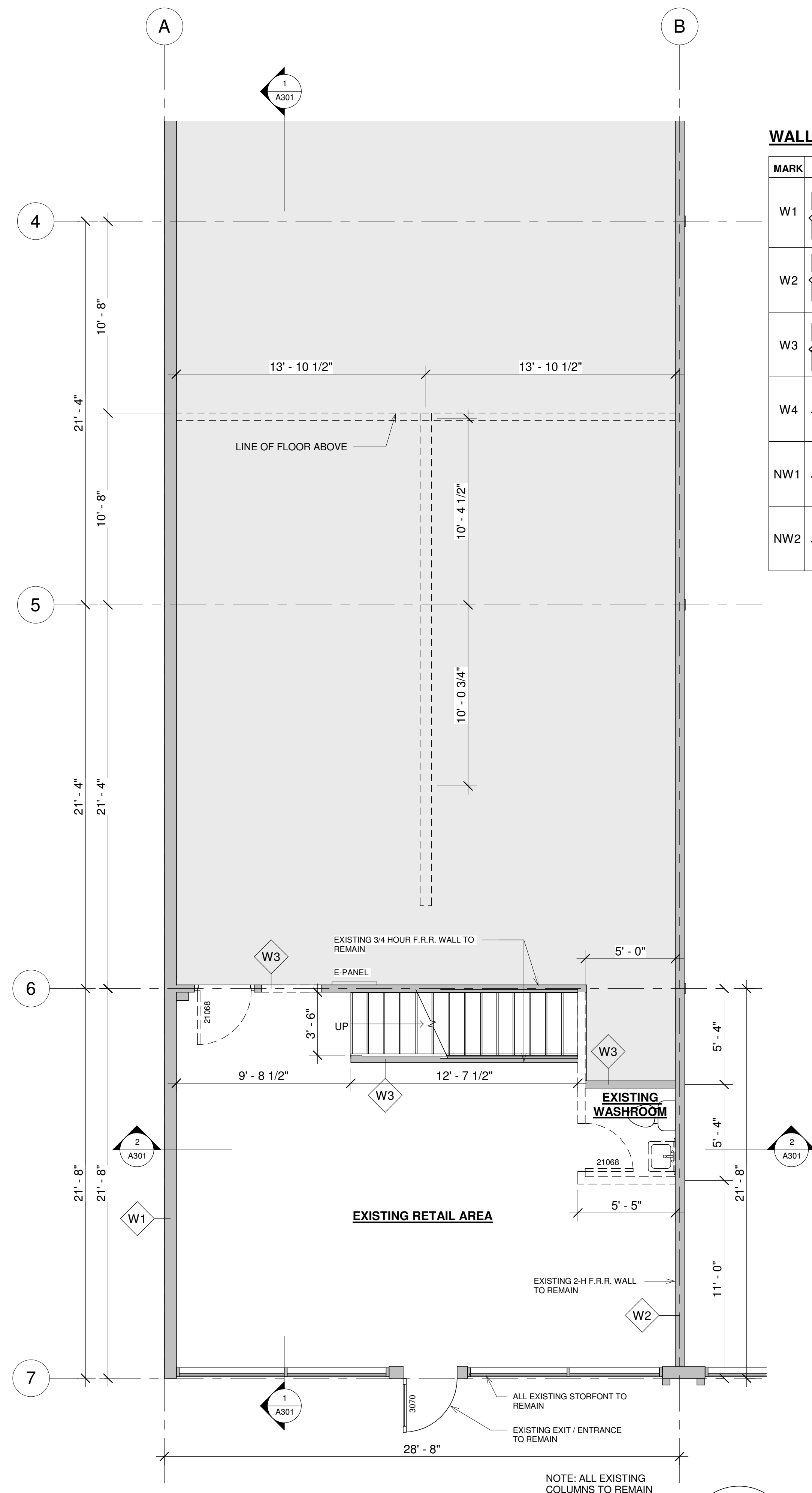
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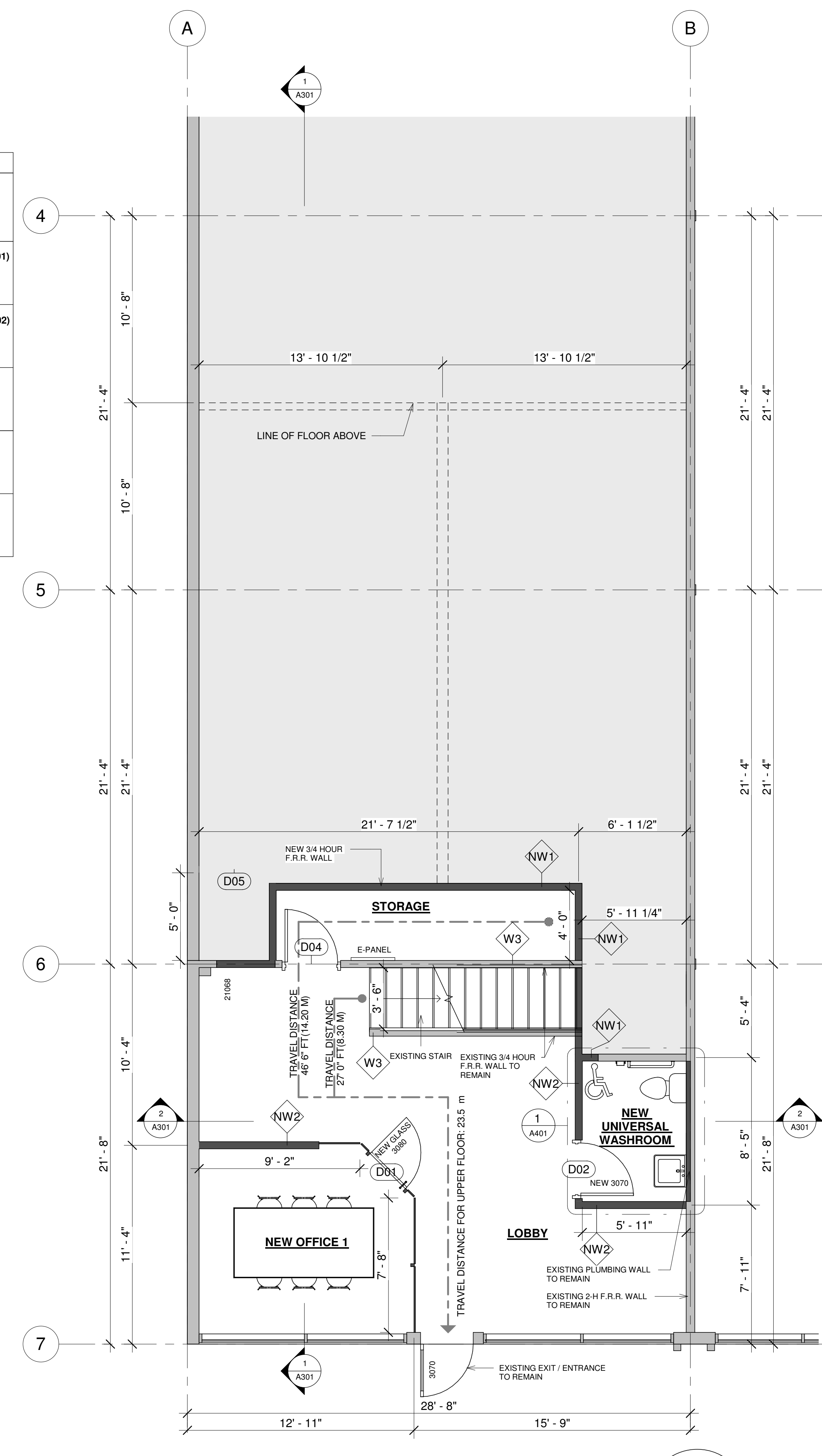
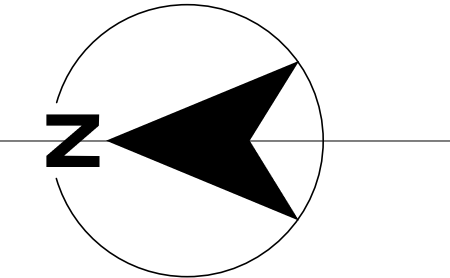
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WALL ASSEMBLY

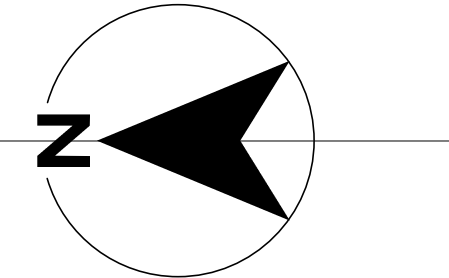
MARK	GRAPHICS	DESCRIPTION
W1		EXISTING EXTERIOR WALL - CONCRETE BLOCK
W2		EXISTING 2 HOUR F.R.R WALL (ULC NO. W301) - 2 LAYERS OF 5/8" TYPE 'X' GWB - 2x4 WOOD STUDS O.C. 16" - 2 LAYERS OF 5/8" TYPE 'X' GWB
W3		EXISTING 3/4 HOUR F.R.R WALL (ULC NO. W302) - 1 LAYER OF 1/2" TYPE 'X' GWB - 2x4 WOOD STUDS O.C. 16" - 1 LAYER OF 1/2" TYPE 'X' GWB
W4		EXISTING PARTITION WALL - 1 LAYER OF 1/2" GWB - 2x4 WOOD STUDS - 1 LAYER OF 1/2" GWB
NW1		NEW 3/4 F.R.R WALL (ULC NO. W302) - 1 LAYER OF 1/2" TYPE 'X' GWB - 2x4 WOOD STUDS O.C. 16" - 1 LAYER OF 1/2" TYPE 'X' GWB
NW2		NEW PARTITION WALL - 1 LAYER OF 1/2" GWB - 2x4 WOOD STUDS - 1 LAYER OF 1/2" GWB



1 MAIN FLOOR - DEMO/EXISTING
1/4" = 1'-0"



2 MAIN FLOOR - PROPOSED
1/4" = 1'-0"



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PROJECT
Office Tenant Improvement

ARCHITECTURAL
MAIN FLOOR PLANS

DESIGNED	Designer	SEAL
DRAWN	Author	
SCALE	As indicated	
DATE	10/05/20	

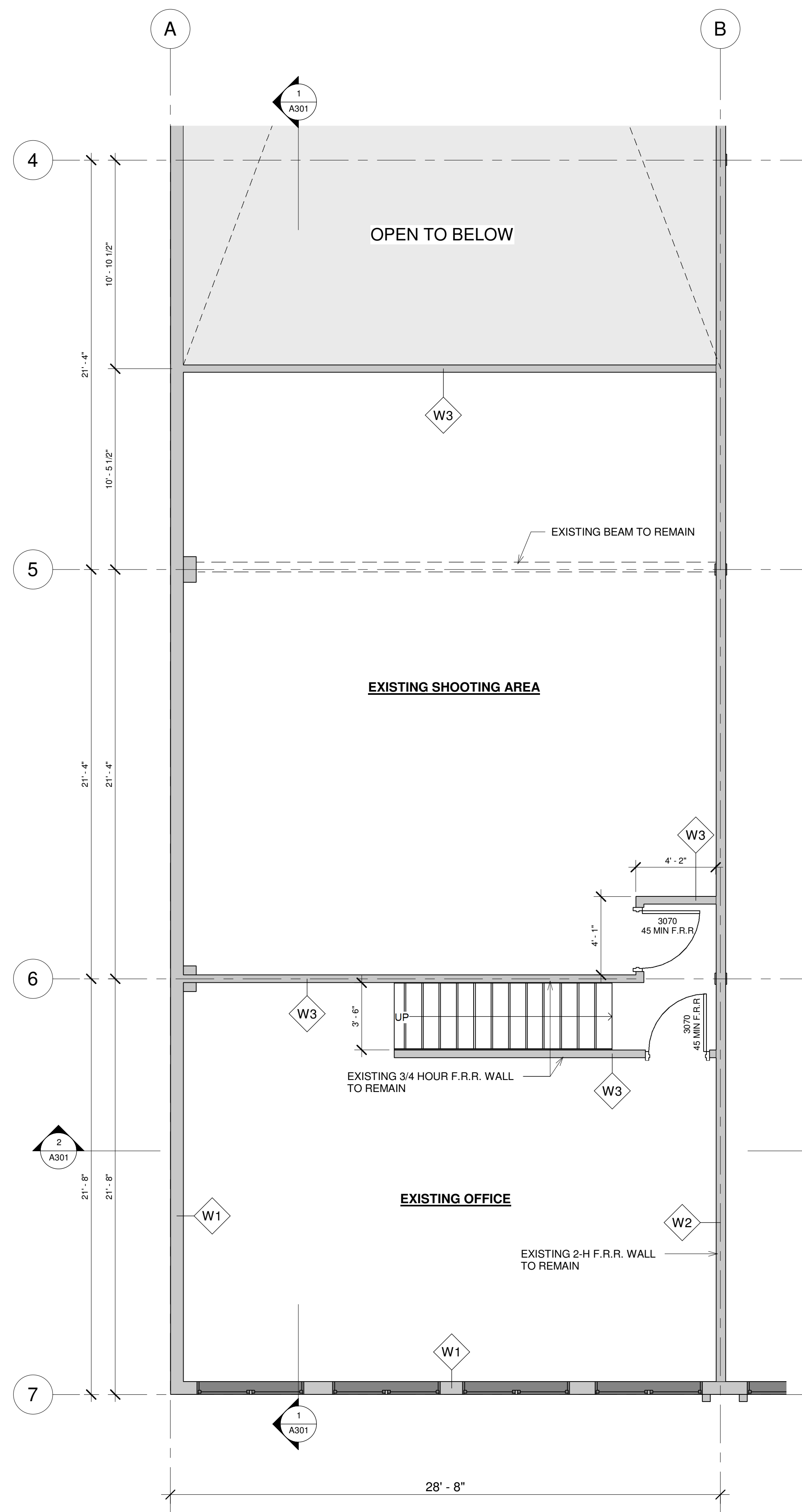
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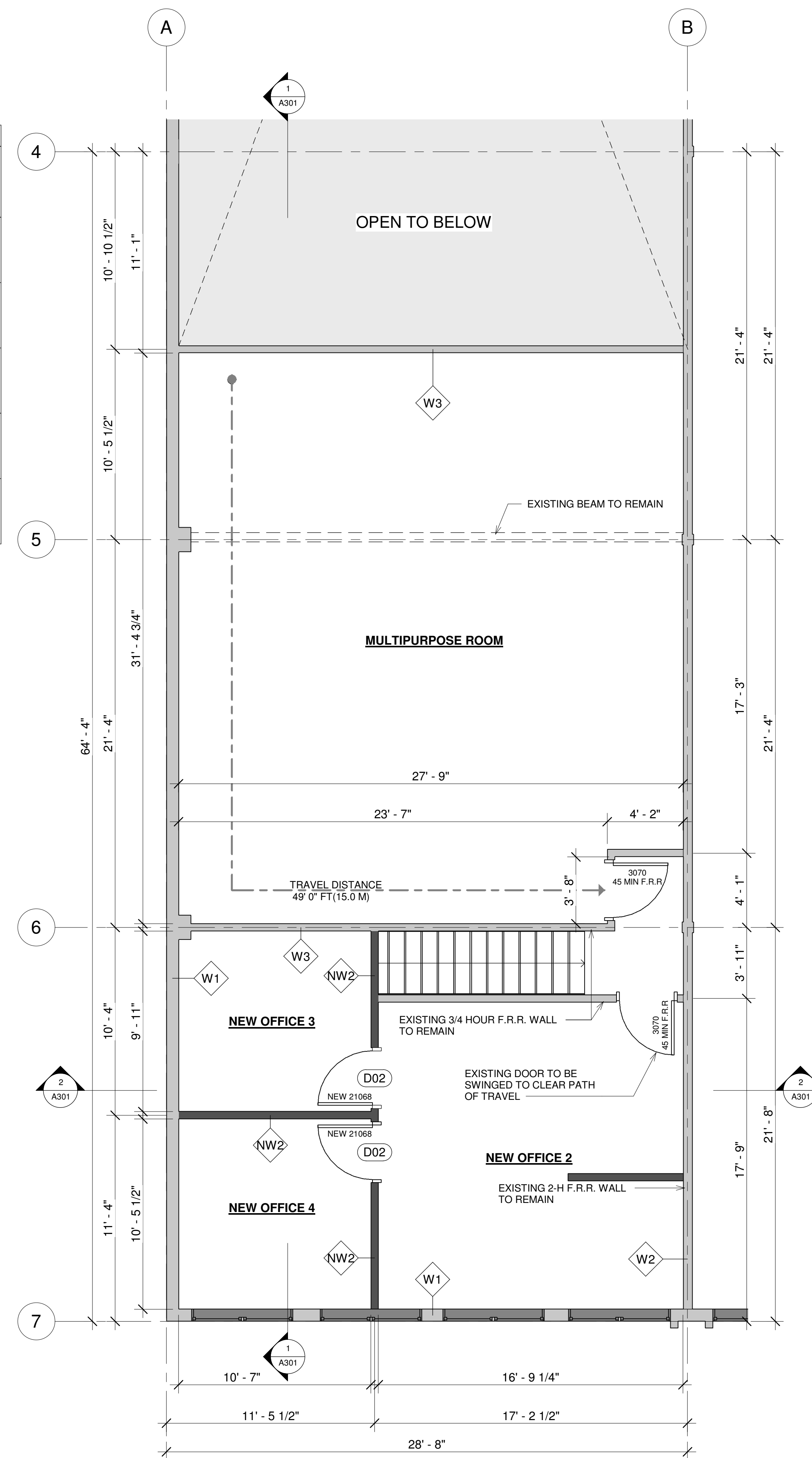
**ISSUED
FOR BUILDING
PERMIT**

WALL ASSEMBLY

MARK	GRAPHICS	DESCRIPTION
W1		EXISTING EXTERIOR WALL - CONCRETE BLOCK
W2		EXISTING 2 HOUR F.R.R WALL (ULC NO. W301) - 2 LAYERS OF 5/8" TYPE 'X' GWB - 2x4 WOOD STUDS O.C. 16" - 2 LAYERS OF 5/8" TYPE 'X' GWB
W3		EXISTING 3/4 HOUR F.R.R WALL (ULC NO. W302) - 1 LAYER OF 1/2" TYPE 'X' GWB - 2x4 WOOD STUDS O.C. 16" - 1 LAYER OF 1/2" TYPE 'X' GWB
W4		EXISTING PARTITION WALL - 1 LAYER OF 1/2" GWB - 2x4 WOOD STUDS - 1 LAYER OF 1/2" GWB
NW1		NEW 3/4 F.R.R WALL (ULC NO. W302) - 1 LAYER OF 1/2" TYPE 'X' GWB - 2x4 WOOD STUDS O.C. 16" - 1 LAYER OF 1/2" TYPE 'X' GWB
NW2		NEW PARTITION WALL - 1 LAYER OF 1/2" GWB - 2x4 WOOD STUDS - 1 LAYER OF 1/2" GWB



1 UPPER FLOOR - DEMO/EXISTING
1/4" = 1'-0"



2 UPPER FLOOR - PROPOSED
1/4" = 1'-0"

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PROJECT
Office Tenant Improvement

ARCHITECTURAL
UPPER FLOOR PLANS

DESIGNED	Designer	SEAL
DRAWN	Author	
SCALE	As indicated	
DATE	11/10/20	

PROJECT NO.	DRAWING NO.	REV
2062CDR	A202	1

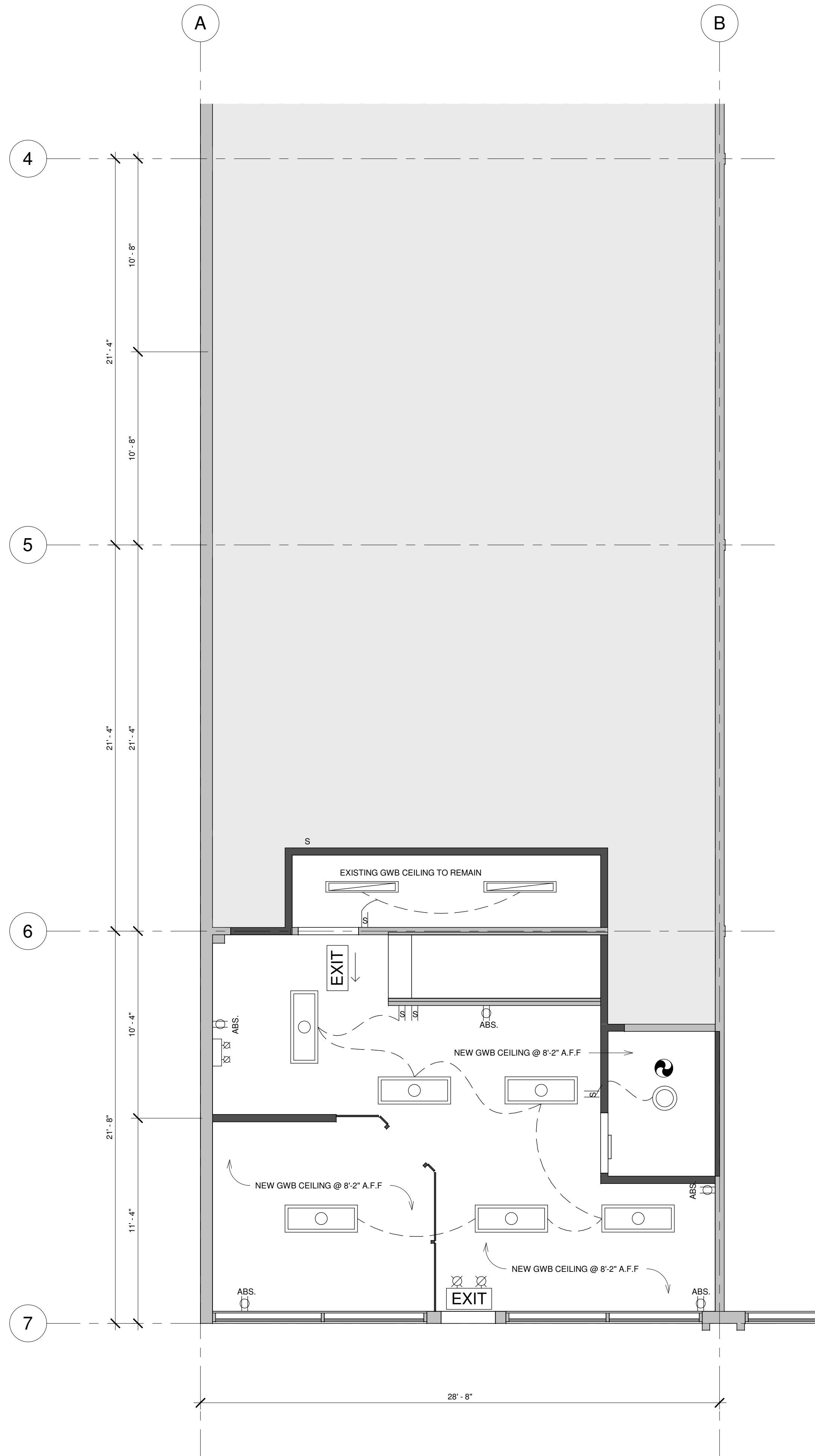
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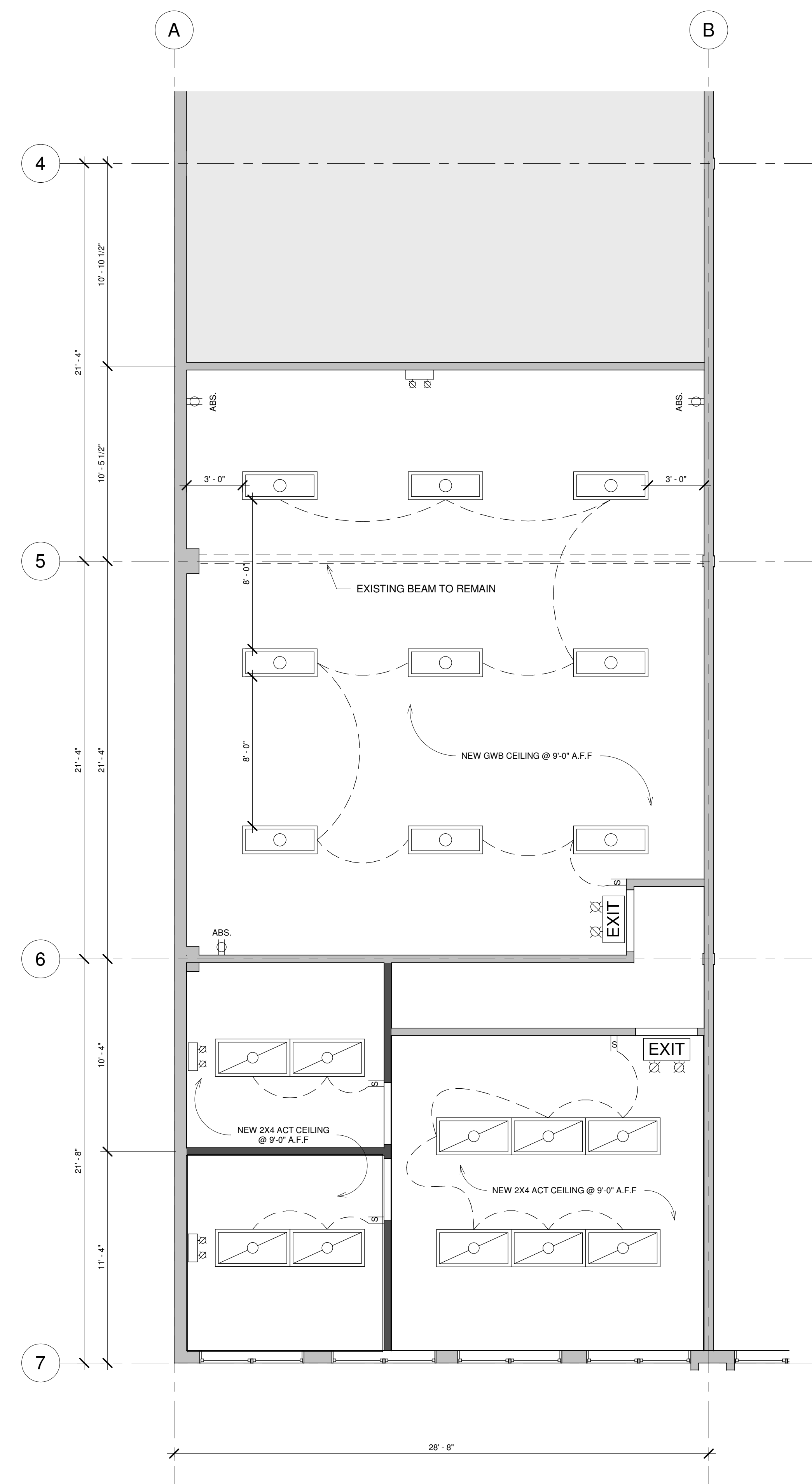
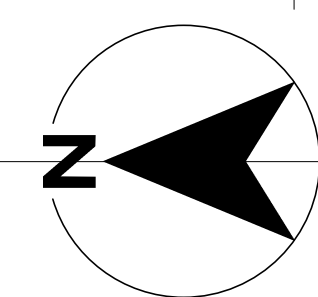
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LEGEND

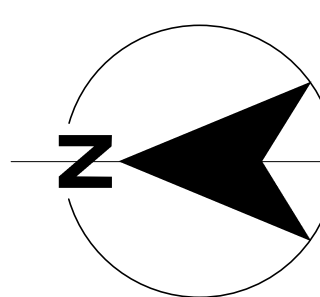
SYMBOL	ITEMS
	2X4 LED RECESSED LIGHT FIXTURE
	LED/FLUORESCENT SURFACE MOUNTED LIGHT FIXTURE
	LINEAR LED/FLUORESCENT SURFACE MOUNTED LIGHT FIXTURE
	WASHROOM CEILING SURFACE MOUNTED LIGHT FIXTURE
	WASHROOM EXHAUST FAN
	EMERGENCY LIGHT FIXTURE
	EXIT SIGN
	EXIT SIGN WITH EMERGENCY LIGHT FIXTURE



1 MAIN FLOOR R.C.P
1/4" = 1'-0"



2 UPPER FLOOR R.C.P
1/4" = 1'-0"



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PROJECT
Office Tenant Improvement

ARCHITECTURAL
CEILING PLAN

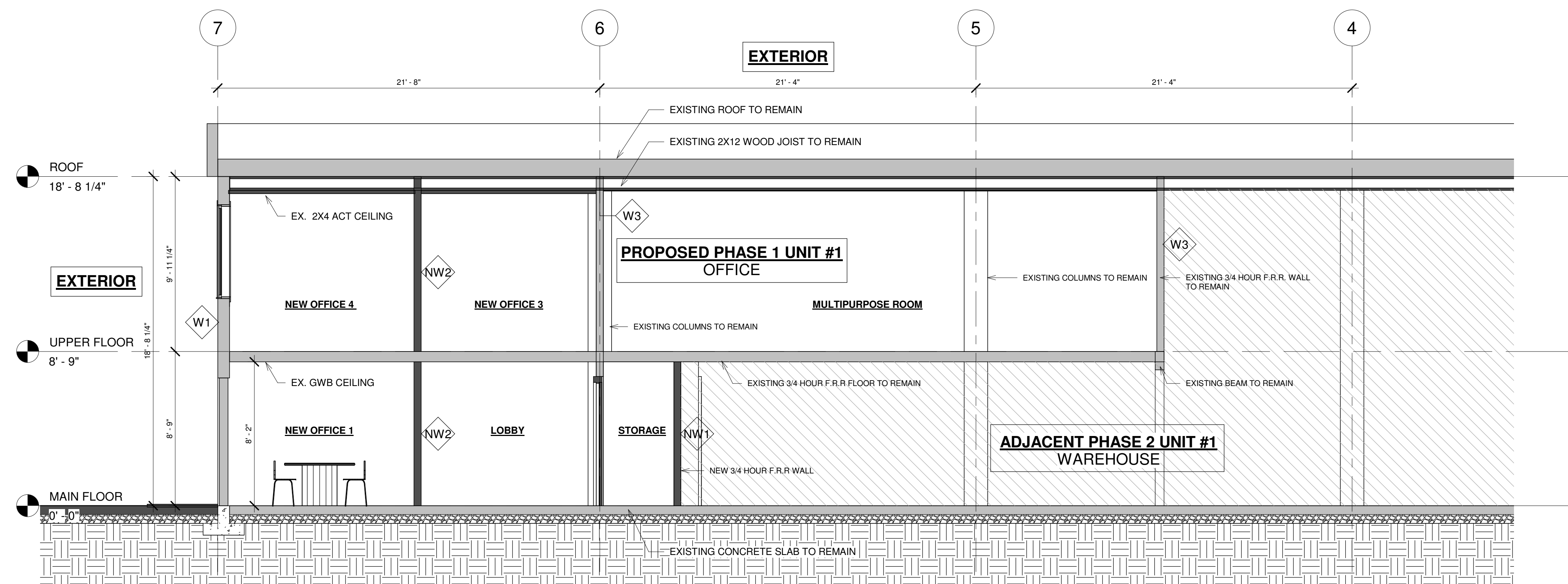
DESIGNED	Designer	SEAL
DRAWN	Author	
SCALE	1/4" = 1'-0"	
DATE	11/04/20	

PROJECT NO. 2062CDR	DRAWING NO. A203	REV
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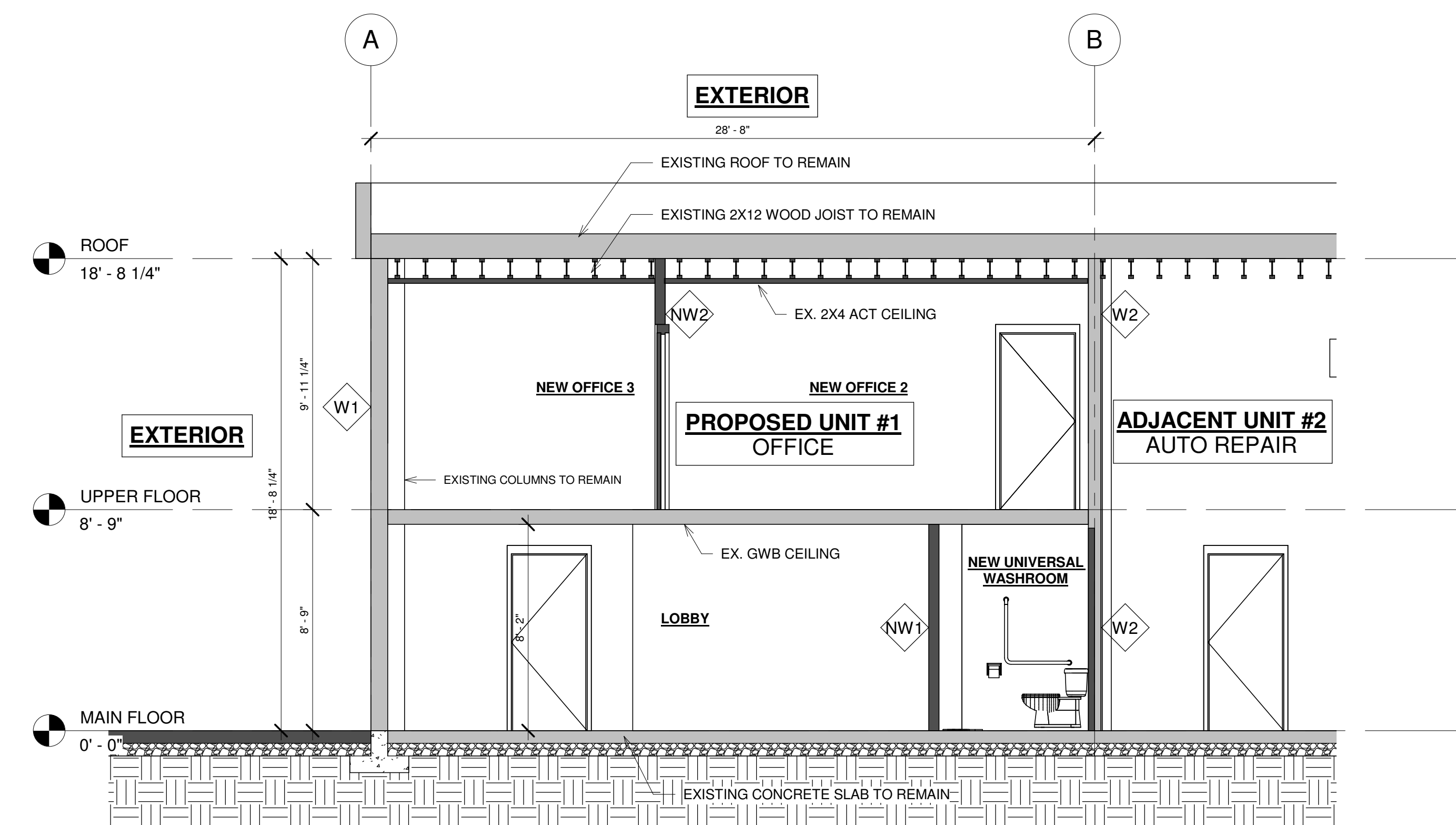
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1 OFFICE AREA SECTION 1
1/4" = 1'-0"



2 OFFICE AREA SECTION 2
1/4" = 1'-0"

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PROJECT
Office Tenant Improvement

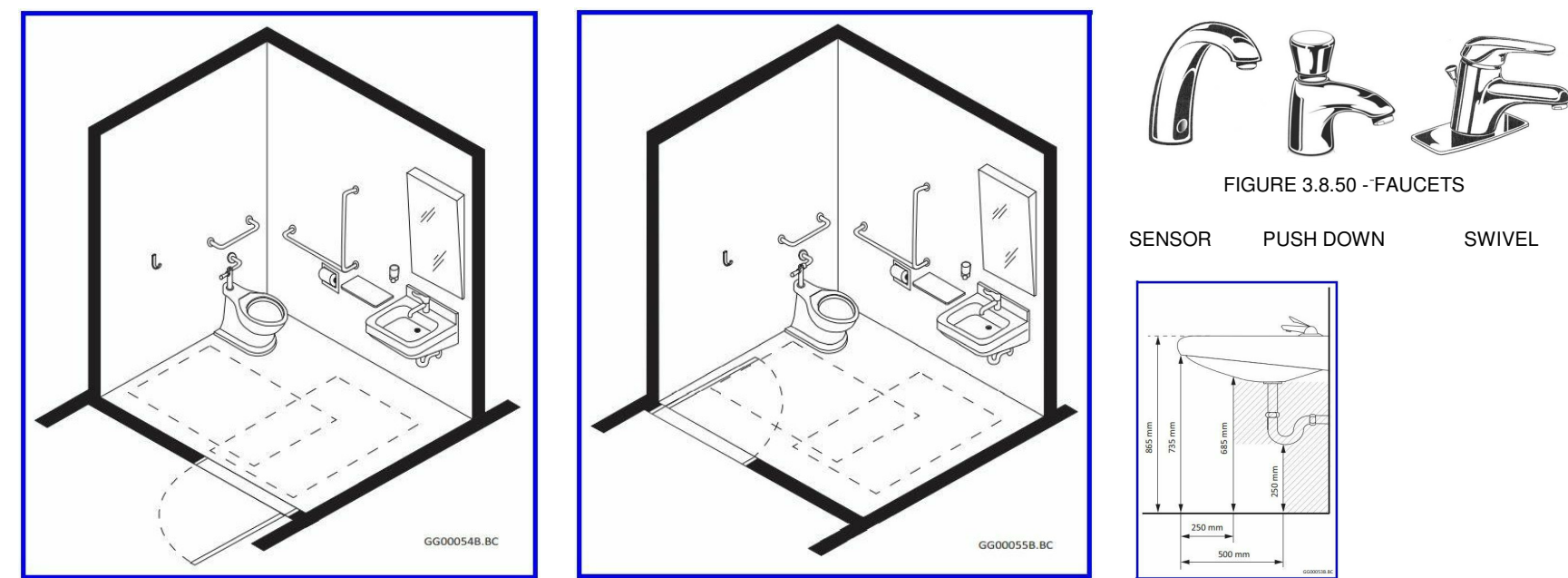
ARCHITECTURAL
SECTION

DESIGNED	Designer	SEAL
DRAWN	Author	
SCALE	1/4" = 1'-0"	
DATE	11/04/20	

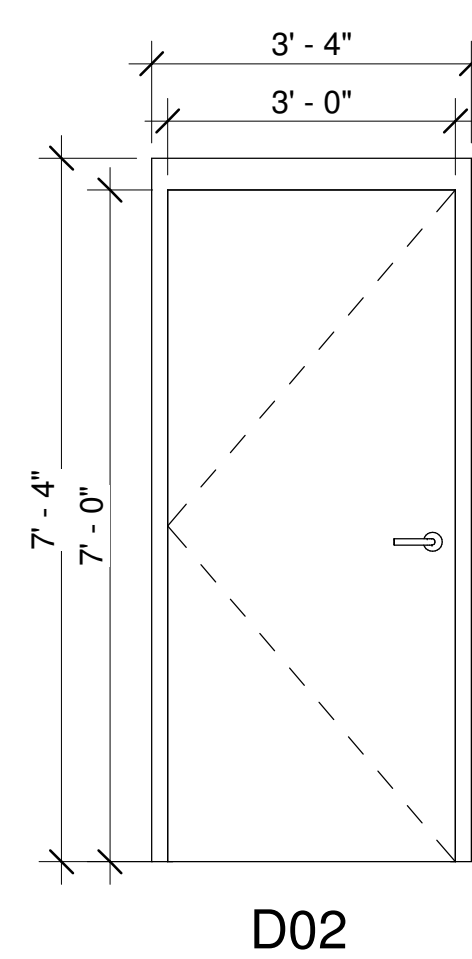
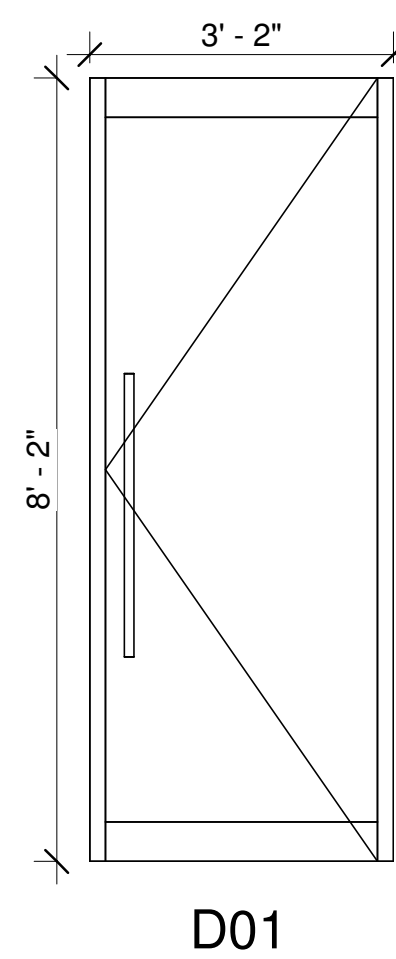
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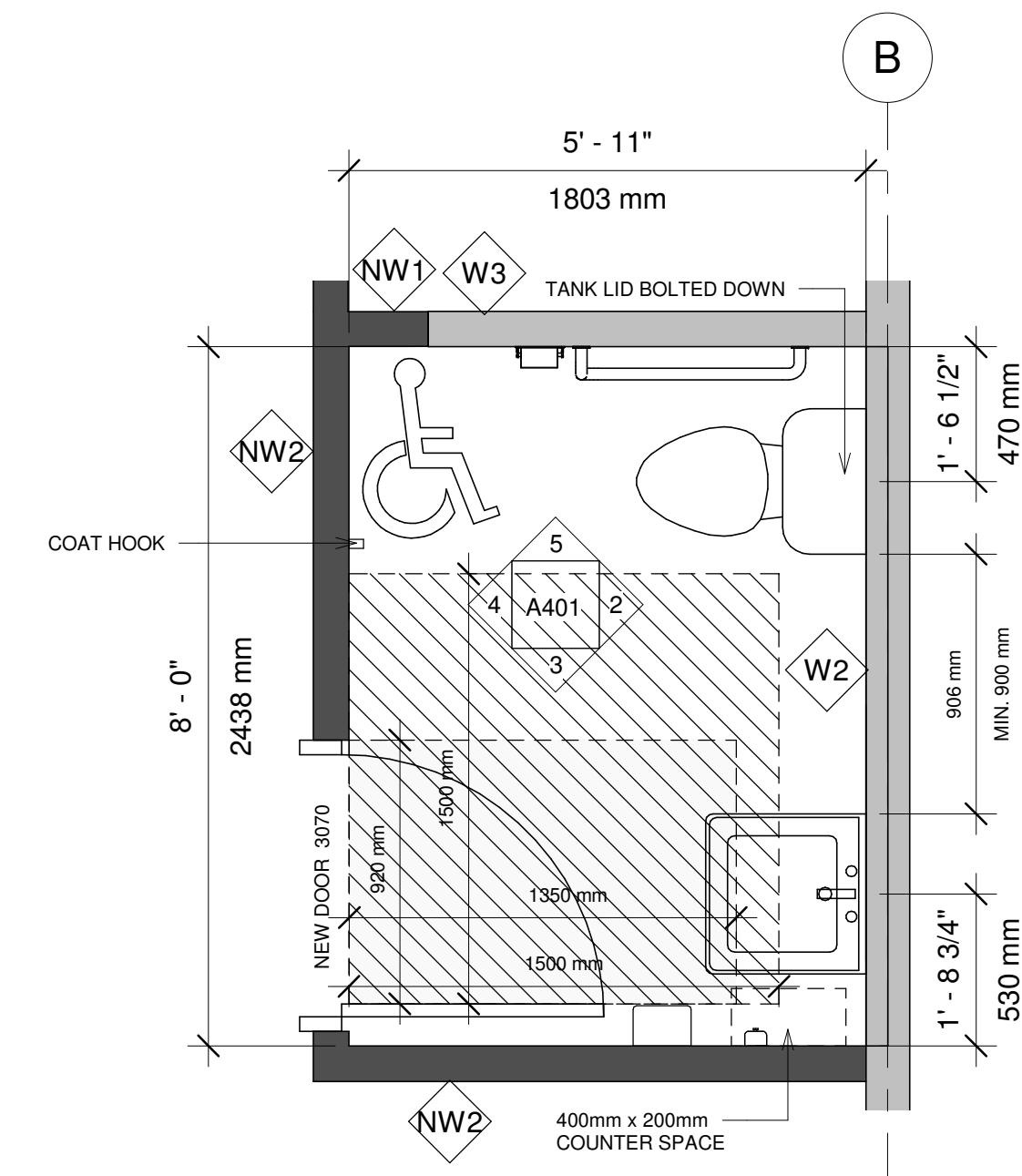
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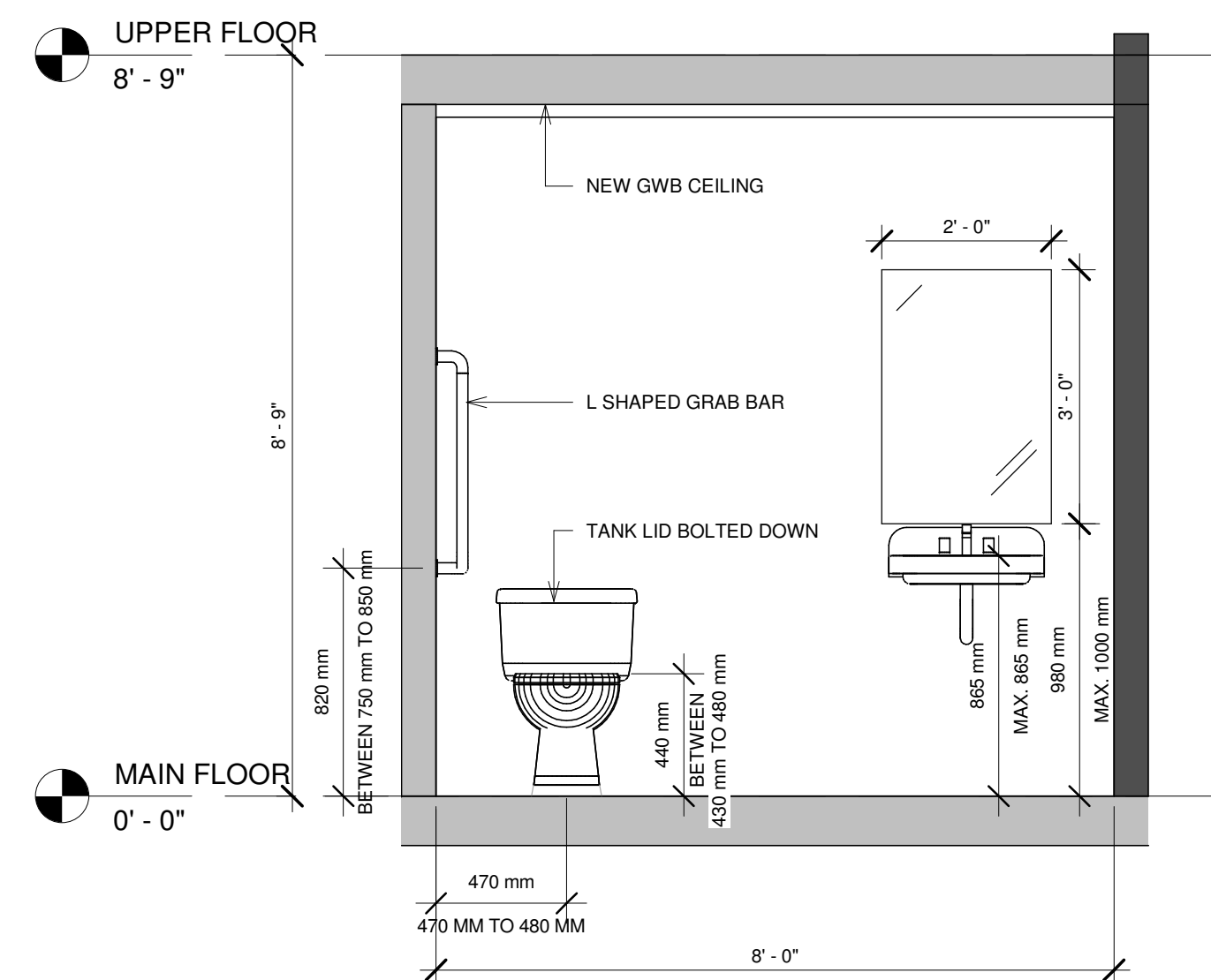
Door Schedule		
Type Mark	Width	Height
MAIN FLOOR		
D01	2' - 10"	8' - 2"
D02	3' - 0"	7' - 0"
D02	3' - 0"	7' - 0"
D02	3' - 0"	7' - 0"
UPPER FLOOR		
D02	3' - 0"	7' - 0"
D02	3' - 0"	7' - 0"
Grand total: 6		



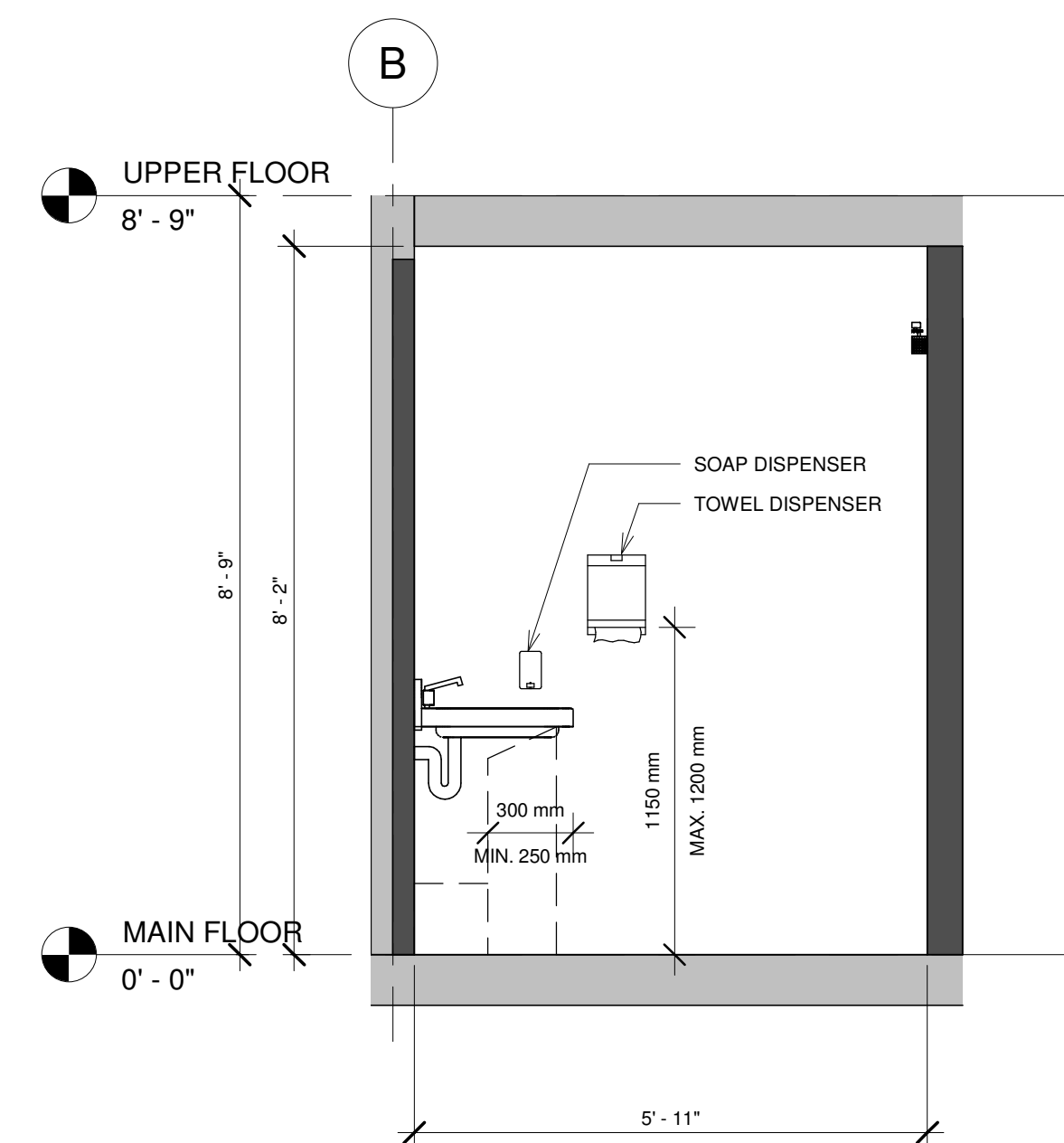
Door Type
1/2" = 1'-0"



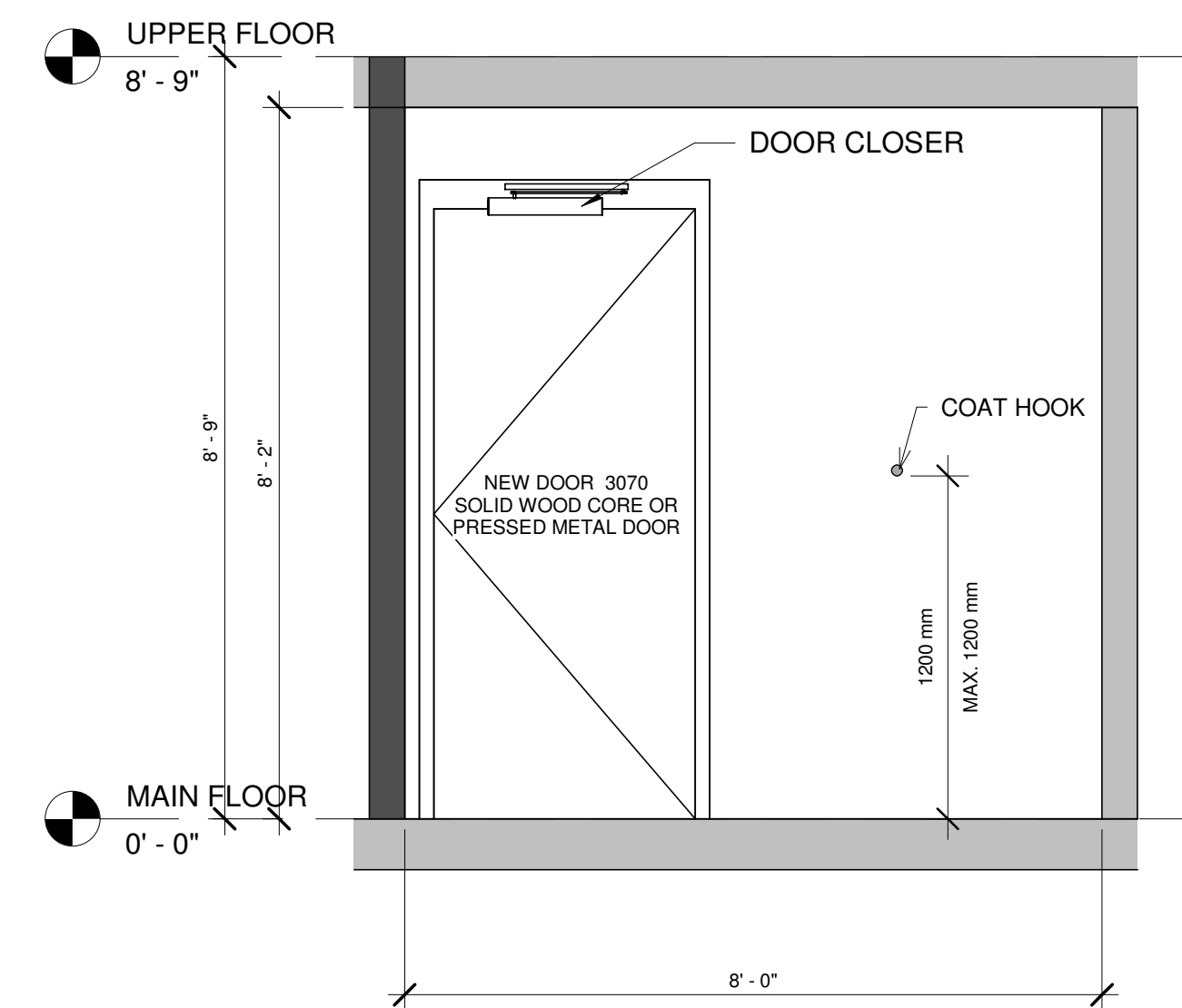
1 NEW UNIVERSAL WASHROOM
1/2" = 1'-0"



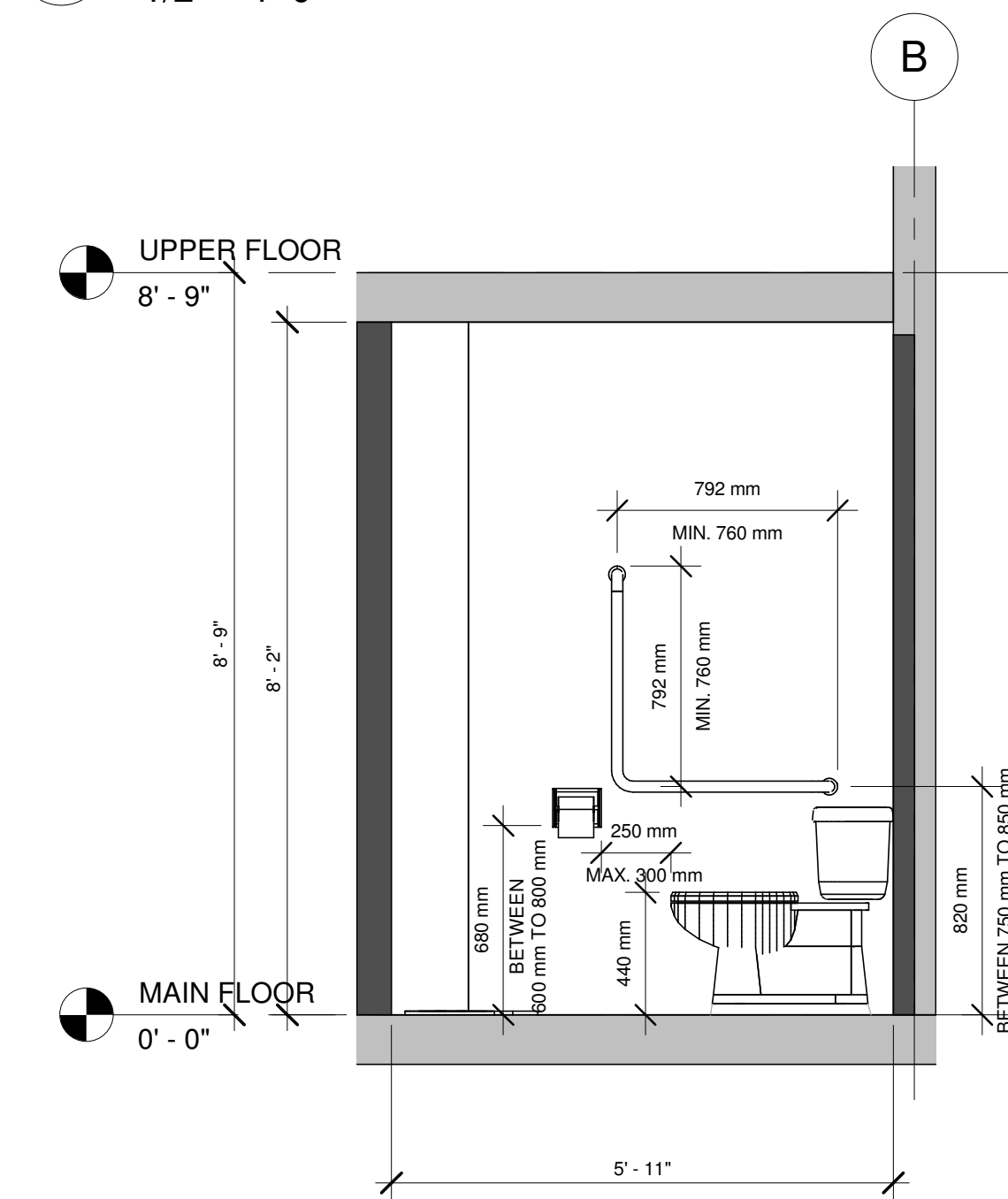
2 ELEVATION a
1/2" = 1'-0"



3 ELEVATION b
1/2" = 1'-0"



4 ELEVATION c
1/2" = 1'-0"



5 ELEVATION d
1/2" = 1'-0"

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PROJECT
Office Tenant Improvement

ARCHITECTURAL
UNIVERSAL WASHROOM & SCHEDULES

DESIGNED	Designer	SEAL
DRAWN	Author	
SCALE	As indicated	
DATE	11/05/20	

PROJECT NO. 2062CDR	DRAWING NO. A401	REV
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