

119 AVE DAYCARE - MAPLE RIDGE, BC

PROJECT DATA

APPLICABLE CODE
BCBC 2024

PROJECT TYPE
TENANT IMPROVEMENT, DAYCARE

LEGAL DESCRIPTION
LT 5; DL 398; NWD; PL NWP2899 (FACILITY, 22370)
LT 4; DL 398; NWD; PL NWP2899 (PARKING, 22380)

PID:
000-865-192 (FACILITY, 22370)
000-865-141 (PARKING, 22380)

ADDRESS
22370 119 AVE, MAPLE RIDGE, BC V2X 6B1 (FACILITY)
22380 119 AVE, MAPLE RIDGE, BC V2X 6B1 (PARKING)

ZONING
C-3

LOT AREA
-0.349 ha (FACILITY, 22370)
-0.0679 ha (PARKING, 22380)

UNIT AREA
965 m² (10,385 SF)

TOTAL OFFICE & CHILDCARE AREA
585 m² (6,300 SF)

BUILDING DATA

BASE BUILDING: NBC 1975

GOVERNING BUILDING CLASSIFICATION: NBC 1975
3.2.2.14. GROUP A, DIVISION 2, 1 AND 2 STOREYS

MAJOR OCCUPANCY: NBC 1975
3.2.2.30. GROUP D, UP TO 3 STOREYS
3.2.2.34. GROUP E, UP TO 3 STOREYS
3.2.2.42. GROUP F, DIVISION 2, UP TO 4 STOREYS

TENANT SPACE USE: BCBC 2024
3.2.2.25. GROUP A, DIVISION 2, UP TO 2 STOREYS

BUILDING AREA: 1,3,3,4
BUILDING IS DIVIDED INTO 4 AREAS WITH FIREWALL
TO COMPLY WITH BCBC 2024 3.1.10.2 & 3.1.10.3

AREA 1: 160 m² (1,720 SF) - GROUP E
AREA 2: 385 m² (4,150 SF) - GROUP D
AREA 3: 965 m² (10,385 SF) - GROUP A, DIVISION 2
AREA 4: 1,380 m² (14,860 SF) - GROUP F, DIVISION 2
TOTAL: 2,900 m² (31,215 SF)

NUMBER OF STOREYS: 3.2.1.1
1 STOREYS

NUMBER OF STREETS/ ACCESS ROUTES: 3.2.2.10 & 3.2.5.5
2

CONSTRUCTION REQUIREMENTS:
NONCOMBUSTIBLE: 45 MIN.
FLOOR ASSEMBLIES: 45 MIN.
ROOF ASSEMBLIES: 45 MIN.
MEZZANINES: 45 MIN.
LOADBEARING: 45 MIN.

SPRINKLERED: NO

LIFE SAFETY

NUMBER OF EXITS
PROPOSED: 4

TRAVEL DISTANCE
MAX ALLOWED:
30 m

MEANS OF EGRESS
MIN. EXIT WIDTH: DOORWAY 800 mm
T3.4.3.2.-A

OCCUPANT LOAD CALCULATION
1 PER 4.6 m² (650 m² / 1.85 m²)
3.7 m² REQUIRED PER CHILD AS PER FRASER HEALTH

MAX OCCUPANT LOAD
TOTAL: 350 PERSONS
132 CHILDREN

PROPOSED OCCUPANT LOAD
TOTAL: 50 STAFF / PARENTS
36 CHILDREN AGES 0-3
96 CHILDREN AGES 3-5

NUMBER OF WASHROOMS (W/C)
1 ACCESSIBLE MALE & 1 ACCESSIBLE FEMALE
1 PER 10 CHILDREN AS PER FRASER HEALTH
TOTAL: 2 H/C + 18 CHLD WASHROOMS = 20 WASHROOMS

A PERMANENT SIGN, WITH LETTERING NOT LESS THAN 50 mm HIGH WITH A 12 mm STROKE, INDICATING THE OCCUPANT LOAD FOR THE UNIT OF 50 PERSONS SHALL BE POSTED IN A CONSPICUOUS LOCATION NEAR THE UNIT'S PRINCIPAL BARRIER FREE DOOR ENTRANCE OF 850mm AS PER B.C. 3.1.17.1(2)

ACCESSIBLE DESIGN APPLICABLE CODE:
REFERENCE CODE: CSA B651-12
- ACCESSIBLE DESIGN FOR THE BUILT ENVIRONMENT

ACCESSIBLE ROUTES:
WIDTH:
1100 mm MIN. WIDTH 5.1.1.

ACCESSIBILITY TURNING AREA:
1500 mm X 1500 mm MIN. 4.1

MANEUVERING AREA AT DOORS:
FRONT APPROACH: 1500 mm X 1700 mm (PULL SIDE) T5
1350 mm X 1200 mm (PUSH SIDE)

LATCH EDGE APPROACH: 1500 mm X 1200 mm (PULL SIDE) T5
1500 mm X 1050 mm (PUSH SIDE)

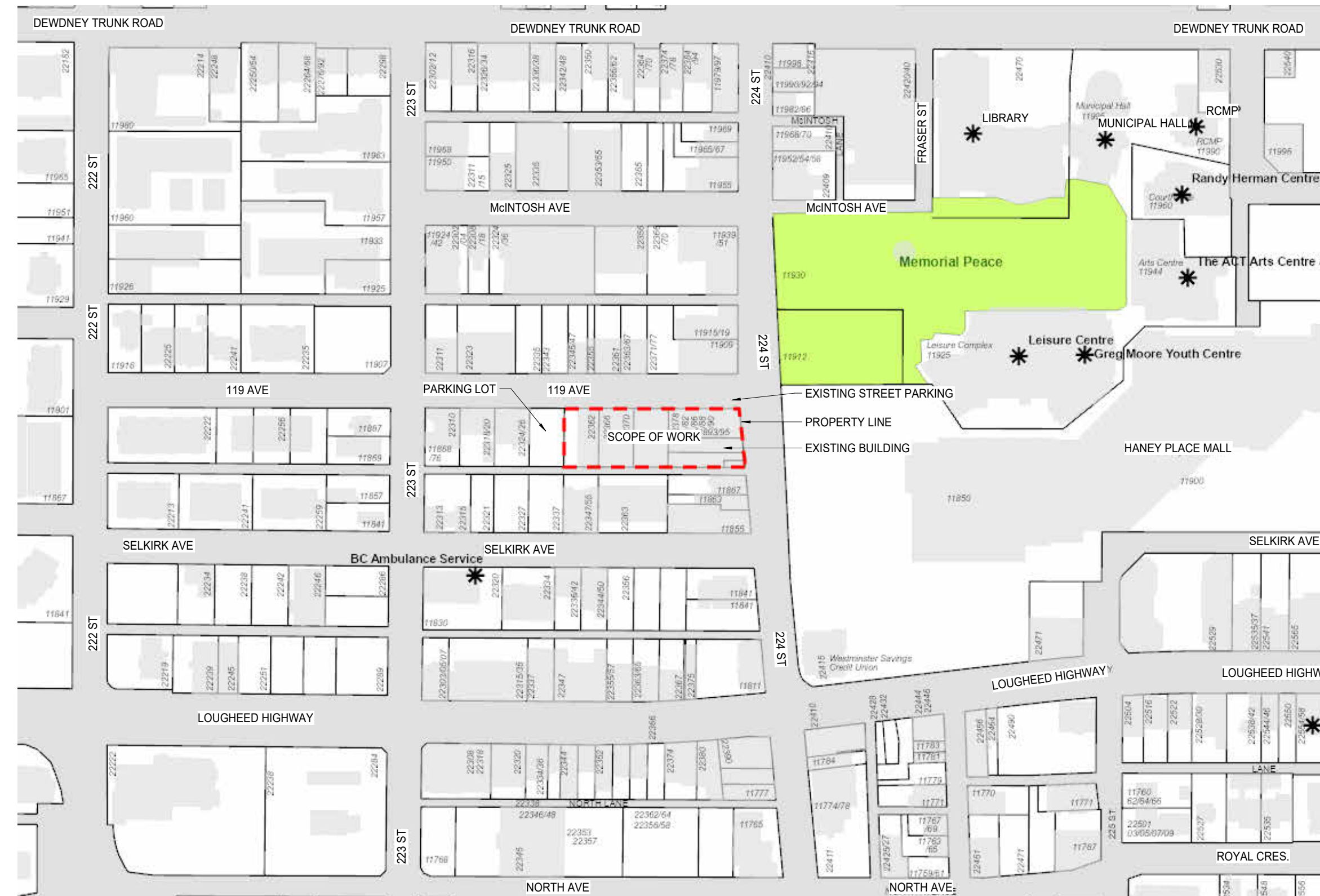
PARKING
REQUIRED: 29 PARKING STALLS
EXISTING: 22 OFF-STREET & 21 STREET-SIDE PARKING STALLS
PROPOSED: 29 OFF-STREET & 21 STREET-SIDE PARKING STALLS

ACCESSIBILITY:
3 EXISTING STALLS @ STREET-SIDE PARKING
2 PROPOSED STALL ON-SITE

OFF-SITE PARKING ADDRESS:
22380 119 AVE, MAPLE RIDGE, BC V2X 6B1

STALL SIZES: (ON PROPOSED PARKING)
90 DEG: 2.5 m WIDTH x 5.5 m LENGTH
SMALL: 2.4 m WIDTH x 4.9 m LENGTH
H/C: 3.8 m WIDTH x 5.5 m LENGTH

MINIMUM DRIVE AISLE WIDTH:
7.3 m



2 CONTEXT PLAN
1/16" = 1'-0"

ARCHITECTURAL SHEET LIST	
SHEET NUMBER	SHEET NAME
A000	PROJECT DATA & SITE PLAN
A001	ASSEMBLIES & SCHEDULES
A002	GENERAL NOTES
A100	DEMOLITION PLAN
A101	PARTITION PLAN
A102	ENLARGED PLANS
A103	ENLARGED WASHROOMS
A104	FINISHING & PLUMBING PLAN
A200	REFLECTED CEILING PLAN
A300	BUILDING SECTIONS

LEGEND:	
	DEMOLISHED
	OVERHEAD
	1 HR. FRR
	2 HR. FRR
	4 HR. FRR
	PATH OF TRAVEL
	EXISTING
	OUT OF SCOPE

NOTE:
THIS BUILDING MEETS THE REQUIREMENTS OF:
NFPA 140 - EDITION 2013

THE EXISTING BUILDING FLOOR AND ROOF ARE CONCRETE,
EXTERIOR WALLS ARE CONCRETE AND GLASS,
INTERIOR WALLS ARE NOTED ON DRAWING.
NO SPRINKLER SYSTEM

NO	DESCRIPTION	DATE
9	ISSUED TO CLIENT	2025-04-01
8	ISSUED FOR BP RESUBMISSION	2025-03-21
7	ISSUED FOR BP RESUBMISSION	2024-12-12
6	ISSUED FOR BP RESUBMISSION	2024-10-09
5	ISSUED FOR BUILDING PERMIT	2024-10-07
4	ISSUED FOR COORDINATION	2024-09-25
3	FRASER HEALTH RESUBMISSION	2024-09-03
2	ISSUED FOR COORDINATION	2024-08-26
1	FRASER HEALTH SUBMISSION	2024-08-16

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Client
ASHISH WALIA

Project
119 AVE MAPLE RIDGE DAYCARE

Address
**22370 119 Ave,
Maple Ridge, BC**

Sheet
PROJECT DATA & SITE PLAN

Project number
24040

Scale
A000

Scale
As indicated

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

