HOUSE OF OMEED (THIRD FLOOR ADDITION)



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CIVIL ENGINEER

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CIVIC ADDRESS 2340 Clarke St, Port Moody, BC V3H 1Y8 LEGAL DESCRIPTION Lot 52, Block 1, Plan NWP55, DL 202, NWI

EXISTING ZONING EXISTING ZONING M1 (LIGHT INDUSTRIAL)

MI PERMITTED PRINCIPAL USE:
ANIMAL DAYCARE, COMMERCIPA, ATHLETIC AND RECREATION, LABORATORY, LIGHT
INDUSTRIAL, RECYCLING RETURN CENTRE, TRADE SCHOOL, VETERNARY CLINIC, CHILD
CARE

M1 PERMITTED SECONDARY USE: ARTIST STUDIO: TYPE B, OFFICE, RETAIL, UNENCLOSED STORAGE, ACCESSORY FOOD

PROPOSED ZONING ZONING C3 (GENERAL COMMERCIAL)

C3 PERMITTED PRINCIPAL USE: APARTMENT, ARTIST STUDIO, CHILD CARE, COMMERCIAL ATHLETIC AND RECREATION, COMMUNITY CARE, HOTEL, OFFICE, PERSONAL SERVICE, RETAIL FOOD SERVICE, RESTAURANT, RETAIL, WORKLIVE

C3 PERMITTED SECONDARY USE: HOME OCCUPATION: TYPE A

EXISTING BUILDING USE: OFFICE AND STORAGE (FOOD BANK)

PROPOSED USES: EXISTING OFFICE AND STORAGE (FOOD BANK) WILL REMAIN UNCHANGED PROPOSED SLEEPING ROOMS AS TRANSITIONAL HOMES ON 1ST & 3RD FLOOR LEVELS

MINIMUM LOT AREA AND WIDTH PER C3 ZONE 800MP IN AREA AND 15M WIDTH

EXISTING BUILDING AREA

PROPOSED BUILDING AREA 2.588 SF (240 4M²⁾

PROPOSED BUILDING CHARACTERISTICS
BUILDING WILL CONTAIN GROUP C, D & F-3 MAJOR OCCUPANCIES WITH COMBINATION OF
COMBUSTBLE AND NONCOMBUSTBLE CONSTRUCTION WITHOUT SPRINKLER SYSTEM.

LEVEL 1 WITH GROSS FLOOR AREA OF 220 AI/2 WILL CONTAIN FOOD STORAGE (GROUP F-3 MAJOR OCCUPANCY), SLEEPING ROOMS (GROUP C MAJOR OCCUPANCY) LEVEL 2 WITH GROSS FLOOR AREA OF 222NF WILL CONTAIN OFFICES (GROUP D MAJOR OCCUPANCY) UCCUPANCY)

LEVEL 3 WITH GROSS FLOOR AREA OF 220.7MFWILL CONTAIN SLEEPING BOOMS (GROUP C MAJOR OCCUPANCY)

ZONE REGULATIONS (EXISTING CONDITION/ EXISTING ZONE M1 AND PROPSED C3 ZONE)

MAXIMUM FLOOR AREA RATIO:

REQUIRED PER C3 ZONE: N/A

PROPOSED GFA				
Name	Area (SF)	Area (m2)	Lot Size	Density
PROPOSED 2ND FLOOR	2588 SF	240.4 m²	252 m²	0.95
PROPOSED 1ST FLOOR	2390 SF	222.0 m²	252 m²	0.88
PROPOSED 3RD FLOOR	2375 SF	220.7 m²	252 m²	0.87
Grand total: 3	7353 SF	683.1 m ²	•	2.71

REQUIRED PER C3 ZONE: 9.5M AND 3 STOREYS PROPOSED: 9.5M AND 3 STOREYS

REQUIRED PER G3 ZONE: N/A PROPOSED= 240.4 M²/ 252 M² * 100= 95.4%

REQUIRED PER C3 ZONE: NA

REQUIRED PER EXISTING M1 ZONE.
0.0M FROM AN INTERIOR LOT LINE AND 3.0M FROM AN EXTERIOR LOT LINE EXISTING. 0.0M & 0.05M

REQUIRED PER C3 ZONE:
1.5M EXCEPT IT SHALL BE 0.0M WHERE ABUUTING A COMMERCIAL ZONE AND 3.0M FOR AN EXTERIOR LOT LINE PROPOSED: 0.0M & 0.05M

MANAMAN EARL OF LINE SETENCIES.

EARLING FOR EACH SETENCIES.

EARLING FOR EACH SETENCIES THE REAR LOT LINE IS CONTRIDUOUS TO A
RAILWAY RIGHT-TOO-GWAY, IN WHICH CASE, THE BUILDING MAY BE SITED 0.MM FROM THE
REAR PROPERTY LINE
EXISTING 0.08 M MO 7.50M.

BEQUIRED PER CS ZONE:
NONE REQUIRED, EXCEPT, WHERE A LOT LINE ABUTS OR IS SEPARATED BY A LANE FROM A RESIDENTIAL ZONE, IT SHALL BE 3.5M
PROPOSED: 0.5M AND 1.50M

OFF STREET PARKING PER SECTION 6.0 OF ZONING BYLAW NUMBER OF REQUIRED PARKING TO ROUND UP FOR FRACTION GREATER THAN 0.5 AND ROUND

PARKING REQUIRED

- SLEEPING UNITS (TRANSITORY HOMES): NO PARKING REQUIREMENT WAS SPECIFIED UNDER ZONING BYLAW VISTOR PARKING FOR TRANSITORY HOMES: NO PARKING REQUIREMENT WAS SPECIFIED
- OFFICE SPACE = 4 STALLS (1 SPACE PER 50M2 (222m2/ 50 m2= 4.44))

TOTAL REQUIRED= 4 STALLS

EXISTING= 1 SPACE AT THE REAR OF BUILDING

TOTAL PARKING STALLS PROPOSED= 2

REQUEST FOR PARKING VARIANCE OF $\underline{2}$ STALLS FOR OFFICE SPACES.



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Sion & Seal

HOUSE OF OMEED ADDITION

Project No. 240203

240203 Project Start Date PROJECT DATA



Per Division A, as the building area will be less than 600m2, maximum 3 storey with Group C and D and F-3 majo occupancies, this building will be under Pari 9.

Pari 9 buildings ere permitted to be of combustible construction without sprinkler system.

Accessible doors shall have a clear width not less than 850 mm,
Door-operating devices shall comply with Clause 3.8.3.8.(1)(b), and be operable at a height between 900 mm and 1100 Door-operating devices snall compty with clause 3.8.5.8.1)(b), and be operated at a neight between 9.0 mm and 110 mm above the filtor.

A threshold for a doorway shall be not more than 13 mm higher than the finished floor surface and shall be beveled to facilitate the person of subscholar.

A cane-detectable guard shall be installed on the hinged side of power assisted doors that swing open into the path of

traves. Except for a door with a power door operator, when unlatched, a door in an accessible path of travel shall open when the force applied to the handle, push plate or latch-releasing device is not more than 38 N in the case of an exterior awinging door.

Unless equipped with a power door operator, a swinging door in an accessible path of travel shall have a clear space on the latch side extending the height of the doorway and not less than 800 mm beyond the edge of the door opening it has door swings toward the approach side, and 300 mm beyond the edge of the door ceening it has door swings away from the approach side.

The clear floor space on the pull side of a swinging door in an accessible path of travel shall be level within a rectangular area of not less than 1 700 mm by 1 500 mm measured from the hingest side of the door. The clear for operation on the published of a swinging door and on each side of a sliding door in an accessible path of travel shall be level within a rectangular area whose dimension parallel to the closed door is not less than 1 200 mm, and whose dimension perpendicular to the closed door in on teles than 1 500 mm.

Where a door noted above is equipped with a power door operator, the width of the clear floor space parallel to the closed door is permitted to be reduced to not less than 1 000 mm.

Proposed: Accessible doors will be designed in accordance with requirements noted above, with minimum door width of 850mm and clear level areas as marked on the drawings.

Power Dox Operators.

Down express with a self-storing device shall be excipped with power door operators complying with Subsection. Down express with a self-storing device shall be exercised to the control of the down of the self-storing of the control of the self-storing of the control of the self-storing of the self-stori

Prevent contracted down operations required shall activate authorized by or inough the use of contract that are included in the contract of t

Required: Main entry to the daycare is not required to have power operated door.

Proposed: Main entry to the daycare will be provided with power operated door designed as noted above.

AnnacciNe Decine

Except as provided in Articles 9.5.2.3, and 3.8.2.1., every building shall be designed in conformance with Section 3.8.

Agentment Buldergs

15 Secretal sequences of the Secretary of the Secretar

a) is not served by a ramp, passenges eneveror, a passens equipped an inclined moving walk, inclined moving walk, b) is not a building entrance level, and c) rices not contain common facilities that are not also provided on an accessible level.

Residential area will provide temporary sleeping accommodation for refugees. One sleeping room is proposed in conformance with Article 3.8.2.13

Visible Signal Devices
Visible signal devices shall be installed in conformance with Articles 3.2.4.19, and 3.2.4.20.

Lighting Notwithstanding the requirements of Subsection 9.34.2, Illumination shall be provided in accordance with Article 3.2.7.1.

Ceiling and Clear Heights
minimum 2.1m ceiling height and clear height of minimum 2m in living room, dining room, kitchen, bedroom, sleeping

Hallway Width The unobstruct Hallway Width.
The unobstacted width of a hallway within a cheeling unit shall be not less than 800 mm, except that the hallway within a spentited to be 710 mm where there are only bedrooms and ballmooms at the end of the hallway furtherst from the form that the control of the state of the hallway furtherst from the less second earlier provided in the hallway near the end series from the living area, or in each bedroom some 0.5 pitch labels.

Windows, doors and skylights shall be sealed to air barriers.

The sealing compound used to seal the glass component of an insulating glazing unit to the sash component shall be compatible with the sealing compound used to edge seal the glass component. Planting used to protect comp

Subsection 9.27.4.
All unlinished portions of the frame and other components of aluminum windows, doors or skylights in contact with the edges of masonry, concrete, stucco or plaster shall be protected with an alkal-resistant coating.

9.8.1.5 Tactile Walking Surface Indicators shall be installed in conformance with Article 3.3.1.19.

star within) required exit stairs and public stairs serving buildings of residential occupancy shall have a width of not less than

suo min. 3) Required exit stairs and public stairs serving buildings of other than residential occupancy shall have a width of no less than the greater of 900 mm, or 8 mm per person based on the occupant load limits specified in Table 3.1.17.1.

Height over Stairs.

1) The dear height over stairs shall be measured vertically, over the clear width of the stair, from a straight line tanger to the tread and landing nosings to the lowest point above.

2) the clear height over stairs shall not be less than 2.50 mm.

Minimum Number of Risers

1) at least 3 risers shall be provided in interior flights.

Maximum Height of Stairs
1) The vertical height of any flight of stairs shall not exceed 3.7 m.

Difficulties for inserting areas only used as service rooms or service spaces, the rise, which is measured as the vertical nosing-to-nosing distance, shall comply with Table 9.8.4.1. (minimum 125mm and maximum 180mm)

Dimensions for Rectangular Treads Except for stairs serving areas only used as service rooms or service spaces, the run shall comply with Table 9.8.4.2. minimum 280mm with no maximum limit)

Tread Notings

1) Except as permitted by Sentence (0), the tool of the notings of staff isseed shall have a councided or bevelded edge.

1) Except as permitted by Sentence (0), the tool of the modescent closestedly treat the front of the noting.

2) If resident maked a based to over the concept of a staff resident the minimum extension of the nouncide of bevelded edge required by Sentence (1) is permitted to be reduced to 3 mm.

Landings Landings for ramps in an accessible path of travel shall conform to the requirements in Article 3.8.3.5. Finished floors, and ground surfaces with a slope not exceeding 1 in 50, at the top and bottom of stairs or ramps shall be considered as fandings.

Required Landings
Properties of the provided
a) at the log and bottlern of each "light of interior and exterior stairs, including stairs in garages,
b) at the log and bottlern of every ramp with a diope greater than 1 in 50,
c) where a storwery operation both stair or ramp,
or where a storwery operation both stair or ramp,
or where a star operation base area.

A landing may be emitted at the bottom of an exterior stair or ramp, provided there is no obstruction, such as a gate or door, within the lesser of the width of the stair or ramp or 1100 mm for stairs or ramps.

Dimensions of Landings
1) Except as provided in Sentences (2) to (7), landings shall be at least as wide and as long as the width of the stair or 3 1171

ramp in which they occur.

2) Where the landing in a stairway or ramp does not turn or turns less than 90°, the length of the landing need not be more than the lesser of a stair or ramp, or

a) the regularly worth of the state or ramp, or 10 he legal of the state of the state of the end of the camp. 2 he legal of the state o

Height over Landings The clear height over landings shall be not less than 2 050 mm.

handrails shall be installed on stairs and ramps in accordance with Table 9.8.7.1. Stairs and ramps less than 1100mm require one handral, stairs and ramps equal or greater than 1100mm requires two handrails.

Continuity of Handrails handrails shall be continuously graspable throughout the length of ramps, and illights of stairs, from the bottom riser to the top riser.

Termination of Handrails
Handrails shall be terminated in a manner that will not obstruct pedestrian travel or create a hazard.

Height of Handrails
The height of handrails on stairs and ramps shall be measured vertically from the top of the handrail to a straight line drawn tangent to the tread nestings of the stair served by the handrail, or the surface of the ramp, floor or landing served by the handrail.

Except as provided in Clause 3.8.3.5.(1)(e), required handrails shall be 865 mm to 1.070 mm high except handrails installed in addition to an area handrails.

Ergonomic Design The clearance between a handrall and the surface behind it shall be not less than

a) so mm, or b) where said surface is rough or abrasive, 60 mm.
2) All hendralls shall be constructed so as to be continually graspable along their entire length with no obstruction on or above them to break a handhold.

Projections into Stairs and Ramps
Handrals and constructions below handrals, including handral supports and stair stringers, shall not project more
than 150 mm into the required width of a stair or ramp.

Design and Attachment of Handrals Handrals and their supports shall be designed and constructed to withstand the following backs, which need not be considered to act simultaneously a concentrated lead of not fess than 0.9 kN applied at any point and in any direction for all handrals.

BCBC 2024 Article

1) Except as provided in Sentence (2) and except at the leading edge at the top of a figit, every surface to which access is provided, including but not inhere to digitise of steps and range, senteror landings, post-thes, ballcollers, and the sentence of the sentence of

b) at the cybin impair grangers. Or other properties of the cybin impair grangers or other properties of properties of the cybin impair granger or marrierance purposes of the cybin impair granger or readers all congains, where the included for or one side of the door, shall be protected by a subswine the corr or other constructed surfaces are grander lave on the other side of the door, shall be protected by a subswine the corr of the cybin in the cybin in

the window is located a almost has 800 mm above the firished floor, or b) loss than 1800 mm above the flow floor or ground on the other side of the window. Or Except as provided in Sertiment Of, Jesting installed own stains, ramps and landings that extends to less than 1 070 mm above the surface of the treads, ramp or fairding shall be protected by guards, in accordance with this Subsection, or more-presented and designed to withstants in the specified lateful ordate for backery guards as provided in Africa.

Glazing installed in public areas that extends to less than 1 m from the floor and is located above the second storey in buildings of residential occupancy shall be protected by guards in accordance with this Subsection, or non-openable and designed to writestand the specified lateral loads for balcony quards as provided in Article 4.15.14.

Loads on Guards guards shall be designed to resist the specified loads prescribed in Table 9.8.8.2.

The size of the opening between any two adjacent vertical elements within a guard shall not exceed the limits required by Sentence 9.8.6.5.(1) when each of these elements is subjected to a specified live load of 0.1 kN applied in opposite directions in the in-plane direction of the output so as to produce the most orligical effect.

regin to Goald's all guards shall be not less than 1 070 mm high. The height of guards for flights of steps shall be measured vertically from the top of the guard to a line drawn through the tread noting served by the guard.

Openings in Guards

Openings through guards shall be of a size that prevents the passage of a spherical object having a diameter of 100. enings through any guard that is not required by Article 9.8.8.1, and that serves an occupancy other than an other occupancy shall be of a size that revents the passage of a specicial object having a diameter of 100 mm, or armits the passage of a spherical object having a diameter of 200 mm.

Design of Guards to Not Facilitate Climbing
Except for guards in industrial occupancies, guards required by Article 9.8.8.1. that protect a level boated more than
4.2 m above the algorated read shall be adopted so that no member, attachment or opening located between 140 mm
and 900 mm above the level protected by the guard facilitates climbing.

Class in Quards
Glass in guards shell be safely glazing of the laminated or tempered type conforming to CANCGSB-12.1, "Safety
Glazing" or wired glass conforming to CANCGSB-12.11-M, "Wired Safety Glass."

Occupant Load Determination

The occupant load for dwelling units shall be based on 2 persons per bedroom or sleeping area.

The occupant load of a floor area or part of a floor area in this building shall be based on the number of persons for which the area is designed, but not less than that determined from Table 3.1.17.1. unless it can be shown that the area will be occupied by fewer persons.

Storage occupant load= 60m2 / 46m2 per person= 2 persons Office occupant load on first and seond floors= 222m2 / 9.3 m2 per person= 24 persons

Occupant load in sleeping rooms=34 persons (based on 17 proposed bunk beds)

Exit Width
Except for doors and corridors, the width of every exit facility shall be not less than 900 mm.

Width of Carridors
The width of every public corridor, corridor used by the public, and exit corridor shall be not less than 1100 mm.

Clear Height Except for stairways, doorways and storage garages, the minimum clear height in exits and access to exits shall be 2.1

m. The clear height in exits and access to exits in storage garages shall be not less than 2 m. 9 9 3 4 Headroom Clearanc

Required:
Al 10or areas= min.2100mm
Stairs and exits= min. 2050mm
Doorway= min.2030 mm
At door hardware= min.1980 mm
Proposed: oposed: me as noted above

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wive units of visits tibbs.

Except as provided in Sentience (3), the combined area of glazing in doors and sidelights shall not exceed 0.8 m².

Where an exit enclosure connects with a tibor area through an enclosed vestibute or contribor separated from the tibor and by the separated

BCBC 2024 Article

Where a corridor contains an occupancy, the occupancy shall not reduce the unobstructed width of the corridor to less than the required width of the corridor.

Obstructions in Public Contions
1) Except a permitted of Selectory (2), obstructions located within 1 980 mm of the floor shall not project horizontal
1) Except as permitted of Selectory (2), obstructions located within 1 980 mm of the floor shall not project controls in a manner that would
content a hazard for example, majoring permits resulting subjector to public condors in a manner that would
content a hazard for example reprint permits resulting subjector to its Selectory (3) is permitted to exceed 100 mm where the
obstruction extensive is less time 800 mm after the floor.

Chapterions in Moracy of Egyptes.

Note the control of the control of Egyptes in Moracy of Egyptes in Egyp

Mirrors or Draperios 1) No mirror shall be placed in or adjacent to any exit so as to confuse the direction of exit, and no mirror or draperies shall be placed on or over exit doors.

Fuel-Fired Appliances
Fuel-fired appliances shall not be installed in an exit or corridor serving as an access to exit.

Service representations containing equipment subject to possible explosion, such as bollers designed to operate at a pressure is excess of 100 kPa, and centain types of refrigerating and transformer equipment, shall not be located under required and transformer equipment, shall not be located under required and transformer equipment, shall not be located under required and transformer equipment, shall not be located under required and transformer equipment, shall not be located under required and transformer equipment, shall not be located under required and transformer equipment, shall not be located under required and transformer equipment, shall not be located under required and transformer equipment equipment equipment equipment and transformer equipment equipment

Ancillary Rooms
Ancillary rooms such as storage rooms, washrooms, toilet rooms, laundry rooms and service rooms shall not open
directly into an exit.

Centractions and one worm conscious. Description and the Boar shall not project hostocrafaly more than 100 mm into oil personal property provides and the p

Obstructions created by doors shall be limited in at exit doors, at doors that open into or are located within a public conflox, and at doors that open into or are boasted within a tender leadily had provide access to end from a salar manner of the conflox of t

9.9.6

Obstaclators by Doze.

Characteristic places a half be limited at exist doors, at doors that open into or are located within a public contrior, and at doors that open into or are located within a public contrior, and at doors that open into or are located within another facility little provides access to exist from a suit when half youn, doors after a family and existence and the family of the public doors, and 50 mm for the search affined provides within the public of these than the required exist with bin exist considers and passagoways, and 50 mm no not attain or family assessing which are family assessing and assessing and a form on out attain or family assessing and assessing assessing and assessing assessing and assessing assessing

Clear Opening Height at Doorways

1) Except as provided in Screences (2) and (3), the clear opening height of doorways shall be not less than 2 0.00 mm

[high at eal doors, observed that open into or are located within a public conflox, and doors that open into or are located within a public conflox, and doors that open into or are located within a public conflox, and doors that open into or are located within a public conflox, and doors that open into or are located within a public conflox.

[2] The clear opening height under door obserts and other devices in doorways described in Sentence (1) shall be not less than 1990 mm.

Clear Opening Width is Exposings.

The Refer requires grief of dozeneys shall comply with Sentence (2) at exit dozen, and dozen that open into or are boarded within a public control or celent facility that provides access to exit from a sate.

In other than 50 men which where here is not provided to the control or and the control or a

3) In doorways described in Sentence (1) that have multiple-leaf doors installed, a) no active leaf shall be less than 850 mm wide where only one leaf is active, and b) no single leaf shall be less than 610 mm wide where two leaves are active.

Door Action
Required exit doors and doors in required means of egress, except doors in means of egress within dwelling units, settli whiting on this vertical axis.
Breakaway staffing doors, installed as required out doors or required doors in means of egress, shall be identified as warring doors by means of a label or decal affixed to the door.

Direction of Doc Swing
Est doors that are required to swing shall swing in the direction of exit travel.

Est doors that gave nounts a consider or other facility that provides access to exit from a room or suite having an occupant load of more than 60 persons and swing on the vertical state in the direction of exit travel. Neamers of Doors to Stairs 1) Except so provided in Sentence (2), the distance between a stair riser and the leading edge of a door during its swing, shall be not sets than 300 min. 2) Where there is a disriper of blockage from the or snow, an exit door, may open onto not more than one step, provided the riser of such a shap does not exceed 150 min.

Dort Lateling, Locking and Openiny Nechranisms.

Principal entirects does, set doors and doors to sales, including enterir doors of deating units, and other doors in an access to their shallow governable from the result of in-handlings can ent without negaring large, spool devices or access to their shallow governable from the result of the controlled by declaranges to body much shallow accessions with Seatmon 3.4.6.16.16 and the result in the controlled by declaranges to body much shallow accessions with Seatmon 3.4.6.16.16 and the result in the controlled by declaranges to body much shallow accessions with Seatmon 3.4.6.16.16 and the result in the controlled by declaranges to body much shallow accession with Seatmon 3.4.6.16.16 and the controlled by declaranges to the controlled by declaranges and the controlled by declaranges to the controlled by the controlled

Error insquared to Cipan.

Every sold door, except doors serving a single dwelling unit or a house with a secondary suite including their commo spaces, shall be designed and installed so that when the latch is released the door will open in the direction of exit travel under a force of not more than 90 N applied to the door neclease hardware.

the see opinity which in one does, and does that open into or are located within a public conforce or their hadility that objects opening their map uses all all of their special shall be an included in the special public or their public with one of their public with one

Mara * ARCHITECTURE

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It is the responsibility of the Owner and General Contractor to verify all dimensions and site conclitions prior to comessionsmit of work and they shall notify the photocol of any errors, or missions or discontraction, the production of the effects and the contraction of the best of the photocol of the owner and Contraction Contraction.



HOUSE OF OMEED ADDITION

Sion & Seal

240203 roject No 240203 Project Start Date

BUILDING CODE ANALYSIS

A001

BCBC 2024 Article Means of Egress from Suites each suite in a floor area occupied by more than one suite shall have

b) a doorway to a public corridor, or
 c) a doorway to an exterior passageway

Dead-End Corridors
Except for a dead-end corridor that is entirely within a suite and except, a dead-end corridor is permitted provided it is not more than 6 m long.

Number and Specing of Egress Doors
At least 2 egress doors and 1 by provided when the uses of a residential coun or suite access 100°C will travel
At least 2 egress doors and 1 by provided when the uses of the suite with the second of maximum 25m and serie of its
strape (Google 7) because 300°C with the odd dataset of maximum 25m and serie of its
strape (Google 7) because 300°C with the odd dataset of maximum 5.

Egress doors shall be specied on that in the event that one door is made inscressible by a fire within such room or suit, the other door will provide state eigens.

an access to exit shall be provided from every roof intended for occupancy.

at least 2 egress doors shall be provided when the area of a room or suite, or the distance measured from any point within the room or suite to the nearest egress door, exceeds the values in Table 9.9.7.4.

Proposed: each floor level including the root, will be provided with two fire rated fire separated exits.

Exits from Floor Areas

Measurement of Travel Distance
Where a score or suite is separated from the remainder of the floor area by a fire separation having a fire-resistan
straing of all test 5-m or c, in a sprintered building, by a fire separation which is not required to have a fire-resistan
rating, the travel distance may be measured from an egress door of the room or suite to the nearest out.

Number of Required Exits
1) Except as provided in Sentence (2) and Subsection 9.9.9., at least 2 exits shall be provided from every floor area, speced so that the travel distance to the nearest exit is not more than

a) 40 m in the case of business and personal services occupancies, b) 45 m for all occupancies where the floor area is sprinklered, and c) 30 m for all other occupancies.

Contribution of Each Exit

Where more than one exit is required from a floor area, each exit shall be considered as contributing not more than half

the contribution with

Location of Exits

Where more than one exit is required from a floor area, at least 2 exits shall be independent of each other and be placed remote from each other along the path of travel between them.

Exiting through a Lebby

Not more than one exit from a floor area above or below the first storey is permitted to lead through a lobby.

The lebby shall be not more than 4.5 m above grade, and the path of travel through the lebby to the outdoors shall not

exceed if in.

The lebby shall conform in all respects to the requirements for exits, except that nome other than service rooms, storage rooms and rooms of rededental or included acceptancy are permitted to open directly onto such labby, setting a room and rededental or included acceptancy are permitted to open directly onto such labby. The first permitted in the rededental reduced acceptance and the labby ment of but her interestitations reduced, exceptance to before such cocaptancies and the labby ment of but an interestitations reduced, except when the reduced and understand processors.

Passenger elevations are permitted to open ento the follow provided the elevator does are designed to remain closed except while bending and understand processors.

Egyess Windows or Doors for Bedrooms
Except where the suithe is spiral bedroom or combination bedroom shall have all least one routide window
states or landers.

The routed window state or landers.

The routed window state or landers.

The routed window state provide are undostunated opening of not less than 0.55 mills in rese with no dimension less than
300 mm and marked in the regurde opening of route and regurde opening of the less than 0.55 mills in rese with no dimension less than
300 mm and marked inthe regurde opening of regurde provident to the reset of subdiscould support.

Where a productive enclosure is reliated over the routed window, he enclosure shall be operable from the inside
when the landers of the regurde opening of their opening window, here on the contractive shall be operable from the inside
when the landers of the regurde opening of the opening o

Exit Sign

Ests shalls boosed as as to be clearly visible or help locations shall be clearly inclosed. For year dot only all have an ent stipp provided you shall information placed over for adjacent to it if the ent serves a building that is 3 storyes in building height, a building heiming an occupant based or more than 150, or a norm floor When no next is waitle from a public corner from a control used by peakle, in those provided produces serving an of engine shall be provided.

Est the story of the peakle of orders shall be provided.

Lighting

required uptining in Egress Facilities. Every ext, public comfore or contributor providing access to enit for the public shall be equipped to provide illumination to an average level of not less than 50 k at floor or tread level and at all points such as angles and intersections at changes of level where there are stains or ramps.

The minimum value of the Illumination required by Sentence (1) shall be not less than 10 k.

ency Lighting ency lighting shall be provided in

Emergency lighting steas or promoter and all exits, b) principal routes providing access to exit in an open floor area, c) corridors used by the public, d) underground wallways,

d) underground walkways,

o) public centrols op public centrols op public centrols of the public washrooms that are equipped to serve more than one person at a time,

g) locations where doors are equipped with an electromagnetic both as described in Clauses 3.4.6.16.(5)(k) and (6)(g),

and h) universal washrooms, universal shower rooms and accessible change spaces required by Article 3.8.2.8.

Emergency lighting noted shall be provided from a source of energy, separate from the electrical supply for the building. Lighting road shall be deepgred to be automatically actuated for a period of all least 30 mm when the electric lighting in Multimated from noted placingingful se provided in severage levels or the last building for three devel with minimate value of the flammation on less than 1 k.

requirement mode.
Where self-contained emergency lighting units are used, they shall conform to CSA C22.2 No. 141, "Emergency lighting equipment."

9 10 1 3 Items Under Part 3 Juri

n accordance with Sentence 9.10,1.3,(8), when sprinkler system will be provided, it will needs to conform to Part 3, n accordance with Sentence 9.10,1.3,(9), when standpipe and hose systems will be provided, it will need to conform to recibes 9.2.5, 8, 2,5,5,1.8,4,2,5,5. 9.10.5.1 Permitted Openings in Walls and Celling Membranes

Except as permitted in Sentences (2) and (3), a membrane forming part of an assembly required to have a fire resistance rating shall not be pierced by openings into the assembly unless the assembly has been tested a

rated for each openings.

2.A wall or coloring membrand rorling part of an assembly required to have a fin reseason emiting a permitted to be 2.A may be coloring membrand rorling and of an assembly required to have a fin reseason emiting an interest of coloring and the coloring

Where a building or part of a building is required to be of noncombustible construction, combustible elements shall be limited in conformance with the requirements in Subsection 3.1.5.

In accordance with Table 9.10.8.1 fire resistance rating for floors and roof of a 3 storey building is required to be 45min (roof of residential is not required to have fire resistance rating).

Fire-Resistance Ratings for Walls, Columns and Arches
Except as otherwise provided in this Subsection, all loadbearing wells, columns and arches in the storey immediately
below a floor or roof assembly shall have a fire resistance rating of not less than that required for the supported floor or

Support of Noncombustible Construction
Where an assembly is required to be of noncombustible construction and to have a fire-resistance rating, it shall be supported by noncombustible construction.

BCBC 2024 Article

ontinuous Barrier wall or floor assembly required to be a fire separation shall be constructed as a continuous barrier against the spread

A well of hor assembly required to be a fire segaration what be constructed as a continuous beame against the spread The continual of a fire segaration where a blass another fire segaration, a flow, a certificing or and or fall that mental reading by a treation that, when subgreades to the fire text method in CANULC-6115. "Standard Method of Fire Tests of Firestips clarified to the fire text method in ASTM E2807. The contract of the fire text method in Cantract and the sealed by a firescap that, when subgreades to the fire text method in ASTM E2807. "Standard Test Method of Determining Fire Repetations of Permitter subgreades to the fire text method in ASTM E2807. "Standard Test Method of Determining Fire Repetations of Permitter rating for the notification of the season of the contract of the season of the fire resistance and fire that the season of the season of

Openings to be Protected with Closures
Openings in required fire separations shall be protected with closures conforming to Subsection 9.10.13.
Doors in a fire separation with a required fire resistance rating of 15 min, but not greater than 45 min, need not have a nre-protection rating provided they
a) are at least 45 mm thick solid core wood doors, and
b) have a self-closing device.

Floor Assemblies Floor assemblies shall be constructed as fire separations.

General Requirements for Penetrations of Fire Senarations

shall be a) sealed by a lirestop that, when subjected to the line test method in CANULC S115, "Standard Method of Fire Tests of Firestop Systems," has an F rating not less than the required line-resistance rating for the fire separation, b) glight filted or each in place, provided the poentrating item is made of steet, ferrous, copper, concrete or masonry, or c) sealed to maintain the integrity of the lire separation.

Piggs Ferontations

Piggs Ferontations

For the Commission of the

Potentiator by Outsit Bower of Service Taylorenin's Concoded Spaces.

This Except als produced in Services (as in Service Services) (as in Services) and the services of an assembly required to have a fine-resistance rating provided they are solded at the potentiator by a freation that, when subjected to the real termination (AVILL)Ca11S. Statisticated Mortal of the resistance in Services (as a first large of the services) (as a provided in Sentence 3.10.8.6.0.1), rencontrolled could toose that pervises are free spectation or a membrane forming part of an assembly required to have a life-resistance rating need not control to Sentence (1.1).

provided at they do not exceed 0.016 m 2 in area, and an aggregate area of 0.065 m 2 in any 9.3 m 2 of surface area, and b) the annular space between the membrane and the noncombustible outlet boxes does not exceed 3 mm. 3 Except as provided in Sentence 9.10.6.8,12, combustible outlet boxes that pendrate a fire expandion or a membrane forming part of an assembly required to have a fire-resistance rating need not conform to Sentence (1),

membrain forming part of an assembly required to have a fine-resistance rating need not continum to Statistical (1).

Proceedings of the second of the secon

degatation having a tre-resistance draing favore service common or comment. or provided the presentance and a second of the common or comment. Or common or common or provided the presentance as sealed by a la restor (but, where subjection of the first entire for in CANULO \$115. "Standard Melhold of Fire Tests of Fresto Systems." That an FI criting not less than the recoverable receivations register for the lase seasons in the common of the co

9.10.9.8 Penetrations by Cutlet Boxes or Service Equipment in Concealed Spaces

Treasmant on Qualita bosine of severe capternism in concentrate gates.

In Except approvides in Sentences (2) (3) (3), colled how are casted all the persentate for membrane of an assembly required to these a three-institutes in siting, provided here are casted all the persentation in a few parts and provided the sentences of th

are encapsulated by the noncombustible insulation, and the outlet boxes do not exceed an aggregate area of 0.014 m. 2 may individual of 2 may individual or 2 may ind

Section of the community of community of community or com

BCBC 2024 Article

from other major docupancies classified as mercanille or medium-naziro industrial cocupancies by a tire separation having a fire-resistance rating of not less than 2 h.

3) Where not more than two dwelling units are located in a building containing a mercantile occupancy such mercantile occupancy shall be separated from the dwelling units by a fire separation having not less than 1 h fire-resistance rating.

Separation of Residential Suites
Suites in residential occupancies shall be separated from adjacent rooms and suites by a fire separation having a
fire-resistance rating of not less than 45 min.

Repeation of Public Controlors

1) Except and controlor compant by this Piet and as provided in Sentences (2) to (5), public controlors shall be separated.

1) Except and externer companies by the Piet and as provided in Sentences (2) to (5), public controlors and the sentences and the sentences and the remainder of the budget (2). In other than recidential acceptance, in Sentences and the remainder of the budget (2) in the control of the budget (3) in the control of the sentence of the budget (3) in the sentence of the sent

Separation of Service Booms

Service rooms shall be separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than it is when the floor orac containing the service room is not printlend. Where a room contains a limited quantity of service equipment and the service equipment does not constitute a lire hazard, the noted requirements shall not apply.

Storage Rooms
Rooms for the temporary storage of combustible refuse and materials for recycling in all occupancies or for public storage in residential occupancies shall be separated from the remander of the building by a fire separation having not less than a 1 in the resideance rating or not less than a 1 in the resideance rating or not less than 45 min is

here asistance rating of the floor assembly is not required to exceed 45 min, or

30 or 45minutes FRR fire separatio requires closure with 20 minutes FPR 1hr FRR fire separatio requires closure with min 45 minutes FPR. 1.5hr FRR fire separatio requires closure with min 1hr FPR. 2hr FRR fire separatio requires closure with min 1.5hr FPR.

Selfs Core Wood Door as a Closure
A 45 mm thick sold core wood door is permitted to be used where a minimum fire-protection rating of 20 min is
permitted to better a public corridor and a suite provided that the door conforms to CANNULC-S113, "Standard
Specification for Wood Core Doors Meeting the Performance Required by CANNULC-S104 for Twenty Minute Fire Specification for Wood Core Doors Meeting the Performance response up to the Specification for Wood Core Doors Meeting the Performance response up to the Specification of Wood Core Doors and the Specific Specif

Unrated Wood Door Frames
Doors required to provide a 20 min fire-protection rating or permitted to be 45 mm solid core wood shall be mounted in a wood frame on for less than 38 mm thickness where the frame has not been tested and rated.

Where Class is a Closure Weed glate conforming to Ardie 9 A.1.2, which has not been leaded in accordance with Ardie 9.10.3.1 is germitted as a closur in a vertical fire separation required to have a fire-resistance rating of not more than 11 provided such glass is not less than 5 and mich and in cardied in this deal features having a metal forchives or to these than 1.50 min and to the size of t

Door Latch Every swing type door in a fire separation shall be equipped with a latch.

Setf-closing Device

1) Except as described in Sentence (2), every door in a fire separation shall have a self-closing device.

2) Self-closing doors are not inequired between public confiders and suites in business and personal services.

Where hold-ppan devices are used on doors in required fire separations, they shall be installed in accordance with Article 3.1.8.14.

Service Room Doors
Swing-type doors shall open into service rooms containing flue-flired equipment where such doors lead to public
confiders or rooms used for assembly but shall swing outward from such rooms in all other cases.

Proposed unprotected openings will be in accordance with Table 9.10.14.4 - A and 9.10.14.4 - B. Construction of exposing building face and exterior cladding will be in accordance with Table 9.10.14.5 - A

A fire alarm system shall be installed in a residential building with more than 10 occupants with sleeping acco

Rooms and Spaces Requiring Heat Detectors or Smoke Detectors.

Where a fire alarm system is required, every public corridor in buildings of residential occupancy and every exit stair
shaft particle provided with smoke detectors.

If a fire alarm system is required in a building that is not sprinklered, fire detectors shall be installed in the following

storage rooms not within dwelling units,
 b) service rooms not within dwelling units,

to pervise cores not within awarung unas.

gli althoristic most
pervised to provide the provided success of the sead or stored,
or levelate footbeaps, chulses and dumbwaiter shalls, and
or levelate footbeaps, chulses and dumbwaiter shalls, and
I haudry come in Nullingar of redicional coupsarps, but not those within dwelling units.
Heat detectors and snake detectors noted are not required in dwelling units or in pervisend buildings in which the
sprinter system is electrically supervised and equipped with a week flow dame.

Smoke Detectors in Recirculating Air-Handling Systems Except for a recirculating air system serving not more than one detelling unit, where a fire alarm system is required to be intalked, every recirculating air-integrity system shall be designed to prevent the circulation of smoke upon a signal from a duct type amone detector where such system supplies more than one suite on the same floor or serves more than 1 abovey.

BCBC 2024 Article

Regulard Sincke Alems Except as permitted by Artick 9.10.11.6.8. (Besiderful Fire Warning Systems), snoke alarms conforming to 30 each olding curl. So in since Alems' shall be restalled in 30 each olding curl. So in within a 4-star-ful 30 each sleeping com not within a 4-star-ful 30 each sl

a) sect owening unit, b) each sleeping room not within a dwelling unit, and c) anollary spaces and common spaces not in dwelling units in a house with a secondary suite.

Location of Senisk Alarms

1 Whith no desting notes, reclibers and the senished of the third of third of the third of third of the thir

2) A smoke alarm required by Sentence (1) shall be installed in conformance with CAN/ULC-S553, "Standard for the Installation of Smoke Alarms."

imoke Alarms." ns required in Article 9.10.19.1, and Sentence (1) shall be installed on or near the ceiling.

Power Signify
strated adams and sense and sense and sense adams and sense adams, and
of in case the regular power supply to the sense adams is interrupted, be provided with a battery as an alternative
opeer source that can confinue to provide power to the smake alarm for a period of no less than 7 days in the normal
contains, followed by invariation of alarms.

Interconnection of Smoke Alarms
Where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be interconnected so that the
actuation of any one alarm causes all alarms within the dwelling unit to sound.

Stenoing of Smoke Alarms

1) Except as permitted in Sentences (2), a manually operated device shall be incorporated within the circuitry of a smoke alarm install or in a dwelling unit so that the signal emitted by the smoke alarm can be silenced for a period of not more than 10 min, after which the smoke alarm will reset and sound again if the level of smoke in the vicinity is sufficient to re-exclusive.

sufficient to re-actuale it.

2. Suited or reactuale it.

2. Suited or reactual occupancy equipped with smoke detectors installed to CANULC-SS24, "Standard for Installation of Fire Alarm Systems," which are part of the fire alarm system in lieu of smoke alarms as permitted in Sentence 9.0.1 Fig. 4.(3), need not incorporate the manually operated device required in Sentence so.

1) Except as provided in Sentence (3), a window or access parel providing an opening not less than 1 100 mm high and 550 mm wide and hearing as life height of not more than 550 mm access the tito or belieful provided on the second and that doorse of very sollidy on a lease on wall facing on a select or soll strategy and expressions. For example, the second control of the second and the second control of the second 3) Access panels required in Sentence (1) need not be provided in a) buildings containing only dwelling units where there is no dwelling unit above another dwelling unit, or b) houses with a secondary suite including their common

9.27.3.2 8.27.3.3
At least one layer of sheathing membrane shall be applied on sheathing behind cladding such that all joints have positive lay of minimum 100mm horizontally. Sheathing membranes shall conform to the performance requirements of CANCOSB-51.32-M, "Sheathing, Membrane, Direather Type."

Flashing shall consist of not less than a) 1.73 mm thick sheet lead, b) 0.33 mm thick galvanized steel, e) 0.46 mm thick caper, d) 0.46 mm thick zinc, e) 0.48 mm thick aluminum, or f) 1.02 mm thick vinyl.

Flashing shall be installed at a overy horizontal junction between cladding elements, to every horizontal class in the cladding, and to every horizontal relative the et facting substrates change and where the substrates differ sufficiently for stresses to or every produced fine where the studies guideline of the cladding on the lower substrates may compromise the drainage or measure from the behind the cladding substrates.

Flashing need not be installed as noted above a view the super clacking elements overlap the lower clading elements by not less than 65 mm, and the super clacking elements overlap the lower clading element of a delined and viewed all spaces, and the horizontal death a constructed or as to imminist the largess of previouslation into the air space, and the horizontal death accounted or as the manifest the largess of previouslation into the air spaces of previouslation in the large scale of previouslation into the air space. and the clading is installed contact of a defined and viewed air space.

thing shall be installed over exterior wall openings where the vertical distance from the bottom of the eave to the top e-tim is more than one-quarter of the horizontal overhang of the eave.

Realing shall be relisant over extract was upon the control overhang of the extract of the limit is more in over-quarter of the historical overhang of the extra a) extend not less than 50 mm upward into extra of the shalling membrane or shallfurg installed in tour of the shalling membrane. In the notification is extracted that in the shall represent the shalling of the building farme. In the shall represent the shall not fix when the nestion rather than extracted sharings of the building farme. In the shall represent the shall not the shall represent the shall represent the shall not not shall not not shall not not not shall shall not shall not shall not shall not not not shall not not shall not not not shall shall not shall not shall not not not shall not not not shall not not shall not

9,27,4

Sealarts
Coulor shall be provided when required by provent the intex of easier into the structure.
Coulor shall be provided when required by provent the intex of easier into the structure.
Coulor shall be provided between masony, siding or staceo and the algboort door and whole famous or time,
reclaring alls, under such beatons are concelled protected from the entry of rins.
Sealart shall be provided at wherch of joint between different clastifing makefals unless the joint is suitably lapped or
flashable to provent the only of airs.

Seatarits shall be a) a non-hardening type suitable for extenor use, b) selected for their sbillijk to resist the effects of weathering, and c) compatible with and adhere to the substrate to which they are applied.

Every dwelling unit shall be supplied with potable water

Plumbing fiscilities.
This Section applies to the plumbing facilities and plumbing systems within dwelling units. In occupancies other than dwelling units, plumbing facilities, grab bars, floor drains, and floor and wall finishes around urinals shall conform to Subsection 3.7.2. outsetson 3.7.4. Systems used to service water heating shall conform to the energy efficiency requirements in Section 9.36. The construction, extension, diseasion, renewal or repair of plumbing systems and sewage disposal systems shall conform to Part 7.

Grab Bars shall be capable of resisting a load of not less than 1.3 kN applied vertically or horizontally

Where a piped water supply is available, piping for hot and oold water shall be connected to every kitchen sink, lavatory, bathtub, shower, slop sink and laundry area. Piping for old water shall be not no covery water closest.

A kitchen sink, lavatory, bathtub or shower, and water closet shall be provided for every dwelling unit Where a piped water supply is available a hot water supply shall be provided in every dwelling unit.

Where gravity drainage to a sewer, drainage ditch or dry well is possible, a floor drain shall be installed in a basemen forming part of a dwelling unit. A floor drain shall be provided in a garbage room, incinerator room or boiler room sewing more than one dwelling unit.

Where hot water is required to be supplied, equipment shall provide an adequate supply of hot water, and be installed in conformance with Part 7.

Heating coils of service water heaters shall not be installed in a flue or in the combustion chamber of a boiler or furnace heating a building.

Investigation 20,00000.
White part deather in Sentence (2), optical time cables and electrical wires and cables installed in buildings in Except as required in Sentence (2), optical time cables and electrical wires and cables installed in buildings permitted to be of combustable construction shall not convey times or continue to burn for more than 1 min when testing cables or the located in scalling violated microcontequitate incensings, massery with, concress elabor, or burnly produced consolidate incensings conforming to Cables 33, 52,52,100,500.

In the control of the cables o



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4 REMISED PRE-APP REVIEW 3 REMISED PRE-APP REVIEW

HOUSE OF OMEED ADDITION

BUILDING CODE ANALYSIS

240203 240203 Project Start Date











Project Title
HOUSE OF OMEED ADDITION

· · · · · · · · · · · · · · · · · · ·		
Project No.	240203	
Project Start Date	240203	

Sheet Title
FRONT VIEW RENDER



♠ A001.2





Architect: Robert H. Lee, Architect AIB: Mara + Natha Architecture Ltd.

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> E-BISJED FOR PRE-APP 2024-10-15 SIGNED FOR OPEN HOUSE 2024-20-16 SIGNED FOR APP IN THE 2024-20-20 S

2024-11-18

Sign & Seal

Project Title
HOUSE OF OMEED ADDITION

HOUSE OF OMEED ADDITION

 Project No.
 240203

 Project Start Date
 240203

Sheet Title Scale
FRONT VIEW PERSPECTIVE
RENDER









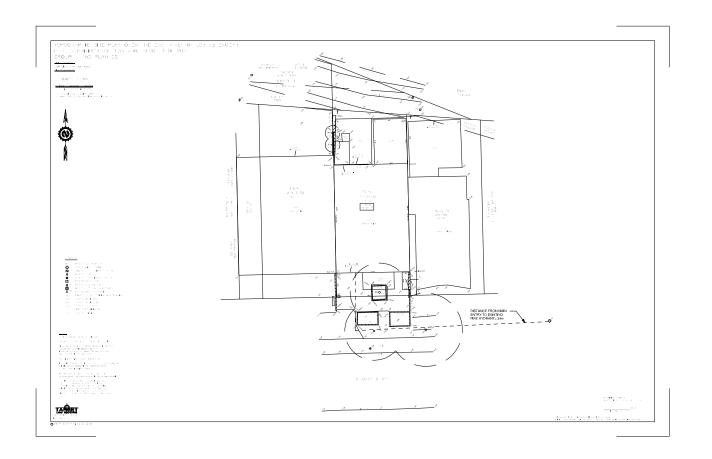
Project Title
HOUSE OF OMEED ADDITION

240203 Scale

Sheet Title
REAR VIEW RENDER



A001.4





Architect: Robert H. Lee, Architect AIB Mara + Natha Architecture Ltd.

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Sign & Seal

Project Title
HOUSE OF OMEED ADDITION

HOUSE OF OMEED ADDITIO

Project No.	240203
Project Start Date	240203
Sheet Title	Scale 1/4" = 1'-0"
CITE CLIDVEY	





SOUTH - WEST VIEW



SOUTH / FRONT VIEW



SOUTH - EAST VIEW



Architect: Robert H. Lee, Architect A Mara + Natha Architecture Ltd.

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SOUTH / FRONT VIEW



NORTH - EAST VIEW



85 KSUID PER PREATY 2004-0-15
SSRID PER PREATY 2004-0-15
SSRID PER PREATY 2004-0-16
SSRID PER PREATY 2



Sign & Seal

Project Title
HOUSE OF OMEED ADDITION

HOUSE OF OMEED ADDITIO

 Project No.
 240203

 Project Start Date
 240203

 Sheet Title
 Scale

 SITE PHOTOS

A003



