HERITAGE ALTERATION PERMIT

CITY OF PORT MOODY HERITAGE ALTERATION PERMIT NO. HAPO0017

1. This Heritage Alteration Permit is issued to:

Name: HOUSE OF OMEED, INC. NO. 11088998

Address: 230-3355 NORTH RD.

BURNABY, BC, V3J 7T9 (the "Applicants")

- 2. This Heritage Alteration Permit (*the "Permit"*) is issued subject to compliance with all the bylaws of the City applicable thereto, except as specifically varied by this Permit.
- 3. This Permit applies to and only to those lands within the City described below, and any or all buildings, structures, and other development on, or to be constructed thereon:

Parcel Identifier: 001-009-192

Legal Description: THE EAST HALF OF LOT 52 EXCEPT: PART

SUBDIVIDED BY PLAN 908; BLOCK 1 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55

(the "Lands")

- 4. The Lands are located within the "Moody Centre Heritage Conservation Area" (the "HCA") designated under City of Port Moody Official Community Plan Bylaw No. 2955, and are subject to the requirements, objectives and guidelines contained therein.
- In accordance with the requirements of Section 617 of the *Local Government Act* and the HCA, the Applicant is authorized by this Permit to carry out only the following alterations and changes to the Lands and to the existing buildings and structures located thereon:
 - Construction of a third storey addition for the purpose of non-market residential housing, and one accessible non-market housing unit at grade. Construction shall generally be in conformance with the approved design plans included as Schedule 'A', on file with the City, prepared by Mara + Natha Architecture Ltd. and dated October 15, 2024, and any amendments thereto subsequently approved by the City.

Variances

6. The City of Port Moody Zoning Bylaw 2018 No. 2937 is hereby varied with the following variances:

Section 6.3.1 Off-Site Parking Requirements:

- a) 2 parking spaces are required for the Commercial Use
- b) 0 parking spaces are required for the Non-Market Housing use.

Section 10.3.3 e) Side Lot Line Setbacks (minimum)

- e) 0.0 metres where abutting a commercial, or light industrial zone
- 7. Notwithstanding Section 6. of HAP00017 above, all other provisions of the City's Zoning Bylaw shall be applicable.
- 8. Issuance of this Heritage Alteration Permit does not authorize any construction, all works are subject to issuance of Building Permit from the City of Port Moody.

ISSUED THIS 26th day of November 2024.

Wesley Woo

Manager of Development Planning (Transit-Oriented Areas)

Kate Zanon

General Manager of Community Development

Schedule "A"

HOUSE OF OMEED (THIRD FLOOR ADDITION)



CONSULTANTS LIST

House of Omeed Contact: Ahmad Zeividavi ahmad@houseofomeed.ca

ARCHITECT

Mara + Natha Architecture Ltd. Contact: Rob Lee, Architect AIBC rob@maraarch.com

STRUCTURAL ENGINEER GDR Structural Engineers Inc.

Contact: George De Ridder MS C Eng P Eng george@gdrstruk.ca

MECHANICAL ENGINEER BSA Engineering Consultants Inc. Contact: Bassam Sabeeh P.Eng. MBA bassam@bsaengineering.ca

ELECTRICAL ENGINEER

VT Engineering Inc.
Contact: Wojtek Siedlaczek, P.Eng, LEED AP BD+C woitek@vteng.ca

GEOTECHNICAL ENGINEER Braun Geotechnical Ltd. Contact: Joseph Oh, M.Eng., P.Eng.

joseph@braungeo.com

CIVIL ENGINEER

Core Concept Consulting Ltd. Contact: Bruce Duffy bduffy@coreconcept.com

CIVIC ADDRESS 2340 Clarke St, Port Moody, BC V3H 1Y8

LEGAL DESCRIPTION Lot 52, Block 1, Plan NWP55, DL 202, NWD

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 8 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 C3 ZONE: N/A PROPOSED= 240.4 M²/ 252 M² 100= 95.4%

REQUIRED PER C3 ZONE: NA

REQUIRED PER EXISTING M.1.ZONE.
0.00M FROM AN INTERIOR LOT LINE AND 3.0M FROM AN EXTERIOR LOT LINE
EXISTING: 0.00M & 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.



202 - 2414 St Johns St., Port Moody, BC V3H 2B1 (±1) 604.420.2233 rob@msarch.com www.marnarch.com

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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 are 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 operable 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 onless 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 expresd with power door operators complying with Subsection. Down express with a self-storing device shall be expering of the doors in the intervied identifier of travel, where the doors are located in rank operations the rankow, including the intervier doors of a westball where provides the intervier. Only the scale leaf in a multiple feel door in an accessible path of travel need conform to the requirements noted and where more than one downey is provided and an accessible entervier, outly one of them is required to comply with this

Power operated doors operation mayored with activate automatically or incode his use or contribute for all or technical research and the contribute for all or man do not be not \$1.50 mm in rem fine door server, comply with \$5.00 km is and contribute for all or technical research and the contribute for the contribute for \$1.50 mm is and the form and the contribute for \$1.50 mm is and the contribute for \$1.50 mm i

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.

952 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 Secrets as growther in Serience (2), in a building of residential occupancy that contains multiple diverling units and
common interior graces serving up common building entirence, accessed described in Section 3.8, shall be provided from
common interior graces included up common serving and provided from the common spaces included provide our garacter serving and within all other common spaces included provide our garacter serving and settled exhelling units.

2 Access required by Servinece (1 need not be provided on a bod frow that.)

3 in not serving by a garacter provided and a public memory provided graces, and excellent or an accellator or accellator or an accellator or accel

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 formation to the second end is provided in the hallway near the end series from the living area, or in each bedroom some 0.5 pitch labels are only 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 modespeed bosontally time the front of the noting.

2) If readlest maked a based to over the concept of a staff read the minimum extension of the nouncide of benefits degree required by Sentence (1) is permitted to be reduced to 3 mm.

Open Risers stairs shall have no open risers.

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 landings.

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 cycles onto a stair or ramp,
or where a storwery cycles onto a stair or ramp,
or where a star over onto a ramp, or where a star or onto a ramp.

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 regarder worth of the state or ramp, or

Jib he laught of a laught grid bib measured perpendicular to the routings of adjacent steps or to the end of the ramp,

Jib he laught of a laught grid bib.

When the state of the state of the state or ramp and the state or ramp and the state of the state or ramp and the state or ra

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 Handraite.
The teather of handraits on stairs and ramps shall be measured vertically from the top of the handrail to a straight line information to the tread notings of the stair served by the handrail, or the surface of the ramp, four 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

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 intend to digitist of steps and range, senteror landings, post-thes, ballcollers, and the sentence of the sentence of

bit at low give in region groups or control of the provided for market and purposes only.

3) Doors in budging of readersial congains, where the finished floor on one side of the door is more than 600 mm shown the foor or binned consciprated, where the finished floor on one side of the door, shall be protected by a substance the foor or binned consciprated and one provided by a control of the door or one side of the door, shall be protected by a substance to provide the control of the door or one side of the door, shall be protected by a substanced operang to not more than 100 mm.

See Doors are provided in Services (6) operand when the budger of rederied social provided by a quark or an incharent that can only to reference of the market provided by the protected by a quark or an incharent that can only to reference of the provided with the use of bed or spocial broundary to control the fine sample of the market provided by the provided by the

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. 6) Except as provided in Sertiment (7), elding 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.

Height of Cuards 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 read noting served by the guards.

Openings in Guards

Openings through guards shall be of a size that prevents the passage of a spherical object having a diameter of 100. mm.

Openings through any guard that is not required by Article 9.8.8.1, and that serves an occupancy other than an industrial occupancy shell be of a size that a prevent has passage of a sphical object having a diameter of 100 mm, or b) permits the passage of a sphical object having a diameter of 200 mm.

Design of Guards to Not Facilitate Climbing
Except for guards in industrial accupancies, guards required by Article 9.88.1. that protect a level boated more than
4.2 m above the algorated red with all be designed 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)

Total occupant load= 15 persons

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 Clearance

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

Executes a provided in Andre 9.8.8.5, (eating through exit bibby, every exit other than an exertior doorney shall be Except as provided in Andre 9.8.8.5, (eating through exit bibby, every exit other than an exertior doorney shall be fire expansion having a fine-resistance starting not less than that required for the floor asserting doorney floor and when the in so hot observative, both for one sate, by its expension having as few existance rating not less and when the less hot observation of the floor sea, by a fine support to having a few existance rating not less A fine apparation common to 2 exist shall be survively grid and not be perced by doorneys, dut work, painy or any other opening than any skife the continuity of the apparation. In calling which there or express except from the checked serving, concordinately and contact and noncorrectable pring that share only the exit and for standarders, persistent prings, or concordinately and the start of the standards in Andre 9.3.4.3.

Wired Claiss or Class Block
Energy as provided in Sentence (3), the combined area of glazing in doors and sidelights shall not encoed 0.8 m2.
Where an ext enclosure connects with a falso area through a most advised vestibute or occretion separated from the falso
area by the separations having not less than a 45 min fire-resistance rating, the glazed areas noted need not be
mixed.

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 reprint permitted reprint in the public controls in project controls. The selectory (3) is permitted to exceed 100 mm where the
obstruction extensive is less time 800 mm after the floor.

Obstructions in Exits

No fixture, turnstile or construction shall project within the required width of an exit.

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 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 worth modernia.

Centractions because with 1980 mm of the Boar shall not project hostocrafaly more than 100 mm into out programs, and the property of the project project

Obstructions created by doors shall be limited in at evil 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 that provides access to end from a salar manner of the conflox of

Proposed: mimimum 1100mm exit width will be provided.

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 overselve anyward out within the more than 100 mm an exist conforcing, and 50 mm for the search of some shall not reduce be within of the path of taxes to less than the required exist within in exit considers and passagement, and 50 mm on out attain or flandings.

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 st est 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 Discovery.

The Seal requires with of discoverys shall comply with Sentence (2) at exit doors, and doors that open into or see boated within a public control or celent facility that provides access to exit from a sate.

In other than 50 ments on which where here is only one door last, or the state of the s

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 Door Swing
Ext doors that are required to swing shall swing in the direction of exit travel.
Ext doors that are required to swing shall swing in the direction of exit travel.
Doors that open one countries or sold for exit the swing are to compare to the swing and occupant load of more than 60 presents shall sweng on the ventical shall 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 entirece 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 in-handlings can ent without negaring large, spool devices or accession with Settmon 3.4.6.16.16 in resultant can be considered by declarangues boding model shallow accessions with Settmon 3.4.6.16.16 in resultant can be considered as accession with Settmon 3.4.6.16.16 in settmost and accession with settmon 4.6.16 in settmost and accession with Settmon 3.4.6.16 in settmost and accession with Settmon 3.4.6.16 in settmost accession with Settmon 3.4.6.16 in settmost accession with Settmon 3.4.6.16 in settmost accession of the Settmon 4.6.16 in settmost accession of the settmost acce

Eitort Requires o upon Every evit door, except doors serving a single dwelling unit or a house with a secondary suite including their commo spaces, shall be designed and installate of shall when the fact his released the door will open in the direction of exit travel under a force of not more than 9N applied to the door release 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 or an area of their map uses all one of their map uses all one of their map uses all one of their map uses and one of their map uses and one of their map uses a second or one of their map uses and one of their map uses a

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 production of the both of the production of the Owner and Contractor Contractors



roject No.

Project Start Date BUILDING CODE ANALYSIS

SA BALL

2024-10-18 😘

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240203

240203

a doorway to a public corridor, or
 a doorway to an exterior passageway

Deast-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 0 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 for a will travel
At least 2 egress doors and 1 by provided when the uses of the suite access 200 for a will be used of the suite access 200 for a suite access 200 f

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 states or have ready as the property of the suit of special horse-fielding and without the removal of
states or landers.

The routed window shall provide an undostunded opening of not less than 0.55 mills in reas within or dimension less than
300 mm and marked the required opening of routing an emergency without the reset of subditional support.

Where a protective enclosure is reliated over the routed window, he enclosure shall be operable from the inside
when the support of property is the operation of the support of the operation of the

Exit Sign

Eats shall be located as as to be clearly visible or help locations shall be clearly inclosed. For year dut on the line we need step provided you want formations begin and concept located one of or disposition to it if the east service a building his size of the provided one of pr

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.

gency Lighting gency lighting shall be provided in

Emergionoy lighting snat or provisco ...
a) exits.
b) principal routes providing access to exit in an open floor area, c) corridors used by the public, d) underground wateways,

d) underground walkways,

o) public centrols op public centrols

f) 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 Multimates from noted placingingful se provided in severage levels or the last building for three flowers or for the several with minimate value of the flammation on less than 1 k.

requirement noted.

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, 2,5,5,1.8,3,2,5,5.

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 and

rated for each openings.

2.A wall or coloring membrand rorling part of an assembly required to have a fine reseasce rating is permitted to be 2.A may be coloring membrand rorlings part of an assembly required to have a fine reseasce rating is permitted to be carried by Article 9.10.0.3.

3.A membrand coloring forming part of an assembly assigned a fine resistance rating on the basis of Table 9.10.5.1.8 to 3.A membrand coloring forming part of an assembly assigned affine resistance rating on the basis of Table 9.10.5.1.8 to assembly assigned affine resistance rating on the basis of Table 9.10.5.1.8 to 3.A membrand coloring forming and the protection corrorm to the requirements of Appendix O.

5.10.8 Coloring Extended Remerbin Nanopublish Constraint.

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. 9 10 8

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

continuous 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 barner against the spread The continuity of a time segaration where a blass another fire segaration, a flow, a certify or, and or platful the maintained by a treating that, when subgreades to the fire test method in CANULC-S11. Standard Method of Fire Tests of Firestips clarified to the control galater between 50 and or and an enderor what that the sealed by a factors that, when subgreades to the fire sets embod in ASTM E2807. Standard Test Method for Determining Fire Resistance of Permitter subgreades to the fire sets embod in ASTM E2807. Standard Test Method for Determining Fire Resistance of Permitter range for the production of the sets of the sets of the sets of the sets of Fire and the fire-testians of the sets of Fire and the fire-ting for the production of the sets of the set

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

rations of a required fire separation or a membrane forming part of an assembly required to be a fire sep shall be all sealed by a firestop that, when subjected to the fire test method in CANULC S115, "Standard Method of Fire Tests of Firestop Dystems," has an Frailing not less than the required fire-resistance rating for the fire separation, b) glight fifted or sait in place, provided the penetrating item is made of steet, ferrous, copper, concrete or masonry, or c) sealed to maintain the integrity of the fire separation.

Piggs Ferontations

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For the Commission of the

Penetrators by Odde Boxes of Service Equipment in Corosaled Spaces.

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membrane forming part of an assembly required to have a fine-resistance rating need not condem to Sentence (1), a life resistance rating need and condem to Sentence (1), a life resistance rating recognition for the power within the accompletely an expectation of the power within the property of the pr

segation having a tre-resistance draing fave serve norm or servence. The provided representation of the provided representation as sealed by a la restor plant as a feature of the provided representation as sealed by a la restor plant, when subground normal representations are selected by a la restor plant, when subground research research research ground for the lase separation plant and the provided research plant of the first separation from the capture of the research plant and the provided research plant of the first separation from the capture of the research plant plant of the provided research plant of the provided research plant of the plant pl

9.10.9.8 Penetrations by Cutlet Boxes or Service Equipment in Concealed Spaces

In Secretary provides in Sections (2) (10), 30 and 10 sources a species of the secretary of

are enterprised by the concembusible insulation, and the outer force do not exceed the graphs have of critical or an individual of the control of the contro

Section of the community of com

BCBC 2024 Article

Separation of Residential Occupancies

1) Everyst approximal of Reminror (2), exidential occupancies shall be separated from all other major occupancies
a fire separation having a fire-residance rating of not less than 1 h.
2) Except as provided in Sentence (3), a major occupancy classified as a residential occupancy shall be separated
men other major occupancies disastined as mercantilla or medium-hazard industrial occupancies by a fire apparation

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 control companies 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 subdict).

2) In other than residential acceptance, in Re-resistations rating is required for the expensions between a public control and the remainder of the budicty of the control and the sentences and the remainder of the budicty of the control and the sentences and the sentences

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 finited 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

Closures
Except as provided in Article \$1.0.13.2, openings in required fire separations shall be protected with a closure
conforming to Table 9.10.13.1 and dhall be installed in conformance with Chapters 2 to 14 of NFPA 80, "Stands
Fire Doors and Other Opening Protectives,"

30 or 45minutes FRR fire separatio requires closure with 20 minutes FPR the FRR fire separatio requires closure with min 45 minutes FPR. 1.5m FRR fire separatio requires closure with min the FPR. 25F FRR fire separatio requires closure with min 1,5m FPR.

Solid Core Wood Door as a Closure
A 45 mm thick solid core wood door is permitted to be used where a minimum fire-protection rating of 20 min is permitted returned 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 Bethinung an average of the property of the performance Required by CAN CLCC 104 to 10

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 State is a Charan.

Were glate confirmed by Antide 9.6.12, which has not been tested in accordance with Antide 9.10.3.1 is permitted as a distance in a vertical life appearation required to have a fine-resistance rating of not more than 1 in provided using flates a distance in a vertical life appearation required to have a fine-resistance rating of not more than 1 in provided using flates and appearation of the figure shade of the flates. In a more flated flates and shade shade in the flates are all offered and one flates flates of the flates. In the flates of the flates are all offered and one flates flates of the flates are all offered and one flates flates of the flates. In the flates of the flates are offered and one flates are offered and one flates of continued appearation in the shade in a flate of the flates are offered and one flates after offered and one flates are offered and one flates after offered and one flates are offered and one flates after offered and one flates are offered and one flates and one flates after offered and one flates are offered and one flates after offered and one flates are offered and one flates are offered and one flates after one flates and one flates are offered and one f

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 tase and exterior cladding will be in accordance with Table 9.10.14.5-A. Alarm and Detection Systems.

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.

of plantation cores

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of plantation c

Smoke Detectors in Recirculating Air-Handling Systems Except for a excitualising air system seving not more than one deteiling unit, where a fire alarm system is required to be intalked, every recitability air-invalided system that be designed to prevent the circulation of smoke upon a signal from a duct type amove detector where such system supplies more than one suite on the same floor or serves more than 1 abovey.

BCBC 2024 Article

Federal Shorks Alams
Found Shorks Alams
Found as permistre by Ancle 9. 10,18.8. (Peaclantial Fire Warning Systems), smoke alams conforming to CAN-ULC SS31. "Standard for Shocks Alams" shall be installed in all sections of section of the section o

Location of Senisk Alarms

1 Within deathing man, reliables a femine shall be installed so that

3 here is a feast one amous alarm installed on each storp, including beareners, and

50 in any storp of a deathing man containing sleeping rooms, another alarms installed

5) in a faccion televent the despite grooms and the remarked of the storp, and if the despite grooms are served by a

hallage, the service alarm altitude board in the hallary.

2) A smoke alarm required by Sentence (1) shall be installed in conformance with CANULC-S553, "Standard for the Installation of Smoke Alarms." moke Alarms," is 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 alammistal of 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 lead and accupancy equipped with smoke detectors installed to CANULC-S524, "Standard for Installation of Fire Alarm Systems," which are part of the fire alarm system in leu of smoke alarms as permitted in Sentence 9.10 First-4.(3), need not incorporate the manually operated device required. Sentence 9.1.

9.10.20.1 Firelighting Windows or Access Panels Required

16 Except provided in Gentrian (E)), a window or access participated grant opening reduces than 1.10 mit high of other provided grant opening reduces than 1.10 mit high or different policy of the provided grant provi

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 CANCOSRS-31.32-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.

Plashing 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 is by not less than 65 mm, which is the super clacking elements overlap the super clacking of a desired of element of elements of the clacking elements overlap the super clacking elements over the super clacking in the test elements of the super clacking in the state of clacking of a stated overlap of elements over elements over the super clacking in the stated or clacked of a definition of overlap of elements over elements of elements over the super clacking in the stated or clacked of a definition of every elements.

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 service of the

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Sealarts
Coulor shall be provided when regulard by provent the intex of easier into the structure.
Coulor shall be provided when regulard by provent the intex of easier into the structure.
Coulor shall be provided behavior inaccory, sinking or stacco and the algboort door and whole famous or time,
reclaring alls, unless and beactions 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.

Building sewers shall discharge into a public sewage system where such system is available

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.

New York of ADLIFFO.

Why or and Salar every and in Sentence (2), optical fibre cables and electrical wires and cables installed in buildings in Except part every and of consultation and electrical wires and cables installed in buildings permitted to be of an observable consultation and electrical wires and cables in the cables of the cables of the located in instally endousd microcinessals in except permitted in the cables of the cables of the located in instally endousd microcinessals and the cables of the located in the cables of the cable

Mara ⁺ ARCHITECTURE

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

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6 RE-ISSUED FOR PRE-APP

4 REVISED PRE-APP REVIEW 3 REVISED PRE-APP REVIEW

HOUSE OF OMEED ADDITION 240203

roject No

240203 Project Start Date BUILDING CODE ANALYSIS











Project Title
HOUSE OF OMEED ADDITION

Project No.	240203
Project Start Date	240203

Sheet Title
FRONT VIEW RENDER







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 ADDITION

 Project No.
 240203

 Project Start Date
 240203

Sheet Title Scale
FRONT VIEW PERSPECTIVE
RENDER







E-BSUED FOR PRE-APP	2024-10-15
SUED FOR OPEN HOUSE	2024-09-18
EMSED PRE-APP REVIEW	2024-07-24
EMSED PRE-APP REVIEW	2024-05-14
RE-APPLICATION REVIEW	2024-05-01
TY REVIEW	2024-04-15
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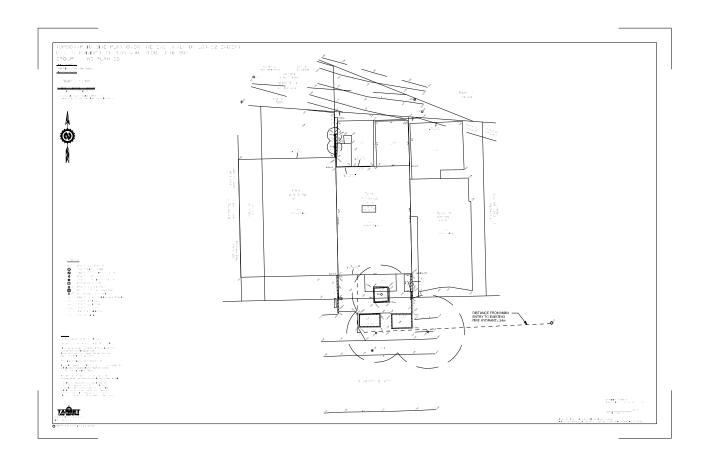
Project Title
HOUSE OF OMEED ADDITION

40 Clarke St, Port Moody, BC V3H 1Y8		
roject No.	240203	
roject Start Date	240203	

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

Project No.	240203
Project Start Date	240203
Sheet Title	Scalo 1/4" = 1-0"





SOUTH - WEST VIEW



SOUTH / FRONT VIEW



SOUTH - EAST VIEW



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

> 2 - 24 14 St Johns St., Port Modo CV3H 2B1 1) 604.420.2233 h@maraarch.com

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is the responsibility of the Owner and General Contractor to verify all dimensions and site conciders refer to commencement of work and they shall notify he architect of any errors, omissions or discrepancies, try work completed without architect is knowledge wit se the full responsibility of the Owner and General Contractor.





NORTH - WEST VIEW



SOUTH / FRONT VIEW

NORTH - EAST VIEW



EASURD FOR PREAPP 2004-0-15
0000 DEC OPEN HOUSE 2004-0-16

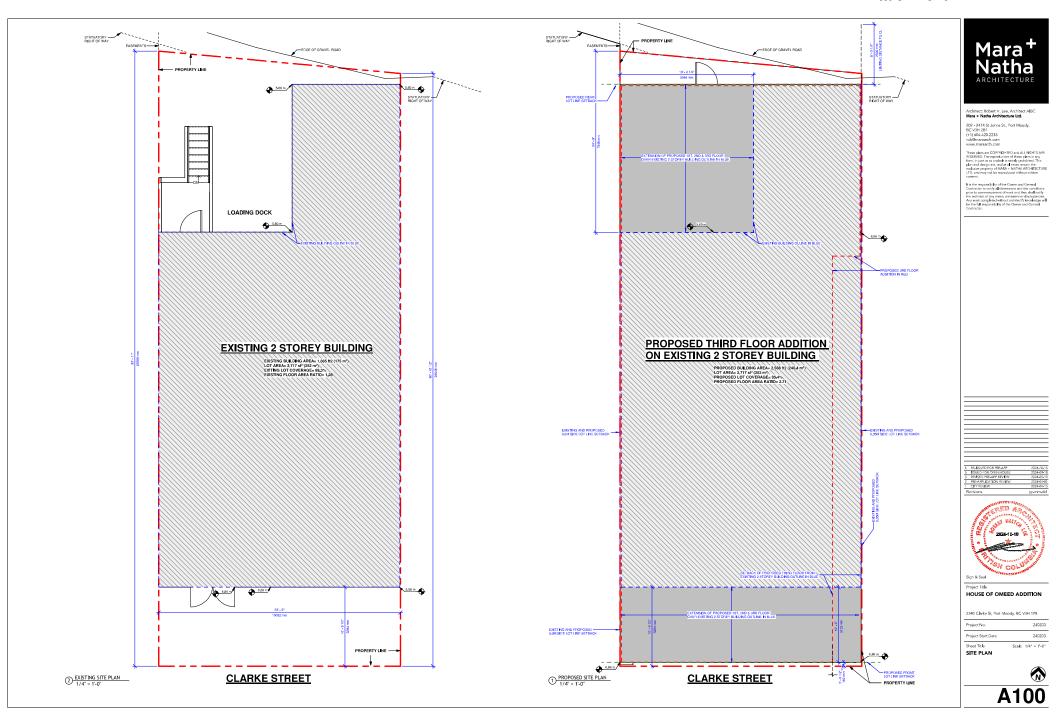


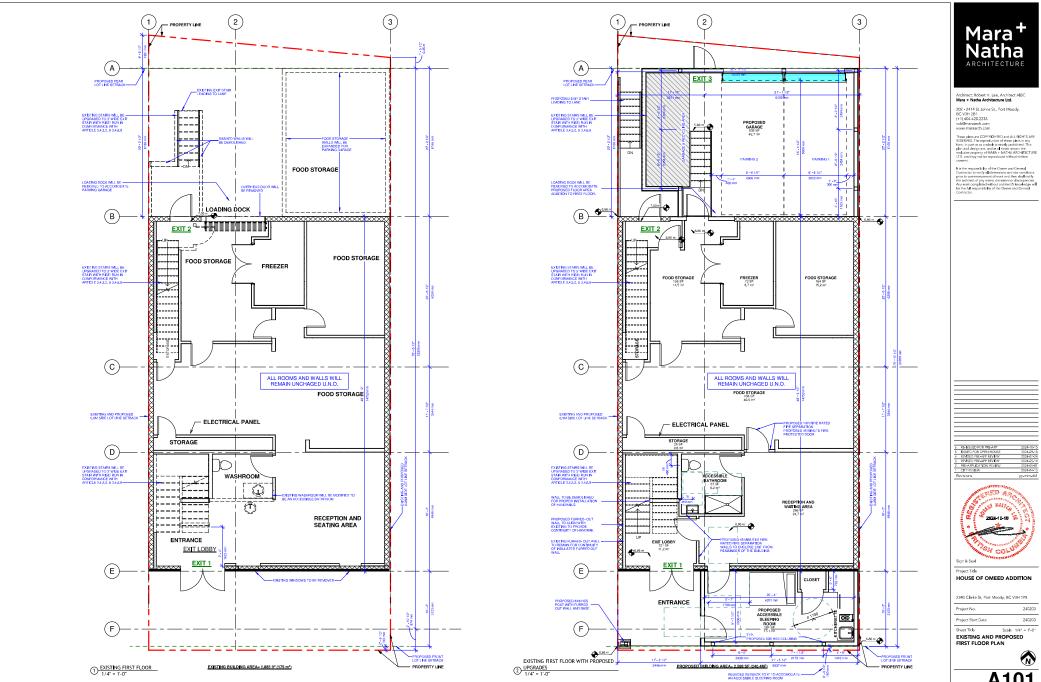
Sign & Seal

Project Title
HOUSE OF OMEED ADDITION

2240 Chilo St. Bort Moods, BC 1211 SV

Project No.	240203
Project Start Date	240203
Sheet Title	Scale
SITE PHOTOS	







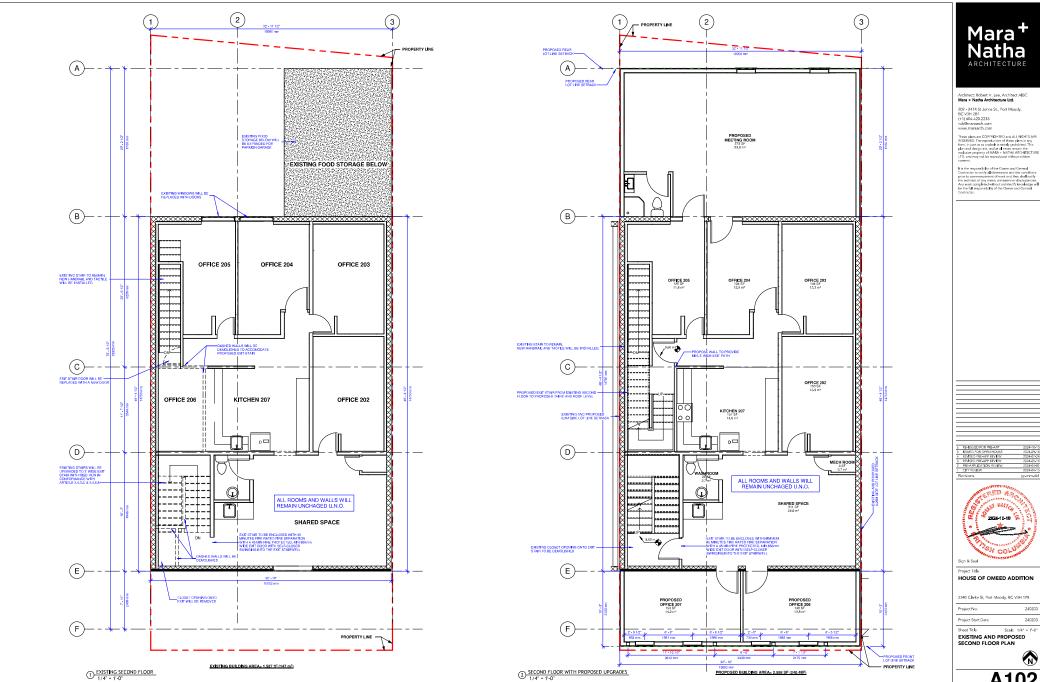


HOUSE OF OMEED ADDITION

240203

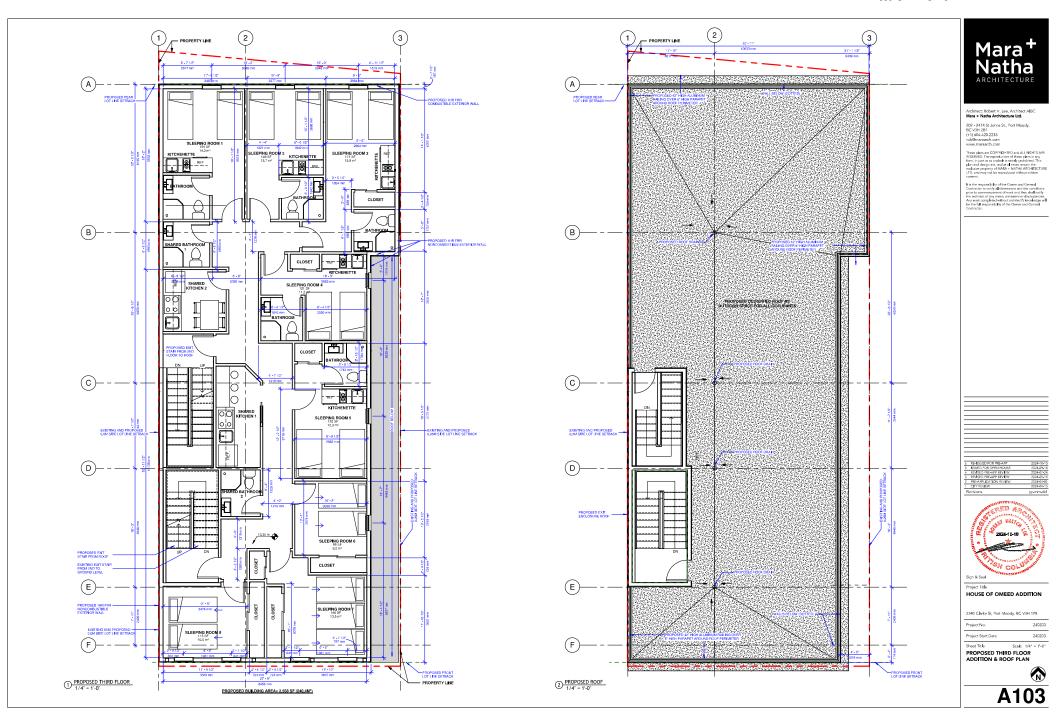
240203



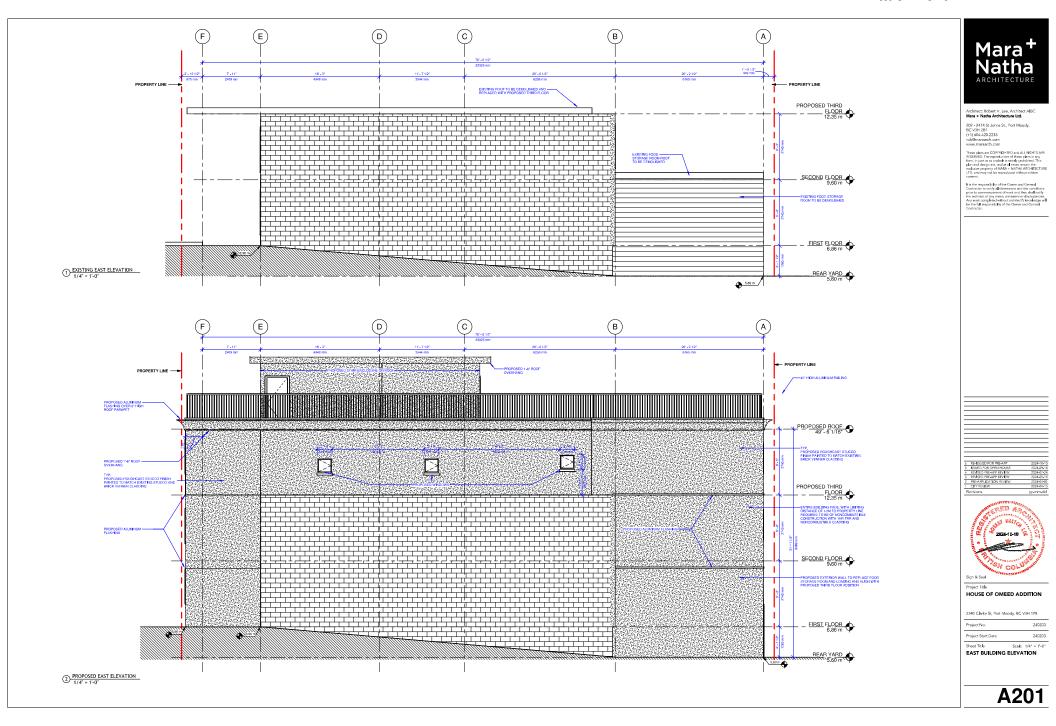


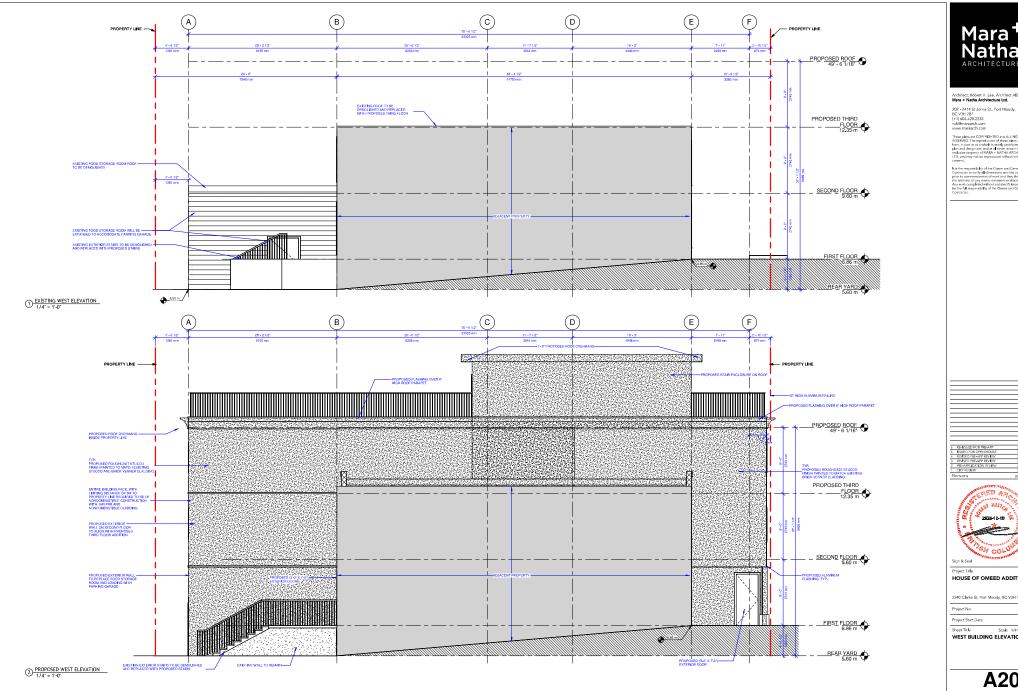
















HOUSE OF OMEED ADDITION

240203 240203

Sheet Title Scale 1/4" = 1'.0"
WEST BUILDING ELEVATION

A202