

### BUILDING CODE RATIONALE

REF	DESCRIPTION
3.1.2.1.	MAJOR OCCUPANCY CLASSIFICATION AT GROUND FLOOR IS RETAIL CLASS E- MERCANTILE. MAJOR OCCUPANCY CLASSIFICATION AT ALL UPPER FLOORS IS OFFICE CLASS D- BUSINESS AND PERSONAL SERVICES
3.1.3.1.	MAJOR OCCUPANCY FIRE SEPARATION REQUIRED FIRE SEPARATION BETWEEN GROUP E1D = NONE
3.1.4.5.	HEAVY TIMBER CONSTRUCTION EXISTING COMBUSTIBLE CONSTRUCTION TO BE RETAINED PERMITTED TO HAVE 45 MIN. FIRE RESISTANCE RATING. PROPOSED NON-COMBUSTIBLE CONSTRUCTION PER ALTERNATIVE SOLUTION-SEE DETAILS BY GHL CONSULTANTS' REPORT.
3.1.10.7.4	FIREWALLS AND PARAPETS REQUIRED FIRE RATED WALLS TO BE 2 HOUR. PROPOSED PARAPET AT NORTH WALL AT 4 INCHES FOR ADJACENT BUILDING AT MORE THAN 3 M.
3.1.16.1	OCCUPANT LOAD GROUND FLOOR AREA AT 834.2 SQ. M @ 3.7 = 224 O.L. UPPER FLOORS AREA AT 4,432 SQ. M @ 9.3 = 415 O.L. TOTAL BUILDING OCCUPANT LOAD = 702
3.2.2.5.1	MAJOR OCCUPANCY CLASSIFICATION EXISTING BUILDING AREA IS LESS THAN 1,200 SQ. M PROPOSED NUMBER OF STORES IS 4 BUILDING WILL BE FULLY SPRINKLERED EXISTING BUILDING WILL BE HEAVY TIMBER COMBUSTIBLE PROPOSED FLOOR ASSEMBLIES WILL BE NON-COMBUSTIBLE FIRE RESISTANCE RATED ULC DESIGN ASSEMBLIES.
3.3.1.1.4	CAPACITY OF ACCESS TO EXITS REQUIRED ACCESS WIDTH FROM ANY FLOOR EQUALS 475/5 = 95 O.L. X 4.1 MM PER PERSON = 580 MM = 22.8 INCHES PROPOSED ACCESS WIDTH FROM ANY FLOOR EQUALS 12 INCHES
3.4.2.3.	DISTANCE BETWEEN EXITS MINIMUM DISTANCE BETWEEN REQUIRED EXITS IS 9 M. PROPOSED DISTANCE BETWEEN EXITS IS 12.19 M.
3.4.2.5.	LOCATION OF EXITS MAXIMUM PERMITTED TRAVEL DISTANCE TO ONE EXIT IS 40 M PROPOSED MAXIMUM TRAVEL DISTANCE TO ONE EXIT IS 18.2 M
3.4.4.	FIRE SEPARATION OF EXITS REQUIRED AND PROPOSED FIRE SEPARATION OF ALL EXITS TO BE 45 MIN FIRE RESISTANCE RATED ULC ASSEMBLIES.
3.1.4.2.B	HEALTH REQUIREMENTS PROPOSED OCCUPANT LOAD PER OFFICE FLOOR = 95 REQUIRED NUMBER OF WATER CLOSETS PER GENDER = 2 PROPOSED NUMBER OF WATER CLOSETS = 2
3.8	BUILDING REQUIREMENTS FOR PHYSICALLY DISABLED ALL DOOR WIDTH, MANOEUVRING CLEARANCES, HARDWARE WATER CLOSETS, GRAB BARS, VANITIES, MIRRORS, FAUCETS, RAMPS, AND ELEVATORS ARE PROPOSED TO BE IN COMPLIANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE BUILDING ACCESS HANDBOOK
COMPLIANCE OF REQUIREMENTS FOR BUILDING SECURITY THE ENTIRE BUILDING WILL BE SECURED WITH AN ELECTRONICALLY CONTROLLED ACCESS SYSTEM ON A FLOOR BY FLOOR BASIS AND LINKED TO THE BUILDING MAIN POINT OF ENTRY AT THE STREET.	
FIRE PROTECTION / SPRINKLER PERFORMANCE SPECIFICATIONS THIS BUILDING IS TO BE FULLY SPRINKLERED TO NFPA-13 1999 EDITION, DESIGN BUILD AND SEALED SHOP DRAWINGS AND HYDRAULIC CALCULATION SCHEDULES TO FOLLOW.	
FIRE SAFETY PLAN PRIOR TO OCCUPANCY A FIRE SAFETY PLAN WILL BE SUBMITTED BY A RECOGNIZED FIRE PROTECTION FIRM OF CONSULTANTS	
GENERAL REQUIREMENTS THIS BUILDING HAS BEEN DESIGNED ACCORDING TO THE 2001 VANCOUVER BUILDING BY-LAW, INCLUDING LATEST AMENDMENTS. THE BUILDING ENVELOPE OF THE PROPOSED ADDITION HAS BEEN DESIGNED ACCORDING TO PART 5 OF THE VBBL 2001 THE BUILDING'S ENERGY EFFICIENCY HAS BEEN UPGRADED TO COMPLY WITH ASHREA 90.1 2001EE	

### ALTERNATE SOLUTION #

CODE REFERENCES AND SUMMARY OF DEVIATION FROM V.B.B.L.

1 HR. FIRE RESISTANCE RATING AND COMBUSTIBLE CONSTRUCTION SENTENCE 3.1.15(3) REQUIRES THAT AN ASSEMBLY OF NON-COMBUSTIBLE CONSTRUCTION WITH A FIRE RESISTANCE RATING BE SUPPORTED ON TOP OF NON-COMBUSTIBLE CONSTRUCTION.

SUMMARY OF MITIGATING FEATURES

NOTE: REVISED DRAWINGS WILL BE RESUBMITTED PRIOR TO OCCUPANCY REFLECTING WHICH OF THE FOLLOWING PROTECTION TYPES FOR THE STRUCTURAL FRAMING CONNECTIONS WAS USED:

NOTE: ALSO SEE APPROVED ALTERNATE SOLUTION PROPOSAL DOCUMENTS BY GHL CONSULTANTS LTD FOR ALL DETAILS

TYPE 1- ESTABLISH BASED ON CHAR CALCULATION METHODOLOGY THAT SUFFICIENT WOOD IS LEFT SUCH THAT THE BEAM/COLUMN CAN SUPPORT THE REQUIRED LOAD WITHOUT THE COLUMN CAP.

TYPE 2- APPLY ULC OR CUL TESTED PROTECTIVE COATING TO THE COLUMN CAPS TO PROVIDE THE REQUISITE FRR

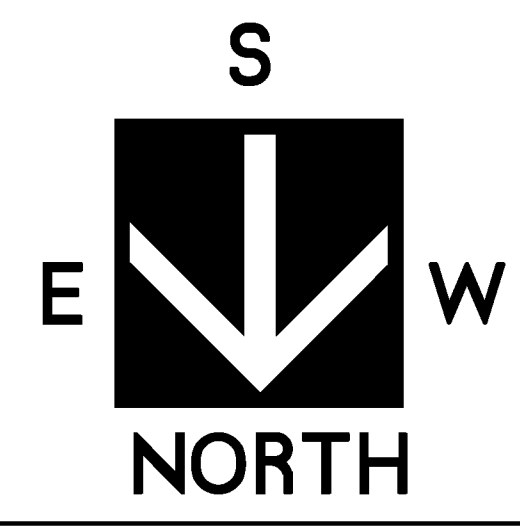
TYPE 3- APPLY 1 LAYER OF 15.3 MM TYPE X GYPSUM BOARD TO THE COLUMN CAP TO PROVIDE THE REQUISITE FRR

TYPE 4- APPLY MINIMUM 38.1 MM THICKNESS OF WOOD CORBELLING TO THE COLUMN CAP TO PROVIDE THE REQUISITE FRR, ASSUMING A CHAR RATE OF 0.4 MM/MIN

**GROUND FLOOR PLAN SCHEME - E**  
1132 HAMILTON STREET SCALE 3/16"=1'-0"

**HERITAGE NOTE ALL EXISTING EXTERIOR WALLS AND PILASTERS SHOWN ON THIS PLAN ARE TO BE RETAINED, WHILE ALL EXTERIOR WINDOWS ARE TO HERITAGE REPLICATED**

EXISTING RETAIL 9,000 SQ. FT. FLOOR AREA  
NET LEASEABLE RETAIL AREA = 7,500 SQ. FEET APPROX.



Associate Architect: Jonathan Ehling M.A.I.B.C.

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DATE	REVISION	No.
21/01/09	CLOUDED REVISIONS E W. STAIR LAYOUT ( STEPPED -SLAB ELEV.	E
11/21/09	HERITAGE NOTE - DE PRIOR TO REVISIONS	D
10/10/09	GENERAL UPDATED	C
08/01/09	GENERAL UPDATED	B
07/01/09	ISSUED FOR DEVELOPMENT PERMIT APPLICATION	A

**GOWER YEUNG & ASSOCIATES LTD.**  
CONSULTING ENGINEERS  
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TRIPL F INVESTMENTS LTD.	
1132 HAMILTON ST. BUILDING ADDITION	
DRAWN	DATE
SBW	JAN 09
CHECKED	DATE
PROJ. No.	DWG. No.
2530	A-02-E
PROPOSED GROUND FLOOR	