

TENANT IMPROVEMENT: CHILDCARE CENTRE
84 MOODY ST, PORT MOODY, BC.

GENERAL NOTES

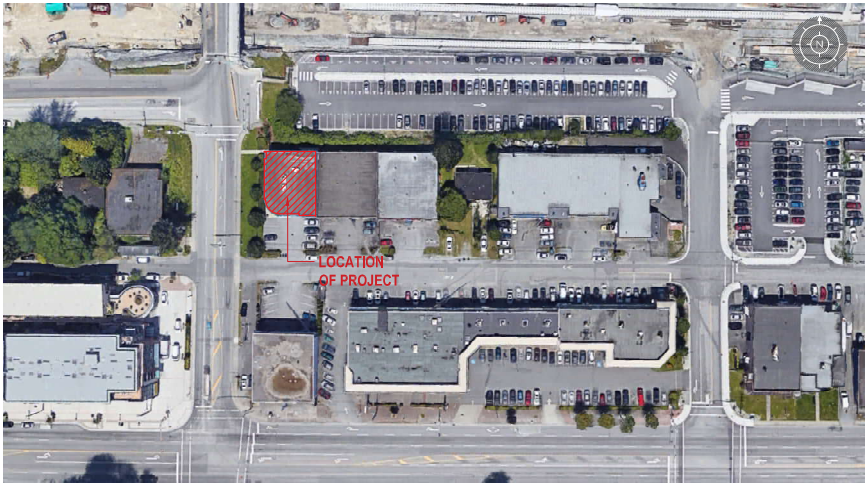
1. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOUR, MATERIALS, TRANSPORTATION, TOOLS, AND EQUIPMENT NECESSARY FOR THE RENOVATION OF THE PROJECT LEAVING ALL WORK READY FOR OCCUPANCY.
2. ALL CONSTRUCTION SHALL CONFORM WITH TO THE BCBC 2024, STANDARD ELECTRICAL CODE, AND OTHER LOCAL GOVERNING CODES AND ORDINANCES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
3. ANY ERRORS, OMISSIONS OR CONFLICT FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL KEEP A SET OF WHITE PRINTS OF ALL CONTRACT DRAWINGS AND ALL ADDENDA, REVISIONS, CLARIFICATIONS, CHANGE ORDERS AND REVIEWED SHOP DRAWINGS, ON SITE, IDENTIFY THEM AS "PROJECT AS-BUILT COPY" AND HAVE THEM AVAILABLE AT ALL TIMES FOR INSPECTIONS.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWING. THE CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT THE EXISTING SITE AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
6. ALL DIMENSIONS ARE TO CENTRE LINES OF WALLS -U.N.O. AND TO FACE OF EXISTING WALLS.
7. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES ETC. BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF ANY ITEMS OF WORK.
8. CONTRACTOR SHALL INSTALL SMOKE AND FIRE STOPPING MATERIALS AT PENETRATIONS THROUGH RATED ASSEMBLIES LEAVING FRAMING EXPOSED FOR INSPECTION OF FIRE AND SMOKE SEALS.
9. CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND ORDERLY READY FOR OCCUPANCY. THIS INCLUDES CLEANING OF ALL GLASS (INSIDE AND OUTSIDE) AND FRAMES.
10. INSTALL SMOKE DETECTORS, INSTALL AND HARDWIRE EMERGENCY LIGHTING, IN ACCORDANCE WITH ELECTRICAL CODE AND IN CONFORMANCE WITH LOCAL FIRE DEPARTMENT.
11. GLASS SUBJECT TO HUMAN IMPACT SHALL BE SAFETY-GLAZING MATERIAL TO MEET THE BCBC 2024 REQUIREMENTS.
12. INSTALL FIRE EXTINGUISHER AND SELF-ILLUMINATING EXIST SIGNS PER CODE TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. REVIEW LOCATIONS WITH THE ARCHITECT AND BUILDING INSPECTOR PRIOR TO INSTALLATION.
13. ALL WALL AND CEILING SURFACES SHALL BE PAINTED WITH 1 COAT PRIMER & 2 COATS LATEX PAINT.
14. ALL PENETRATIONS THOUGH INTERIOR DEMISING WALLS SHALL BE SEALED TO "2 HR" FIRE RATING
15. THE GENERAL CONTRACTOR TO VERIFY ALL SITE MEASUREMENTS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION, ORDERING MATERIALS, MILLWORK AND EQUIPMENT.
16. MAKE GOOD WALL, FLOOR AND CEILINGS AFTER DEMOLITION.

EXISTING BUILDING INFORMATION

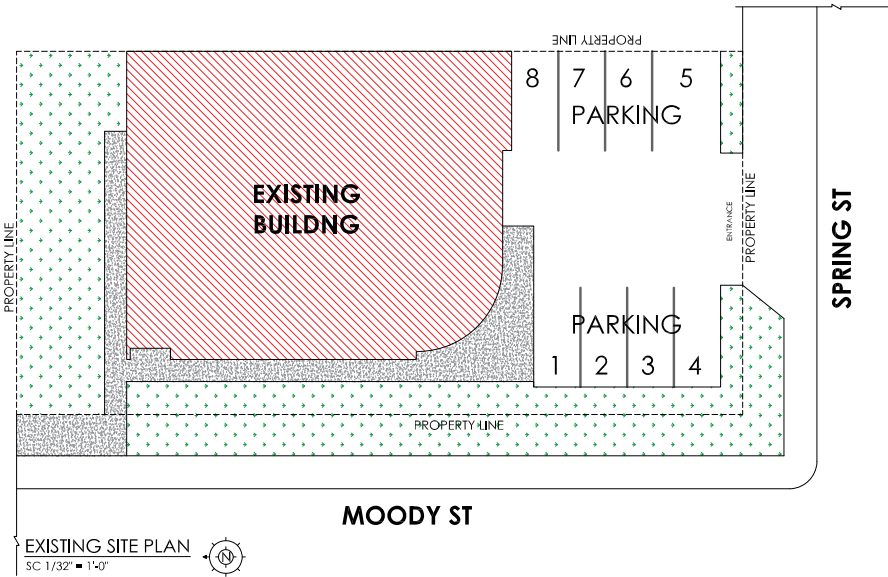
EXISTING 2-STORY BUILDING • FACING 2 STREETS
GROUP A2 MAJOR OCCUPANCY
NON-COMBUSTIBLE CONSTRUCTION
BUILDING AREA: 350.17 SQ.M. (3769.23 SQ.FT.)
BUILDING IS NOT SPRINKLERED

PROPOSED TENANT IMPROVMENT

1. CLASSIFICATION:
TENANT IMPROVEMENT • CHILDCARE CENTRE • GROUP A2 OCCUPANCY
TENANT IMPROVEMENT AREA: 566.71 SQ.M. (6100 SQ.FT.)
2. FIRE SEPARATIONS:
1 HOUR SEPARATION BETWEEN FLOORS AND EXISTS PROVIDED (EXISTING)
3. EXITS:
BCBC 3.4.2.1. TWO EXITS REQUIRED, THREE EXITS PROVIDED (EXISTING),
BCBC 3.4.2.5.11-F MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED: 30 M (98.43 FT.)
MAXIMUM TRAVEL DISTANCE TO EXITS PROVIDED: 22.55 M (74 FT.)
4. HEALTH:
PROPOSED OCCUPANT LOAD :
82 CHILDREN + 8 ADULTS: 90 TOTAL
3.7.2.2. 8) ONE WASHROOM PER 10 PERSONS (ADULTS) REQUIRED.
3 WASHROOMS AND 1 UNIVERSAL WASHROOM PROVIDED.
7 KIDS' WASHROOMS PROVIDED.



LOCATION PLAN
SC 1/64" = 1'-0"



HARMONIC
ARCHITECTURE + DESIGN

SEAN TAJADOD
ARCHITECT ABC
#110 • 108 EAST 8TH STREET
NORTH VANCOUVER, BC, V7L0H1
PHONE: 604-353-8609
HARMONICARCH@GMAIL.COM

Signature

Revisions:

Issued for Review

Issued for Permit: MAY 09, 2025

Issued for Construction

Notes

City's Permit:

Project Title

CHILDCARE CENTRE
84 MOODY ST,
PORT MOODY, BC.

Drawing Title

COVER SHEET

Project No. 5433

Date MAY 09, 2025

Drawn SEAN TAJADOD

Scale As Noted
Unit: Inch,
Field Arch.

Drawing No.

A 100

MOODY ST

**CHILDCARE
CENTER**

**ADJACENT
PROPERTY**

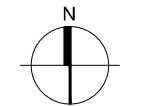
SPRING ST

PLAYGROUNDS IN SITE PLAN
SC: 1/8" = 1'-0"



HEDYEH MILANI

T: 604-618-9876



5	-	-
4	-	-
3	-	-
2	-	-
1	ISSUED FOR PERMIT	JUL 02, 2025
ISSUE	DESCRIPTION	DATE

DO NOT CONSTRUCT WITH THE
INFORMATION SHOWN ON THIS DRAWING
UNTIL IT IS NOTED "ISSUED FOR
CONSTRUCTION".

CLIENT :	
----------	--

**SUNRISE KIDS
EARLY LEARNING**

PROJECT No. :

2025-06

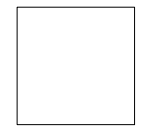
PROJECT :	
-----------	--

CHILD CARE CENTER

CIVIL ADDRESS :

84 MOODY ST,
PORT MOODY, BC.

SEAL :



DRAWING TITLE:

PLAYGROUNDS IN SITE PLAN

DATE: JUL.03.2025

RAWING:

DESIGNED BY: H.M.

A-07



MOODY ST

SIDE WALK

PROPERTY LINE

CEDAR FENCE - 5' HEIGHT

PLAYGROUND 2

733.00 S.F.
72.65 m²
INFANT & TODDLER
(12 CHILDREN)

SHADE

CEDAR FENCE - 5' HEIGHT

OUTDOOR STORAGE

PROPERTY LINE

CHILDCARE
CENTER

PLAYGROUND 1

1034.00 S.F.
96.06 m²
3-5 FULLY DAY
(16 CHILDREN)

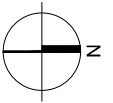
SHADE

CEDAR FENCE - 5' HEIGHT

PROPERTY LINE



IVAZ DESIGN
HEDYEH MILANI
3368 PRINCETONE AVE.
COQUITLAM, BC,
V3E 0G2
T: 604-618-9876



5	-	-
4	-	-
3	-	-
2	-	-
1	-	-
ISSUE	DESCRIPTION	DATE

DO NOT CONSTRUCT WITH THE
INFORMATION SHOWN ON THIS DRAWING
UNTIL IT IS NOTED "ISSUED FOR
CONSTRUCTION".

CLIENT :
**SUNRISE KIDS
EARLY LEARNING**

PROJECT No. :
2025-06

PROJECT :
CHILDCARE CENTER

CIVIL ADDRESS :
**84 MOODY ST,
PORT MOODY, BC.**

SEAL :

DATE:

DRAWING TITLE:
**PROPOSED
PLAYGROUNDS
PLAN**

DATE: JUL 03 2025
DRAWN BY: H.M.
DESIGNED BY: H.M.

DRAWING:
A-06

