

Project Description:

Tenant improvement of converting a small suite of an existing restaurant space to car showroom and restaurant.

Legal Description:

Zoning: C-2C  
 Stories: 1  
 Building Occupancy Classification Existing: A2  
 Building Occupancy Classification Proposed: A2  
 Tenant Occupancy Classification Existing: A2  
 Tenant Occupancy Classification Proposed: A2  
 Sprinklered: NO  
 Tenant Area (SF): 1930 SF  
 Construction Type: combustible

Proposed Occupant Loads as per Table 3.1.17.1.:

Room No.	Room Name	Type of Use	m2/person	area sf	area sm	occup. Calc.	area proposed	occupant load by area proposed
	RESTAURANT		1.2	1930.00	179.30	149.41		149.41
							150	

A sign indicating a maximum occupancy of 50 people will be placed visible at the tenant space.

Proposed as per VBBL 2014 3.7.2.2.8

1 Man & 1 Brndl  
 1 Woman  
 1-25 persons  
 1-25 persons  
 50 allowable occupants

Summary:

Exit Capacity as per VBBL 2014 3.4.3.2. a

Exit Type	Location	Min. Width (clear opening in mm)	required mm/person	# of persons
Exit Doors	Front	914	6.1	150

Travel distance as per VBBL 2014 3.4.2.2.

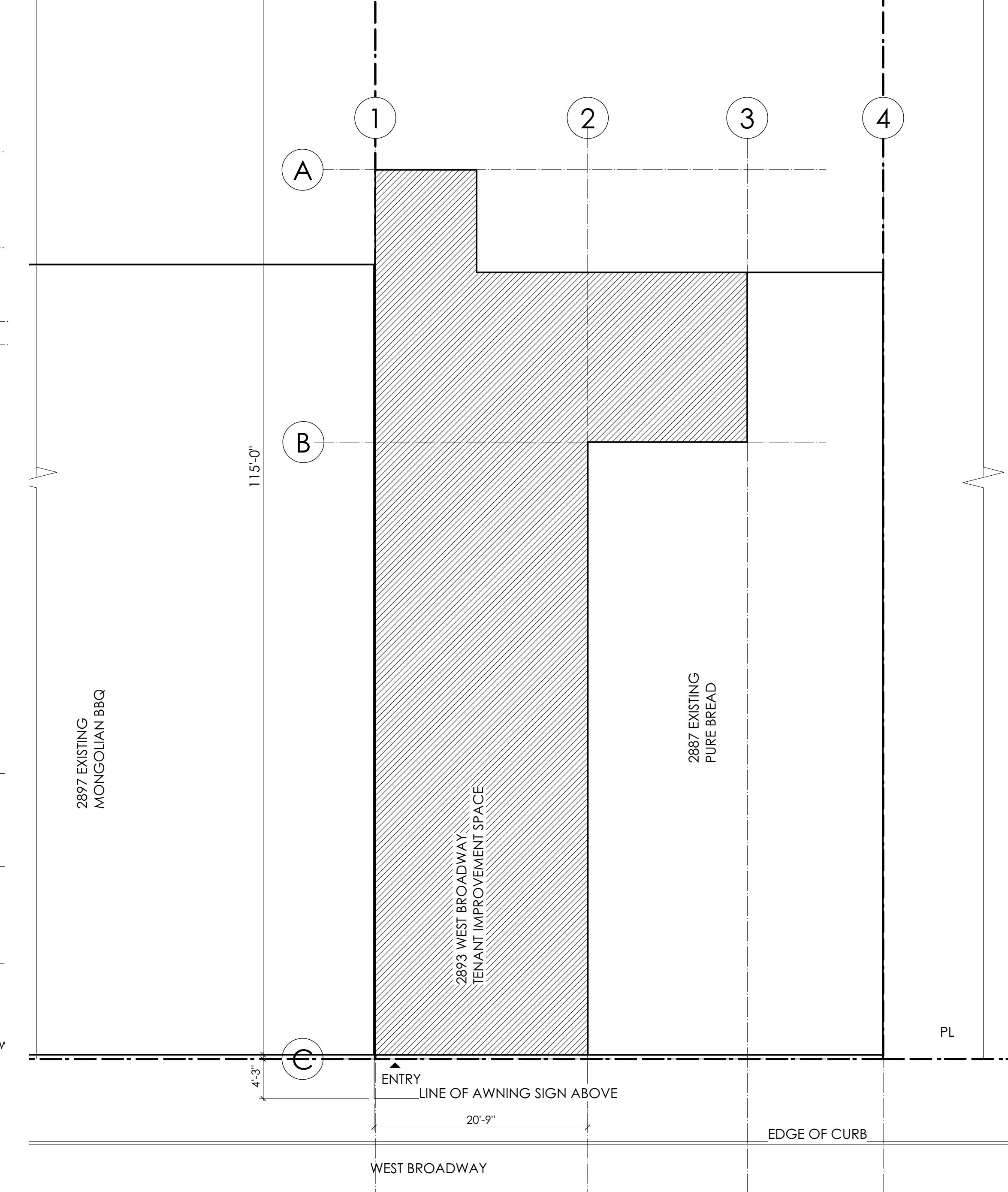
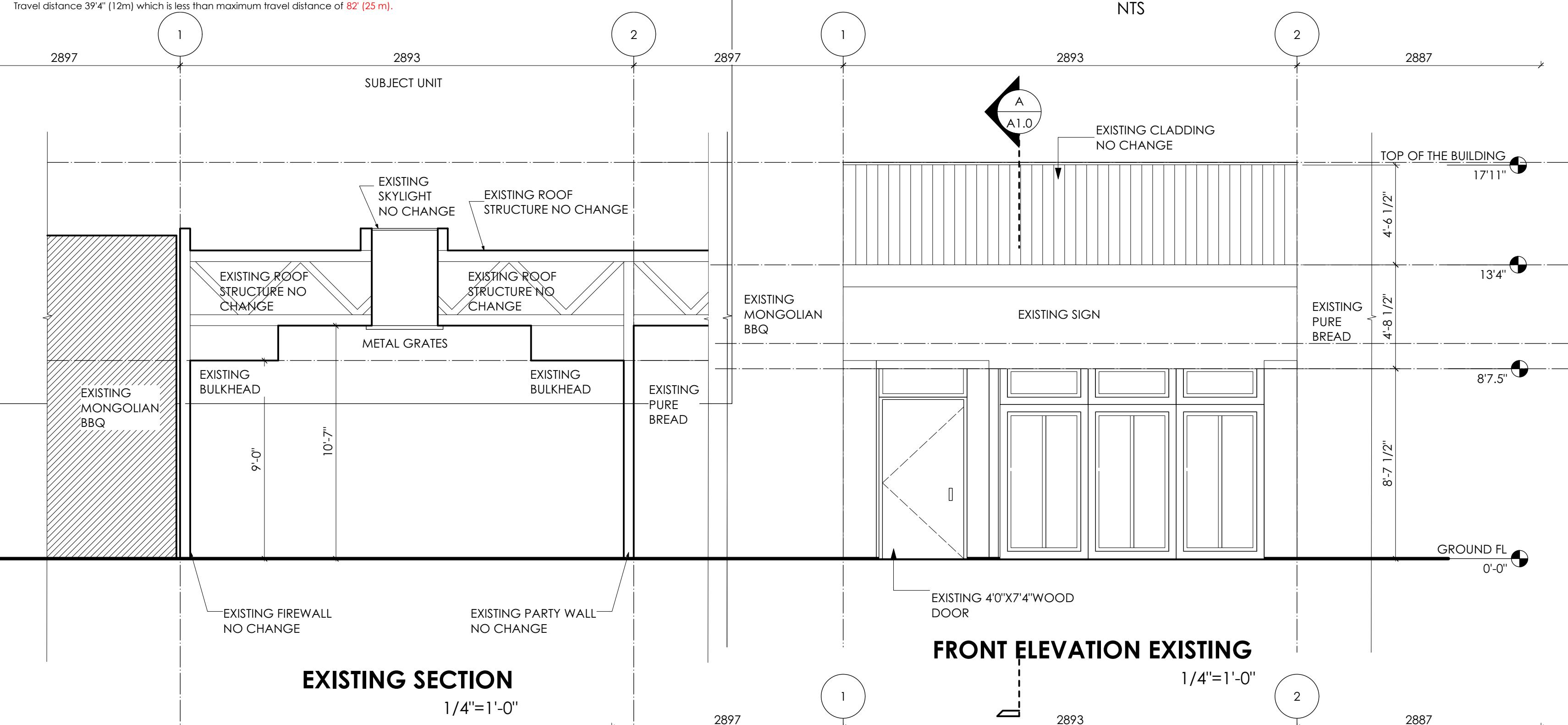
travel distance 39'4" (12m) which is less than maximum travel distance of 82' (25m).



### OCCUPANT LOAD/WASHROOM COUNT/AREA AND EXIT CALCULATIONS

#### FRONT ELEVATION EXISTING PHOTO

NTS



#### FRONT AWNING SECTION A-A

1/4"=1'-0"

FRONT ELEVATION - REFER  
TO BUILDING ENVELOPE CONSULTANT'S  
DRAWING FOR WINDOW/WALL AND  
ENVELOPE DETAILS

BUILDING IS NOT SPRINKLERED

#### FRONT ELEVATION PROPOSED

1/4"=1'-0"

SHEETS:	
NO. TITLE	
A1.0 SITE PLAN & SITE ANALYSIS, ELEVATION AND SECTION	
A2.0 EXISTING AND PROPOSED FLOOR PLANS	LOT 17 BLOCK 32 PLAN VAP 1582 DL 192
A2.1 EXISTING RCP AND NEW RCP PLANS	NWD EXCEPT PLAN PT IN PLAN 4166
A2.2 EXISTING AND PROPOSED ROOF PLANS	EXC N 5 FT NAW LANE, OF LOT 3
CIVIC ADDRESS	2887 WEST BROADWAY (MAIN)
CIVIC ADDRESS	2893 WEST BROADWAY (SECONDARY)
ZONING	C-2C
SITE AREA	5673 sq ft
LOT WIDTH	49.33'
LOT DEPTH	115.00'
PART II MINOR RENOVATION UPDATES	
F1, S2, N1, A2 AND E2	
-LIGHTING WITH AUTOMATIC SHUTOFFS / EXIT SIGNS 5W	

#### REVISIONS:

4 JUNE 18, 19	BP SUBMISSION BP03
3 JUNE 12, 19	BP SUBMISSION BP02
2 MAY 15 2019	BP SUBMISSION BP01
1 APRIL 2019	PRELIMINARY BP SUBMISSION

#### ISSUE:



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#### FIRM

#### SEAL

#### HOT POT TI

##### PROJECT NAME

#### 2893 WEST BROADWAY VANCOUVER, BC

##### PROJECT ADDRESS

DRAWN: J.T.	ISSUE: #3
SCALE: AS NOTED	PROJECT NO. GA-G149

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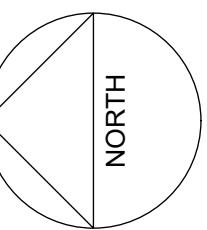
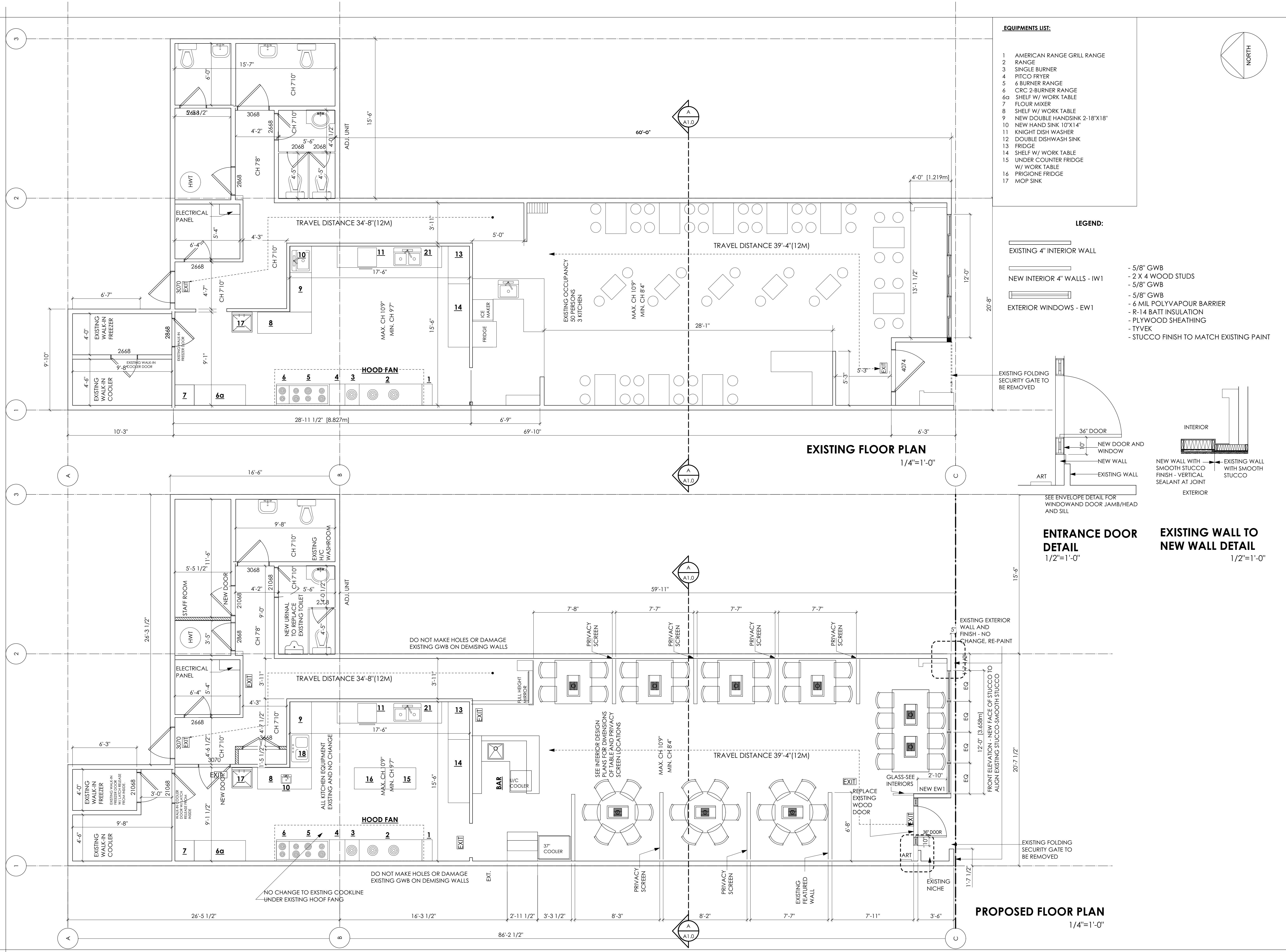
#### NOTE

#### SITE PLAN ELEVATION & SECTION

SHEET TITLE: A1.0

REVISION NO.: SHEET NO.:

#### SHEET



NO. DATE DESCRIPTION

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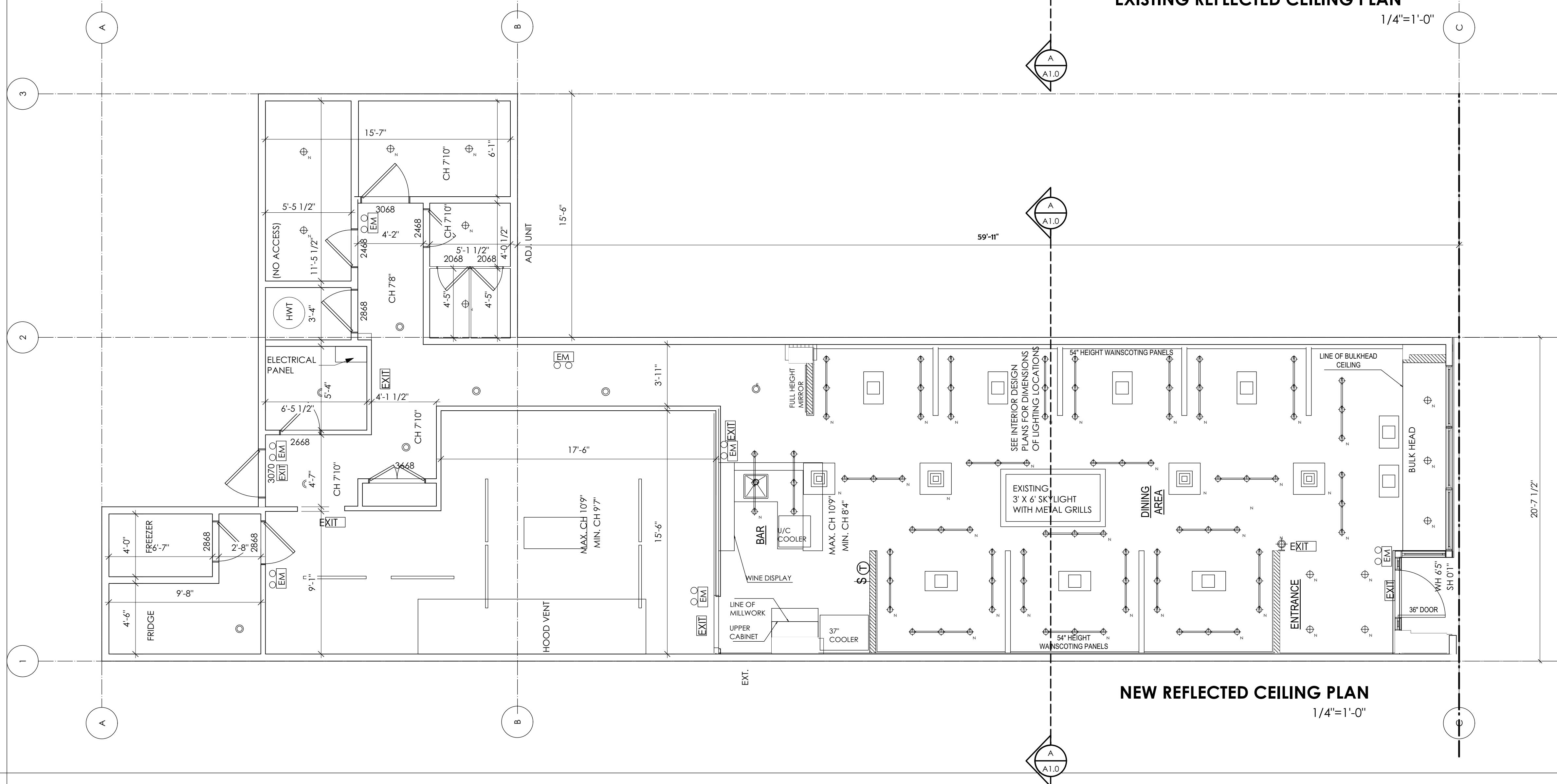
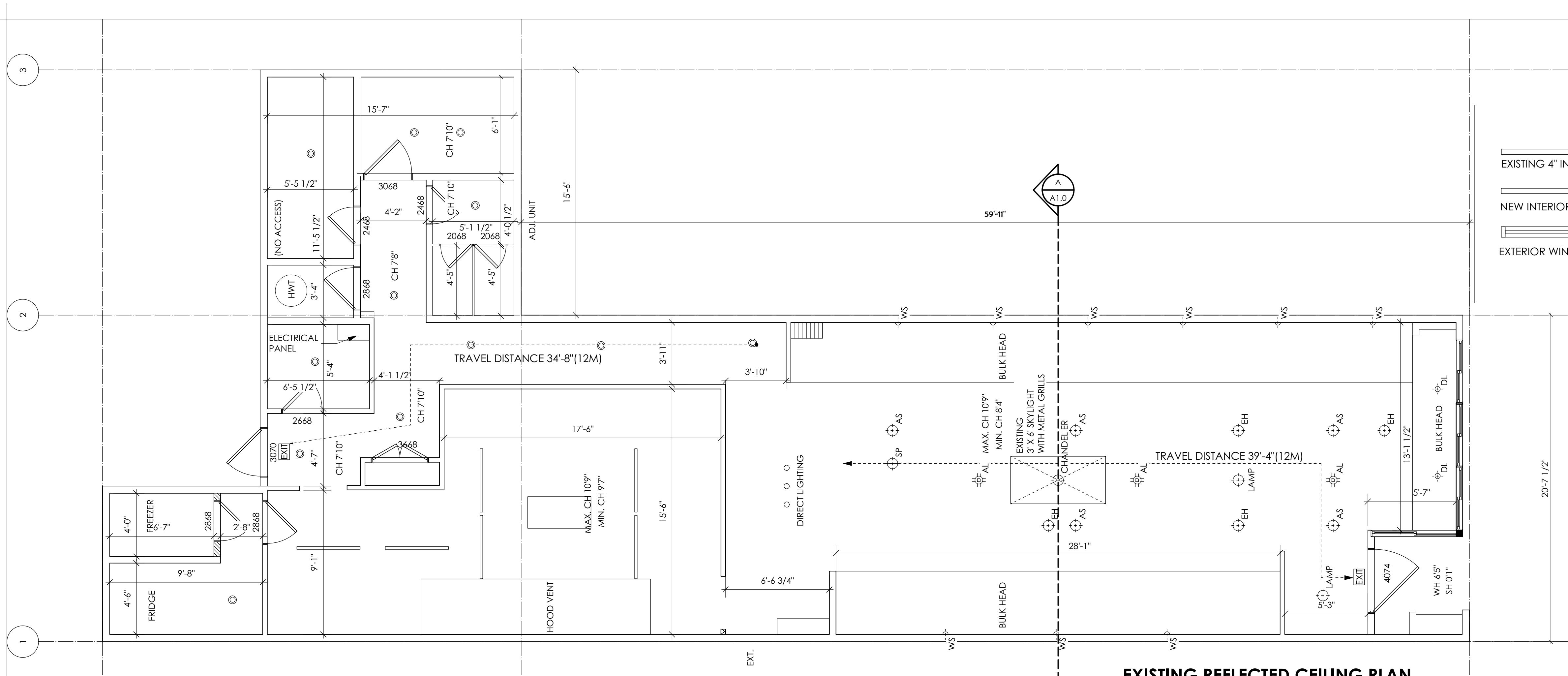
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**NOTE**

**EXISTING & PROPOSED FLOOR PLANS**

SHEET TITLE: A2.0

**SHEET**



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■ NOTE

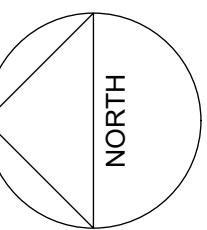
**EXISTING RCP &  
NEW RCP**

Sheet Title:

Revision No.: Sheet No.:

■ SHEET

A2.1



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■ NOTE

**ROOF PLAN**

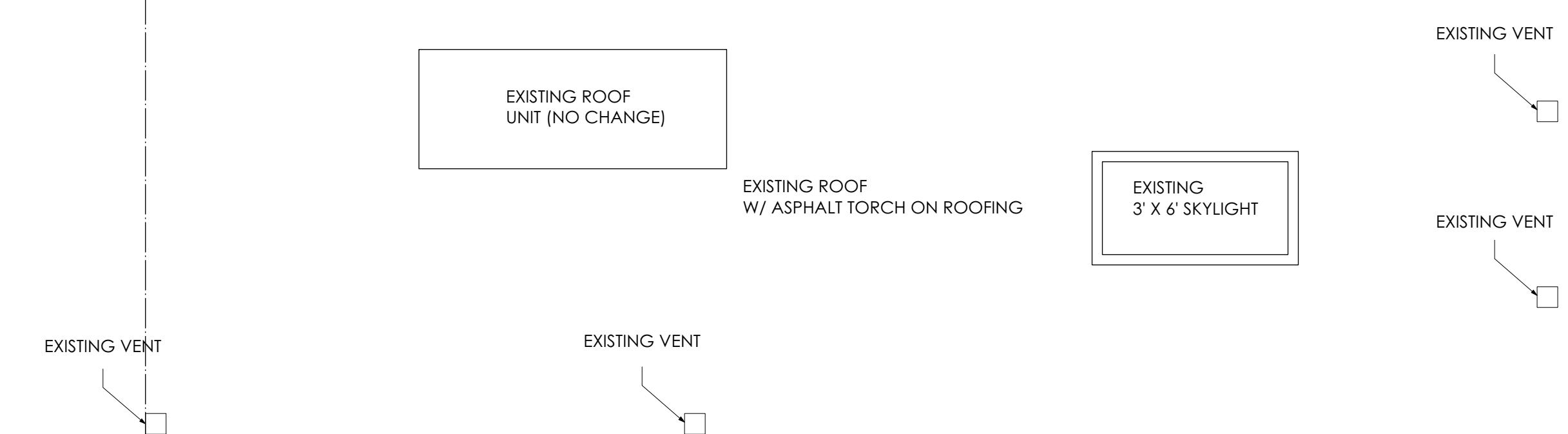
SHEET TITLE: A2.2

REVISION NO.: SHEET NO.:

■ SHEET

**EXISTING ROOF PLAN**

1/4"=1'-0"



**PROPOSED ROOF PLAN**

1/4"=1'-0"

