

Building Code Data  
2893 West Broadway

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

Legal Description:

Zoning: C-2C  
Stores: 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.	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 VB8L 2014 3.7.2.2.8

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

Summary:

Exit Capacity as per VB8L 2014 3.4.3.2. a

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

Travel distance as per VB8L 2014 3.4.2.2.

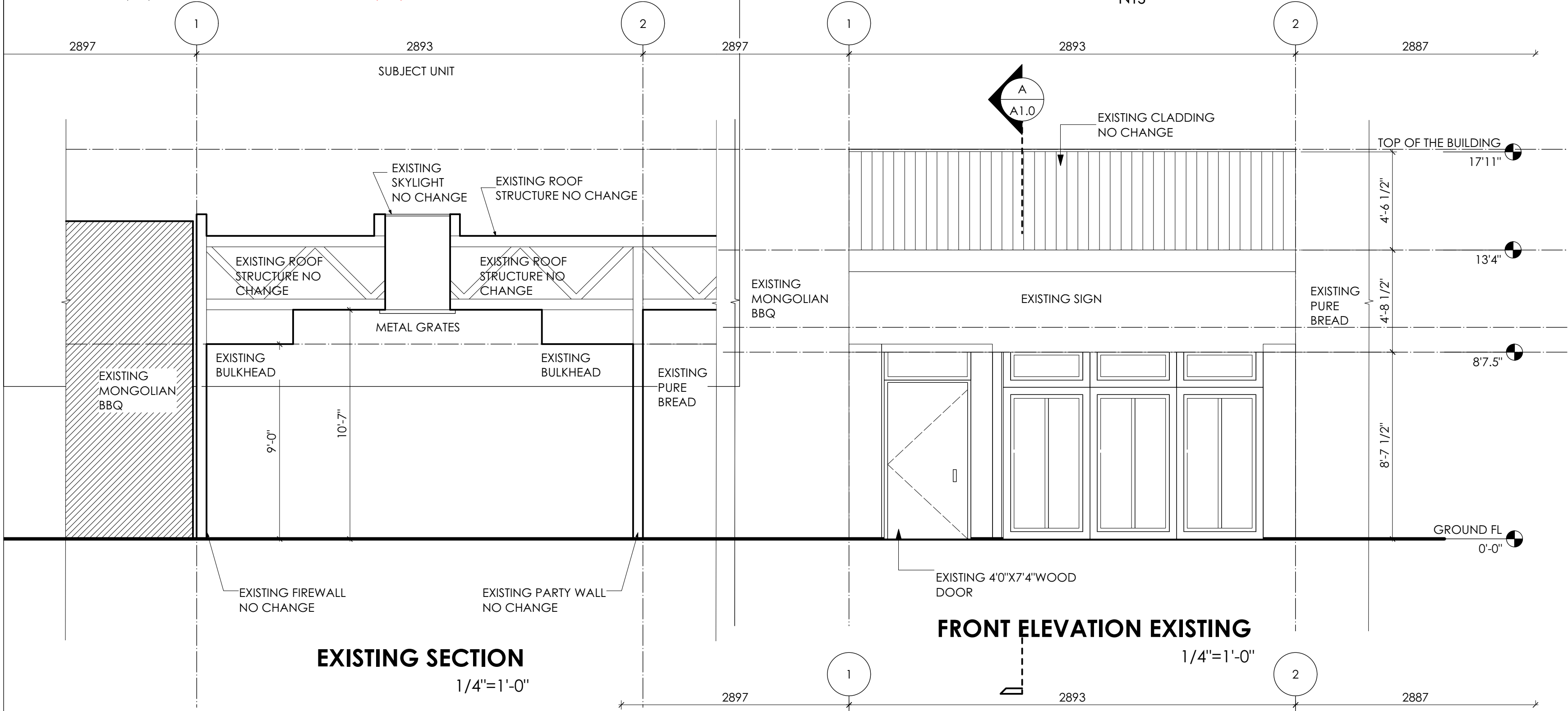
Travel distance 39'4" (12m) which is less than maximum travel distance of 82' (25 m).



OCCUPANT LOAD/WASHROOM  
COUNT/AREA AND EXIT  
CALCULATIONS

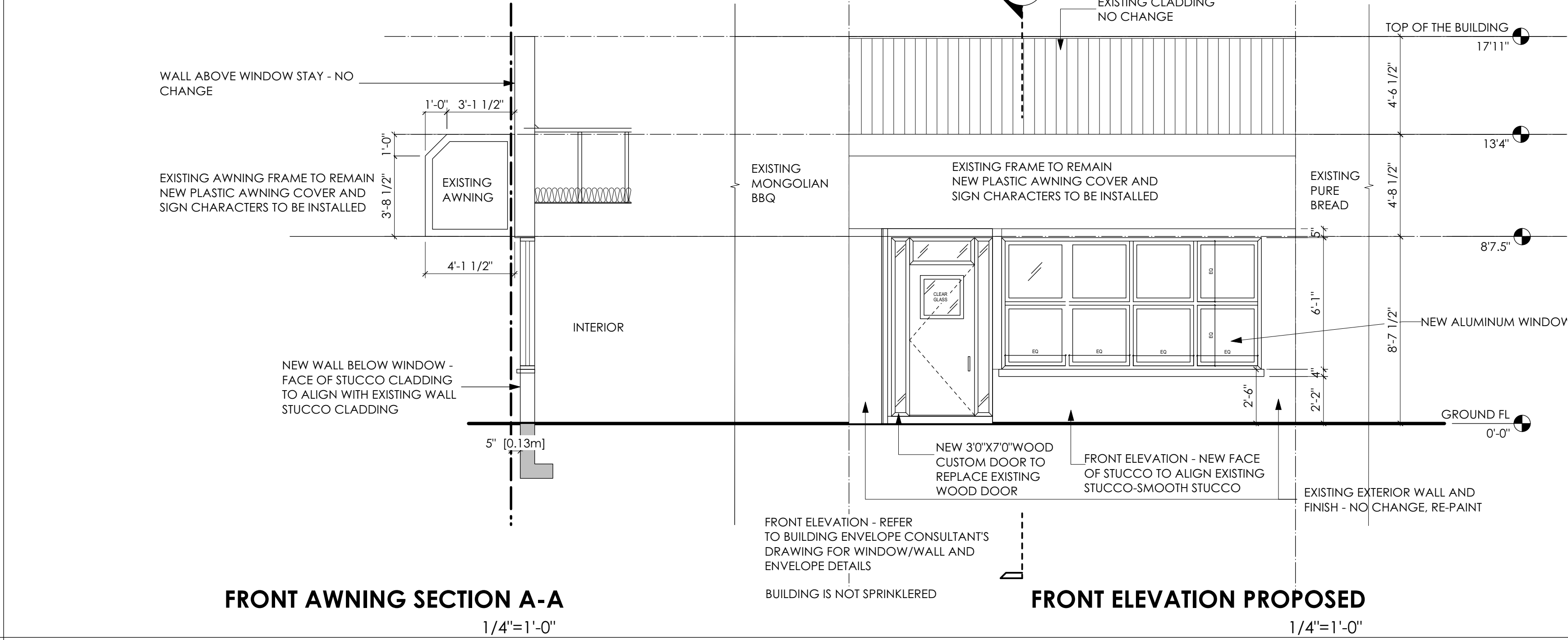
FRONT ELEVATION  
EXISTING PHOTO

NTS



EXISTING SECTION  
1/4"=1'-0"

FRONT ELEVATION EXISTING  
1/4"=1'-0"



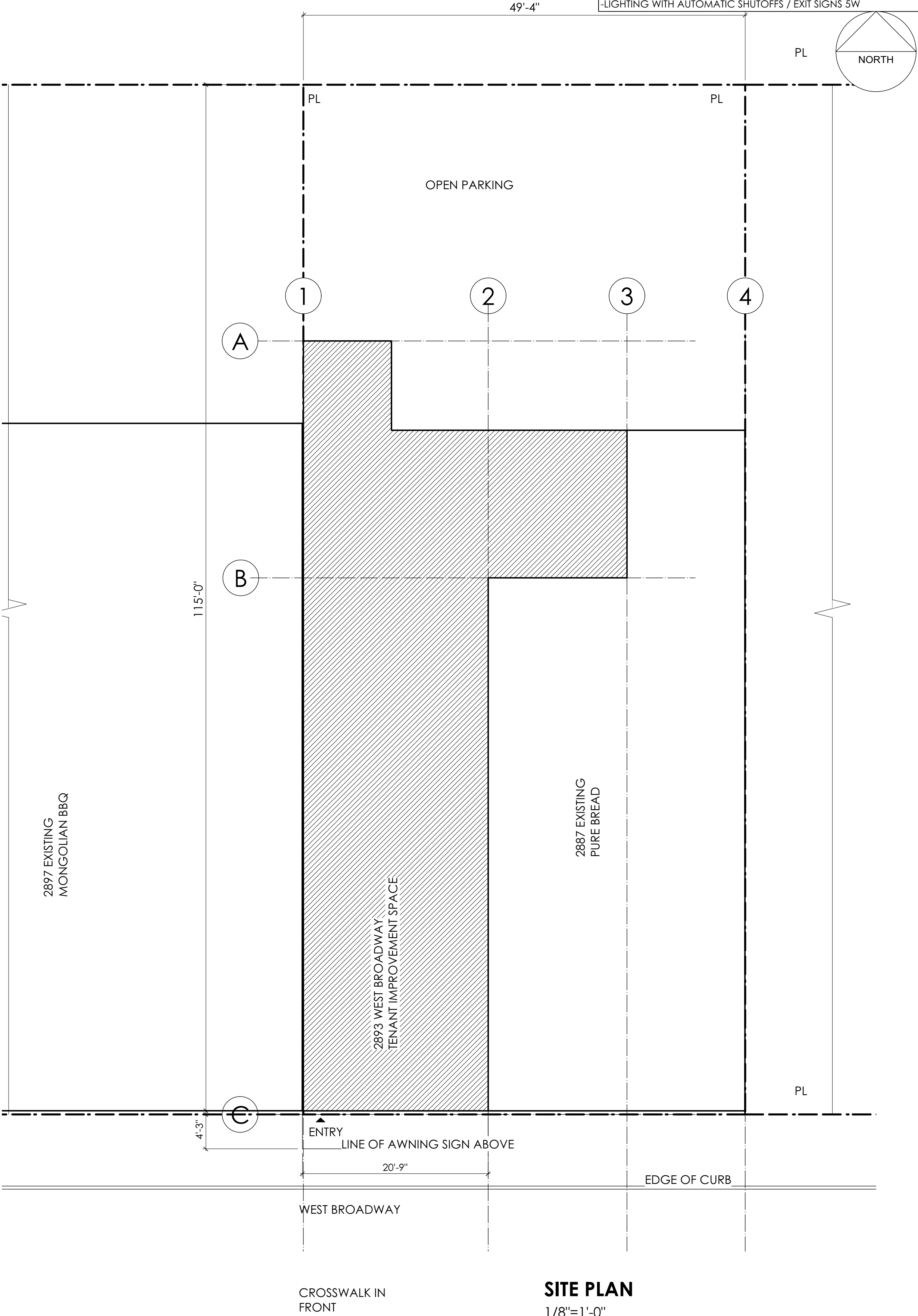
FRONT AWNING SECTION A-A  
1/4"=1'-0"

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
A2.1	EXISTING RCP AND NEW RCP PLANS
A2.2	EXISTING AND PROPOSED ROOF PLANS

LEGAL	
LOT 17 BLOCK 32 PLAN VAP 1582 DL 192	
NWD EXCEPT PLAN PT IN PLAN 4166	
EXC N 5 FT NOW 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 11 MINOR RENOVATION UPGRADES	
F1, S2, N1, A2 AND E2	
-LIGHTING WITH AUTOMATIC SHUTOFFS / EXIT SIGNS SW	



SITE PLAN  
1/8"=1'-0"

NO.	DATE	DESCRIPTION
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

REVISIONS:

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:

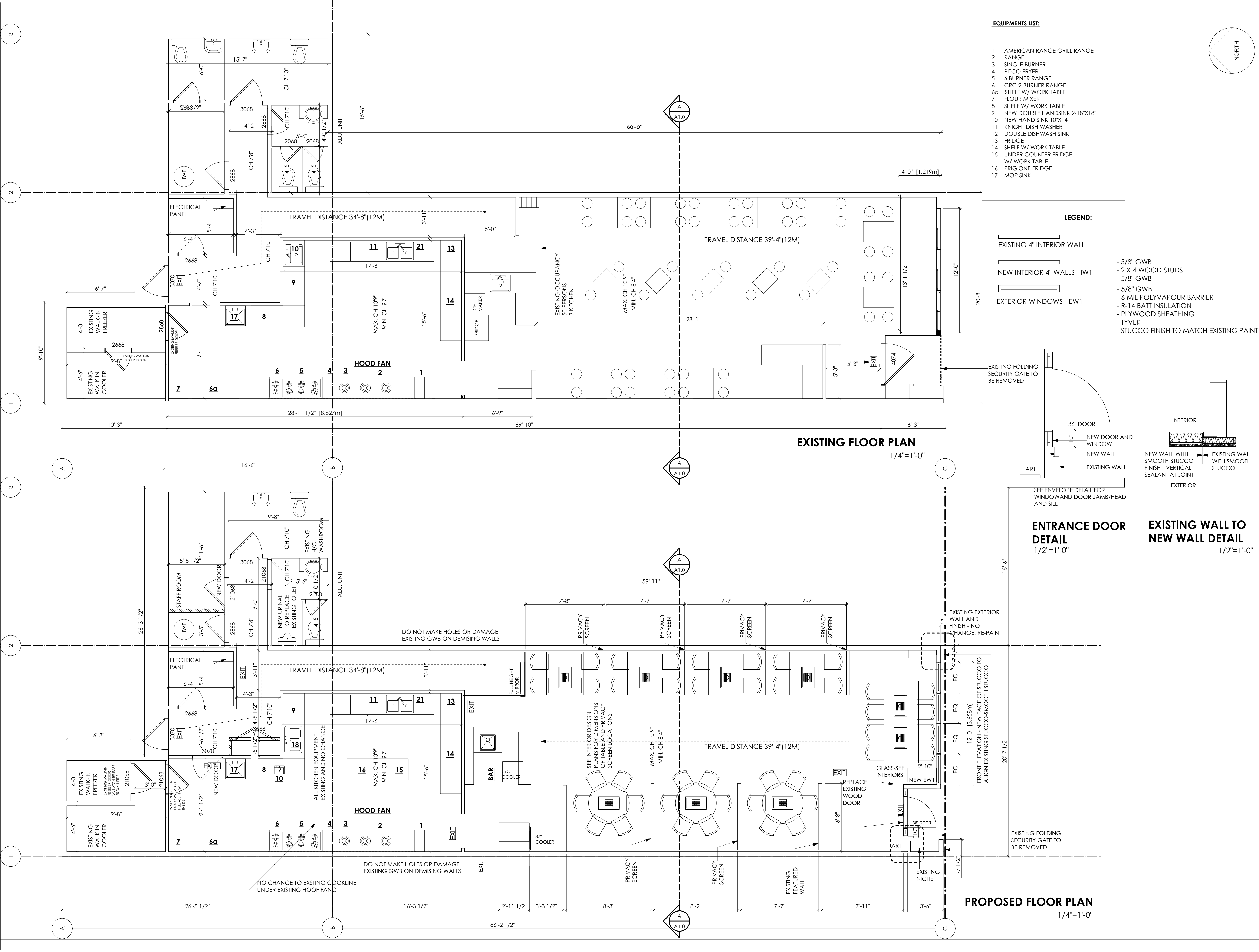
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SHEET NO.:

SHEET

A1.0





EQUIPMENTS LIST:

- 1 AMERICAN RANGE GRILL RANGE
- 2 RANGE
- 3 SINGLE BURNER
- 4 PITCO FRYER
- 5 6 BURNER RANGE
- 6 CRC 2-BURNER RANGE
- 6a SHELF W/ WORK TABLE
- 7 FLOUR MIXER
- 8 SHELF W/ WORK TABLE
- 9 NEW DOUBLE HANDSINK 2-18"X18"
- 10 NEW HAND SINK 10"X14"
- 11 KNIGHT DISH WASHER
- 12 DOUBLE DISHWASH SINK
- 13 FRIDGE
- 14 SHELF W/ WORK TABLE
- 15 UNDER COUNTER FRIDGE W/ WORK TABLE
- 16 PRIGIONE FRIDGE
- 17 MOP SINK

LEGEND:

EXISTING 4" INTERIOR WALL

NEW INTERIOR 4" WALLS - IW1

EXTERIOR WINDOWS - EW1

- 5/8" GWB
- 2 X 4 WOOD STUDS
- 5/8" GWB
- 5/8" GWB
- 6 MIL POLYVAPOUR BARRIER
- R-14 BATT INSULATION
- PLYWOOD SHEATHING
- TYVEK
- STUCCO FINISH TO MATCH EXISTING PAINT

EXISTING FOLDING SECURITY GATE TO BE REMOVED

SEE ENVELOPE DETAIL FOR WINDOW AND DOOR JAMB/HEAD AND SILL

ENTRANCE DOOR DETAIL  
1/2"=1'-0"

EXISTING WALL TO NEW WALL DETAIL  
1/2"=1'-0"



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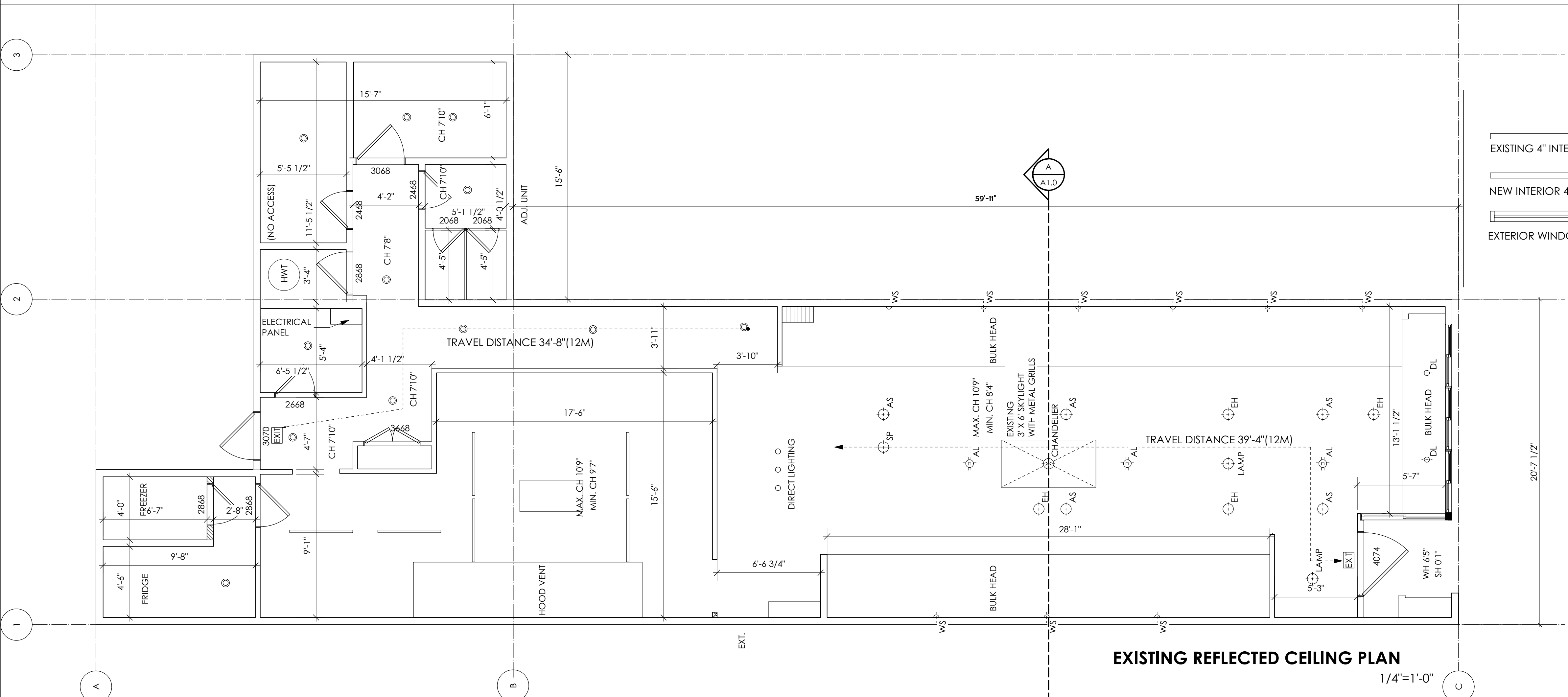
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NOTE

EXISTING & PROPOSED FLOOR PLANS

SHEET TITLE:	A2.0
REVISION NO.:	SHEET NO.:
SHEET	

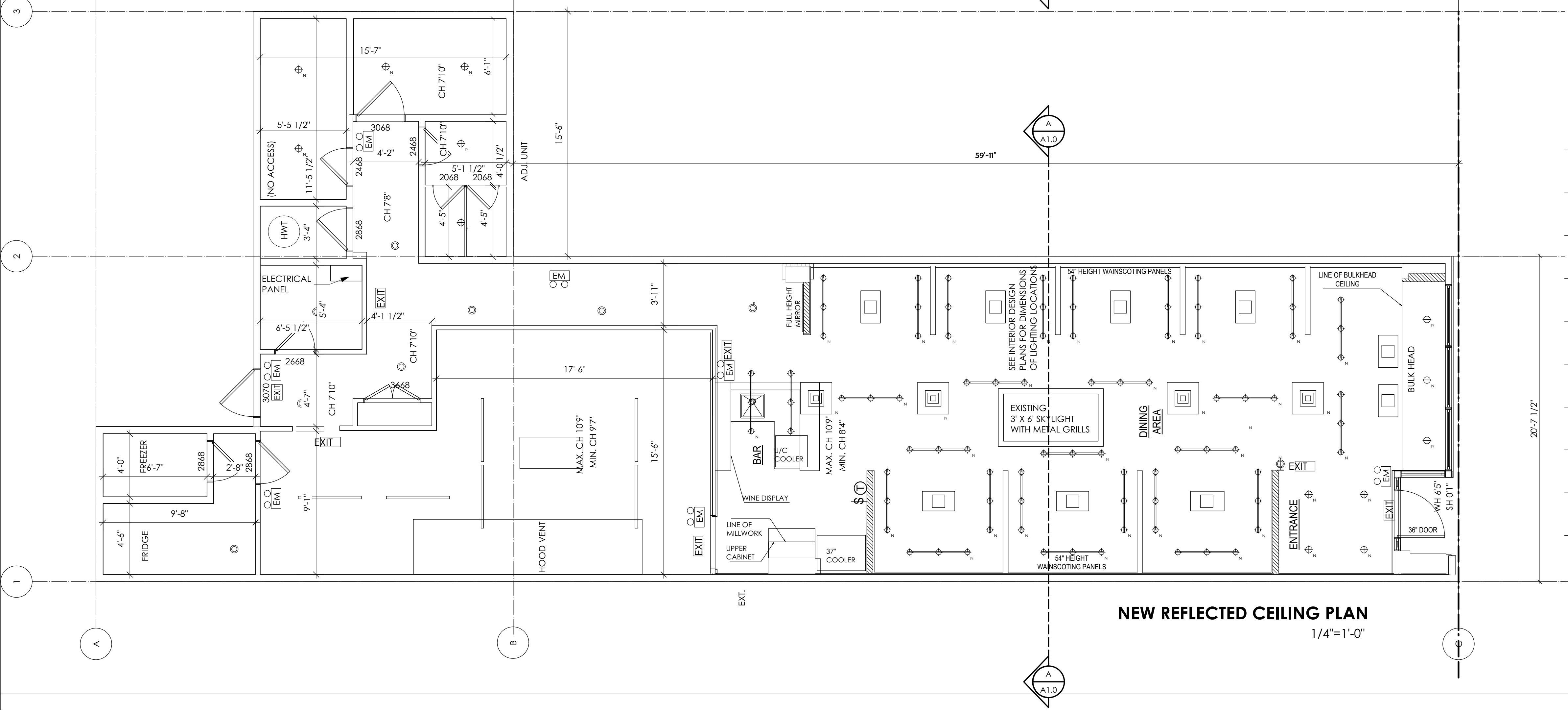
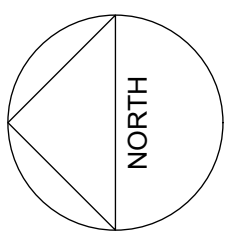


LEGEND:

- EXISTING 4" INTERIOR WALL
- NEW INTERIOR 4" WALLS - IW1
- EXTERIOR WINDOWS - EW1

- 5/8" GWB
- 2 X 4 WOOD STUDS
- 5/8" GWB
- 5/8" GWB
- 6 MIL POLYVAPOUR BARRIER
- R-14 BATT INSULATION
- PLYWOOD SHEATHING
- TYVEK
- STUCCO FINISH TO MATCH EXISTING PAINT

- DL DIRECT LIGHTING
- WS WALL SCONCE
- AS AIR SUPPLY
- EH EXHAUST AIR
- AL SMOKE ALARM
- SP SPEAKER
- FLOURESCENT LIGHT TUBES
- POTLIGHTS



- EXISTING LIGHTING FIXTURE TO REMAIN
- NEW 5' LED RECESSED DOWNLIGHT.
- NEW SUSPENDED LED TRACK LIGHTING; 4'-0" TRACK.
- EXISTING EMERGENCY LIGHTING FIXTURE TO REMAIN OR TO BE RELOCATED.
- NEW AIR SUPPLY TO SUIT BUILDING CODE REQUIREMENTS.
- NEW SHOT POT VENTILATION SYSTEM: EXHAUST HOOD TO MEET BUILDING CODE REQUIREMENTS.
- NEW LEVITON DECORA LIGHTING SWITCH.  
MANUFACTURER: LEVITON  
COLOR: WHITE
- NEW THERMOSTAT.
- NEW RUNNING & EMERGENCY LIGHT SIGNS.
- EMERGENCY LIGHTING

\* E - DENOTE EXISTING TO REMAIN.  
\* N - DENOTE NEW.  
\* RE & RE - REMOVE AND RELOCATED.  
\* RE - LOCATION OF RELOCATED FIXTURE.  
\* R - DENOTE REMOVED.

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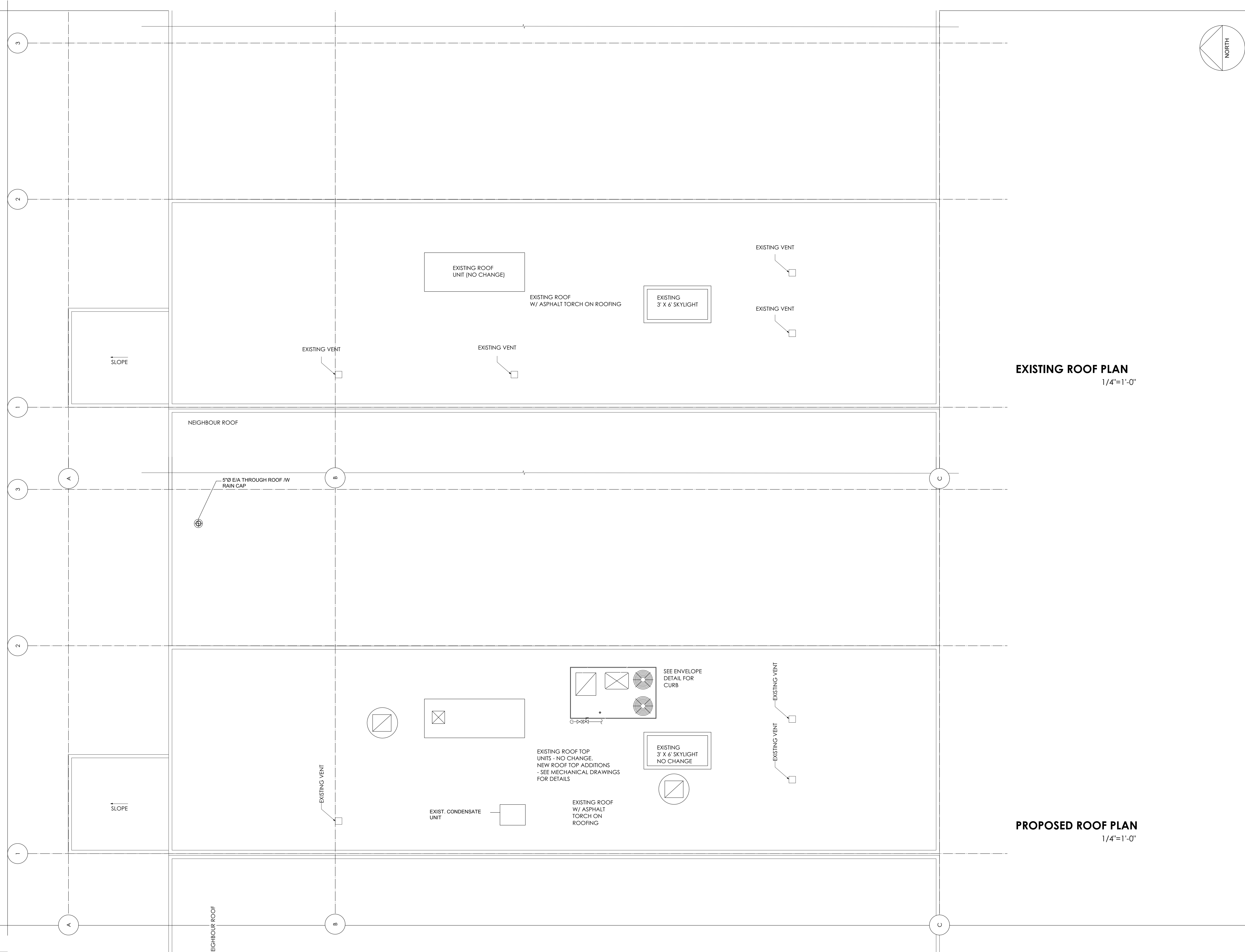
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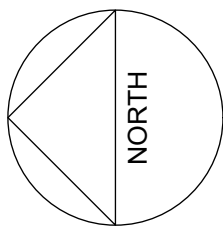
NOTE

EXISTING RCP & NEW RCP	
SHEET TITLE:	
	A2.1
REVISION NO.:	SHEET NO.:
■ SHEET	



EXISTING ROOF PLAN  
1/4"=1'-0"

PROPOSED ROOF PLAN  
1/4"=1'-0"



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ROOF PLAN

SHEET TITLE:	A2.2
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SHEET