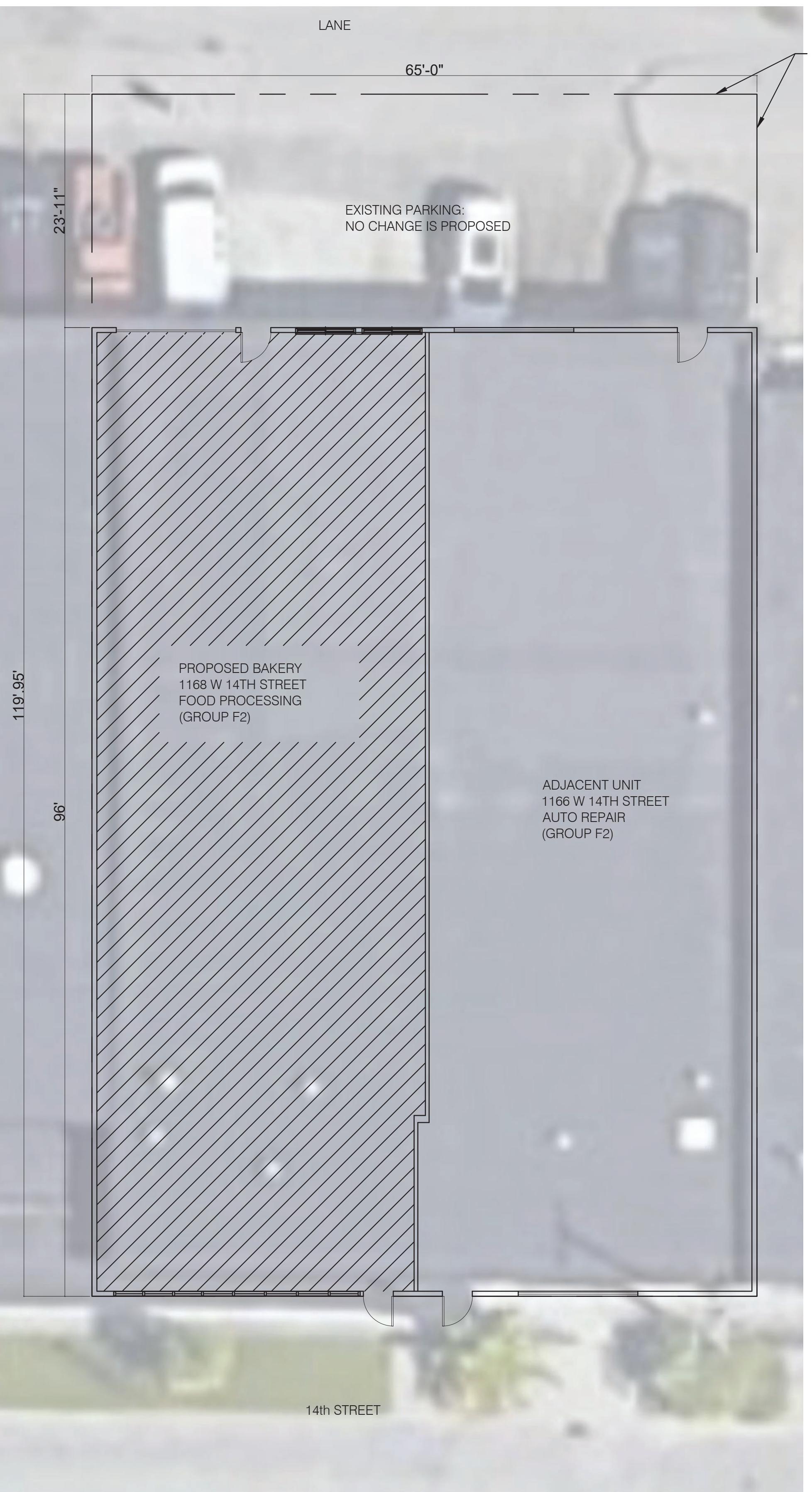


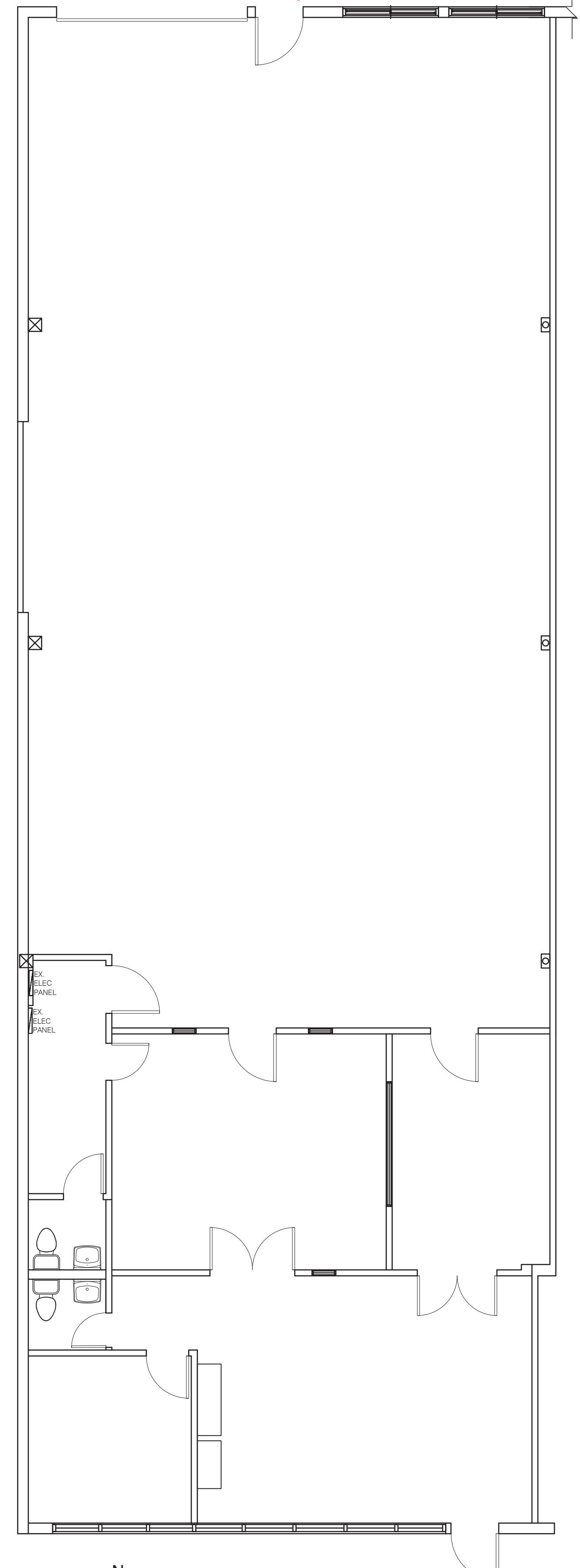
PROPOSED BAKERY

1168 W 14TH STREET
NORTH VANCOUVER, B.C.

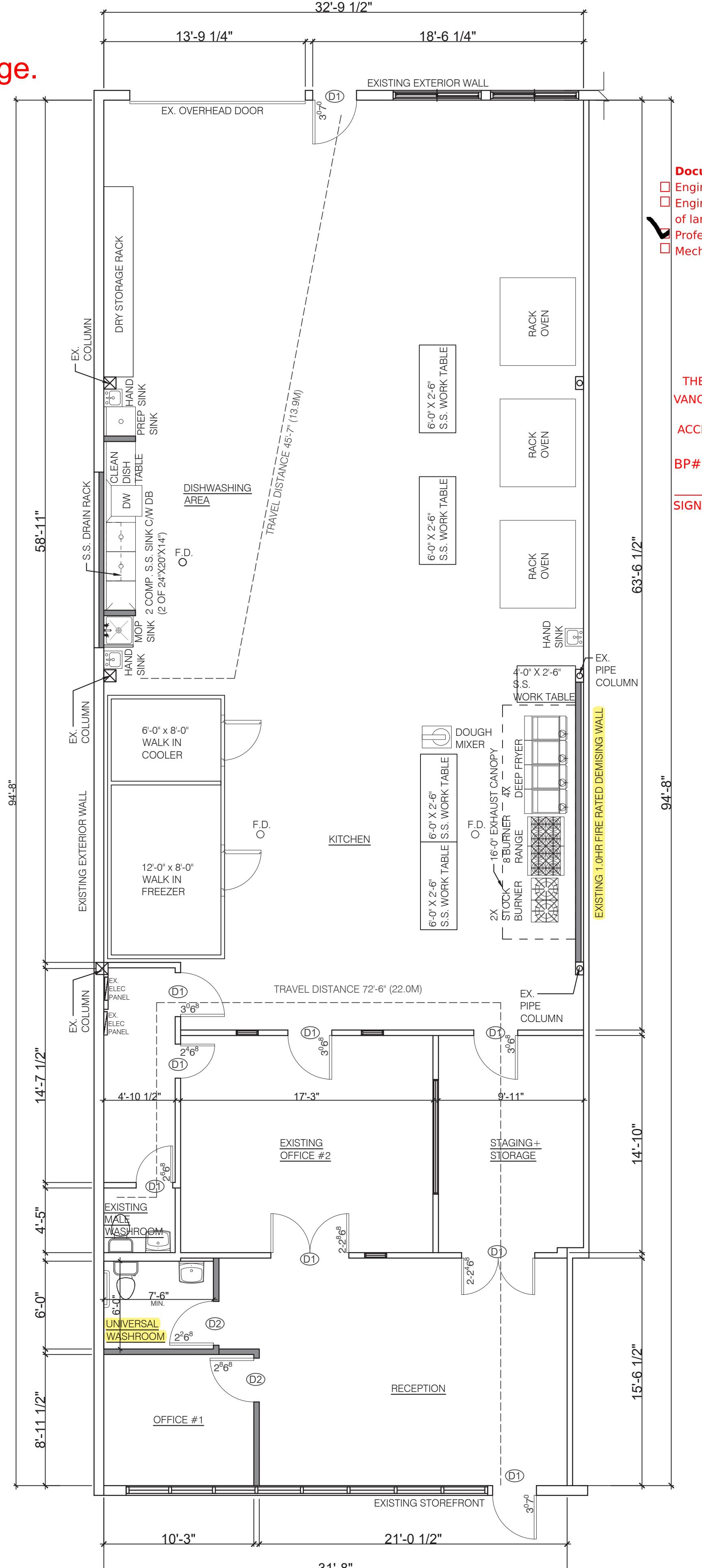


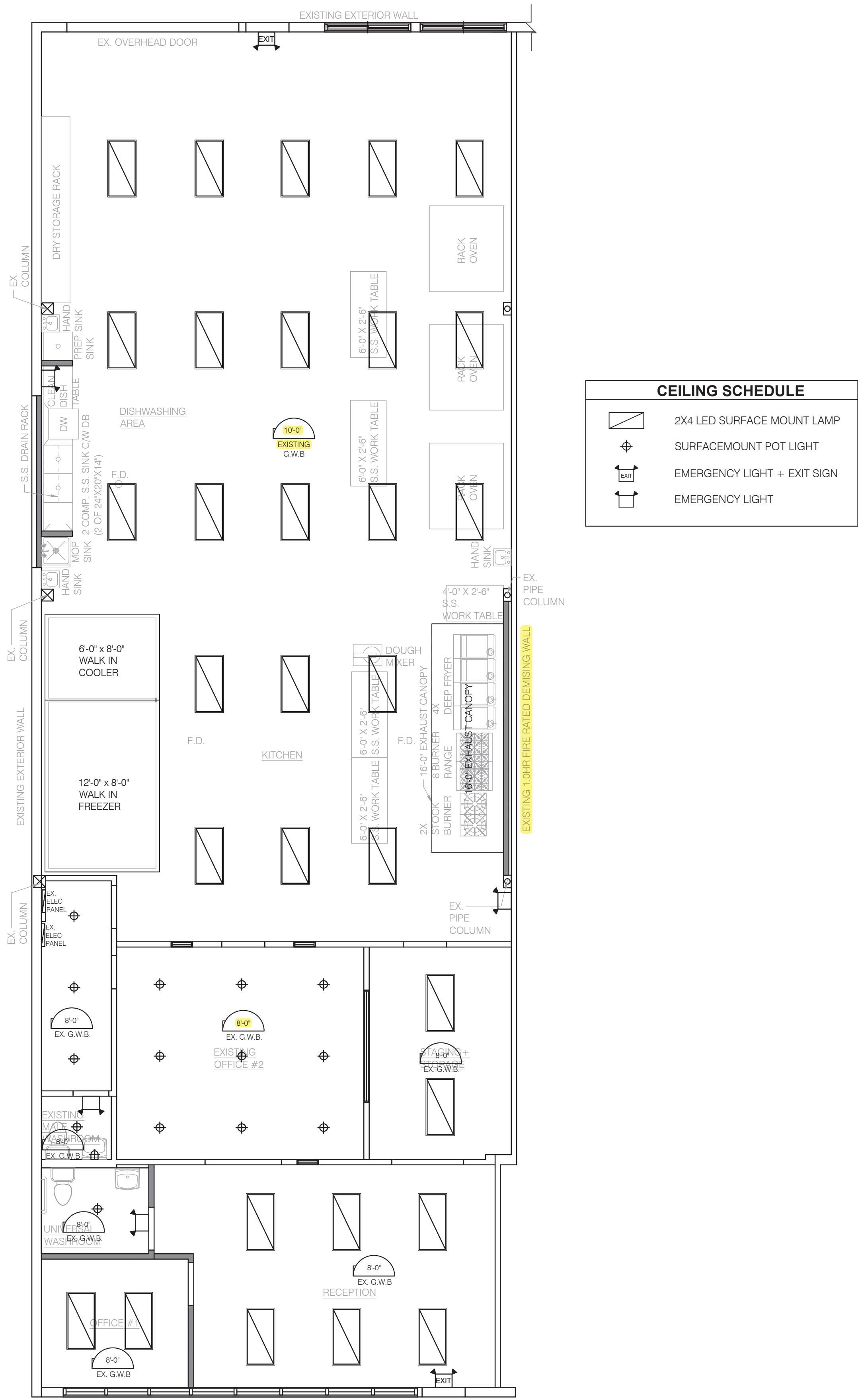
SITE PLAN
SCALE: 1/8" = 1'-0"

- Construction to comply with requirements of the 2018 BC Building Code
- Approved permit drawings and Building Permit to be on site at all times.
- Hood suppression system for commercial kitchen to comply with NFPA96
- All existing fire separations unchanged or maintained
- The area above the office ceiling is not allowed to be occupied or used for storage.



N




 THE CORPORATION OF THE DISTRICT OF NORTH
 VANCOUVER PERMITS AND LICENSES DEPARTMENT

ACCEPTED FOR ISSUANCE OF A BUILDING PERMIT

BP# BLD2023-00488 DWG# 2 OF 5

 S R
 SIGNATURE _____ DATE December 22, 2023


2023-11-16

NO	DATE	NOTES	INI
1	10/16/2023	REVISED AS PER HEALTH	MK
2	10/18/2023	ISSUED FOR BP	CL
3	10/27/2023	REVISION AS PER CITY	HS
4	11/15/2023	REVISION AS PER ARCHITECT	HS

PROJECT:

PROPOSED BAKERY

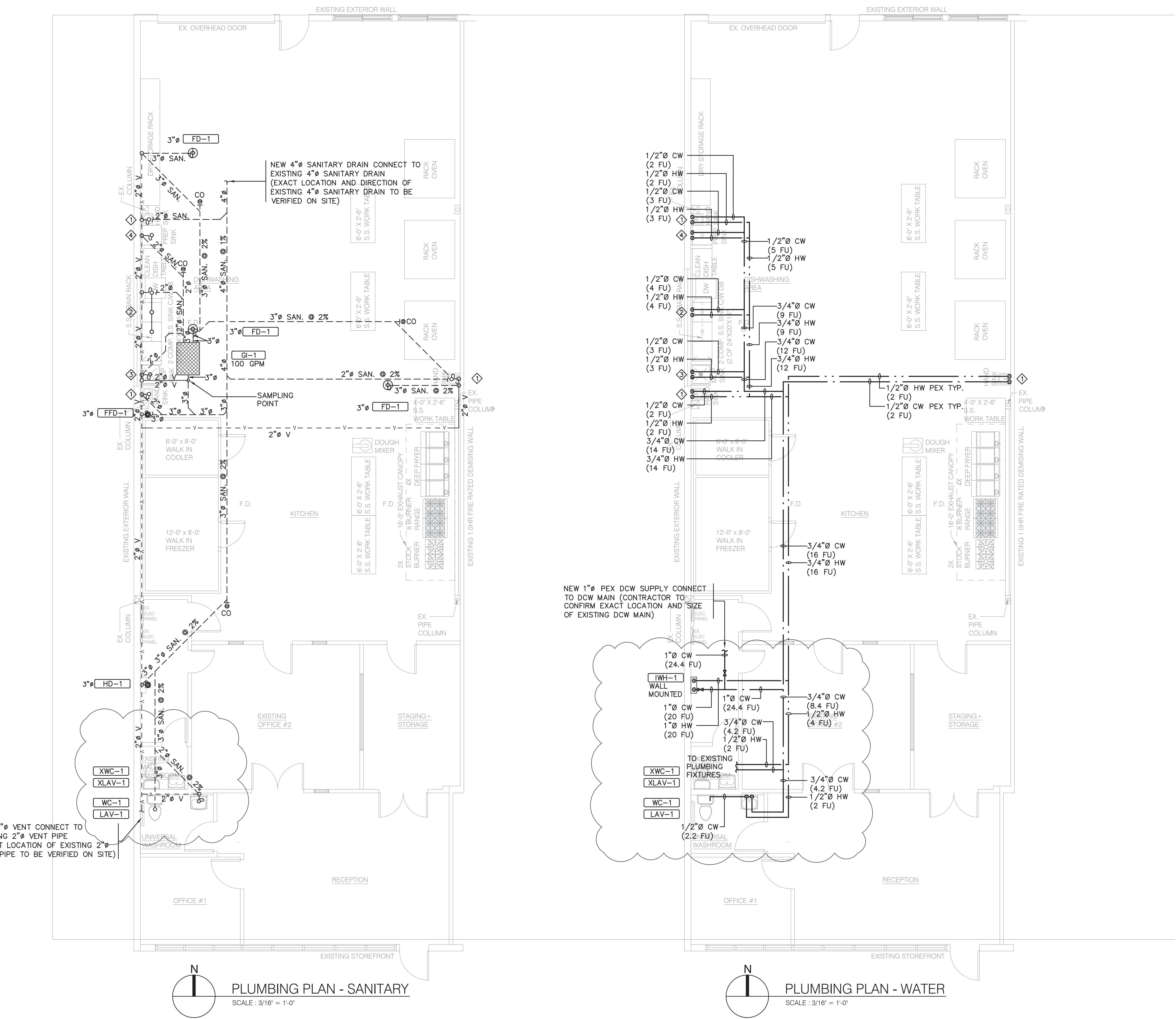
 1168 W 14TH STREET
 NORTH VANCOUVER, B.C.

 DRAWING TITLE:
 REFLECTED CEILING PLAN

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A-2

 DATE: NOV 15, 2023
 DRAWN BY: MK
 CHECKED BY: CL
 SCALE: AS NOTED



SANITARY FIXTURE LOAD CALCULATION TABLE

TAG	Fixture	No. of Fixtures	Sanitary Load (FU)	Total Sanitary Load (FU)
XWC-1	EXISTING WATER CLOSET	1	4	4
XLAV-1	EXISTING LAVATORY	1	1	1
WC-1	WATER CLOSET	1	4	4
LAV-1	LAVATORY	1	1	1
1	HAND SINK	3	1.5	4.5
2	3 COMPARTMENT SINK	1	2	2
3	MOP SINK	1	1.5	1.5
4	PREP SINK	1	2	2
HD-1	3"Ø HUB DRAIN	1	5	5
FD-1	FLOOR DRAIN	3	3	9
FFD-1	FUNNEL FLOOR DRAIN	1	3	3

GI-1

GREASE INTERCEPTOR

100 GPM, DUAL INLET, WADE MODEL 5100
FULLY RECESSED

GRAND TOTALS:

SANITARY DRAINAGE LOAD = 37 FU

WATER FIXTURE LOAD CALCULATION TABLE				
TAG	Fixture	No. of Fixtures	Combined (FU)	Total Combined Water Load (FU)
XWC-1	EXISTING WATER CLOSET	1	2.2	2.2
XLAV-1	EXISTING LAVATORY	1	2	2
WC-1	WATER CLOSET	1	2.2	2.2
LAV-1	LAVATORY	1	2	2
1	HAND SINK	3	2	6
2	3 COMPARTMENT SINK	1	4	4
3	MOP SINK	1	3	3
4	PREP SINK	1	3	3
IWH-1	INSTANTANEOUS HOT WATER HEATER RINNAI ULTRA SERIES TANKLESS WATER HEATER MODEL RUR98i (REU-KBP3237FFUD) OR EQUAL, INPUT 199 MBH INSTALL AND VENT AS PER MANUFACTURER INSTRUCTIONS			
<u>GRAND TOTALS:</u>				
DOMESTIC COLD WATER LOAD:		<u>24.4 FU COMB.</u>		

GREASE INTERCEPTOR CALCULATION

THE CORPORATION OF THE DISTRICT OF NORTH
VANCOUVER PERMITS AND LICENSES DEPARTMENT

APPROVED FOR ISSUANCE OF A BUILDING PERMIT

NO	DATE	NOTES	INI
1	10/18/2023	ISSUED FOR CLIENT REVIEW	KT
2	10/23/2023	REVISION	LC
3	10/25/2023	ISSUED FOR BP	LC
4	11/17/2023	REVISION	LC
5	11/17/2023	RE-ISSUED FOR BP	LC

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PROPOSED BAKERY

1168 W 14TH STREET
NORTH VANCOUVER, B.C.

2023-11-17

Email: info@leesonengineering.com

DRAWING TITLE:

PLUMBING PLAN

- SANITARY & WATER

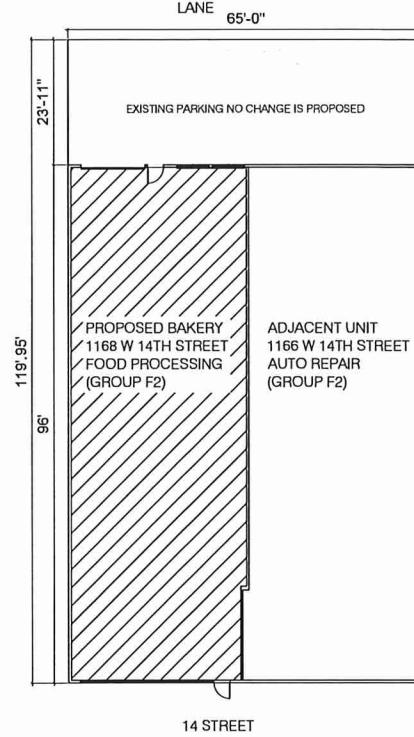
PTP #1001211	
DATE: OCT 18, 2023	
DRAWN BY: KT	
CHECKED BY: AL	
SCALE: AS NOTED	

P-1

P-1

PROPOSED BAKERY

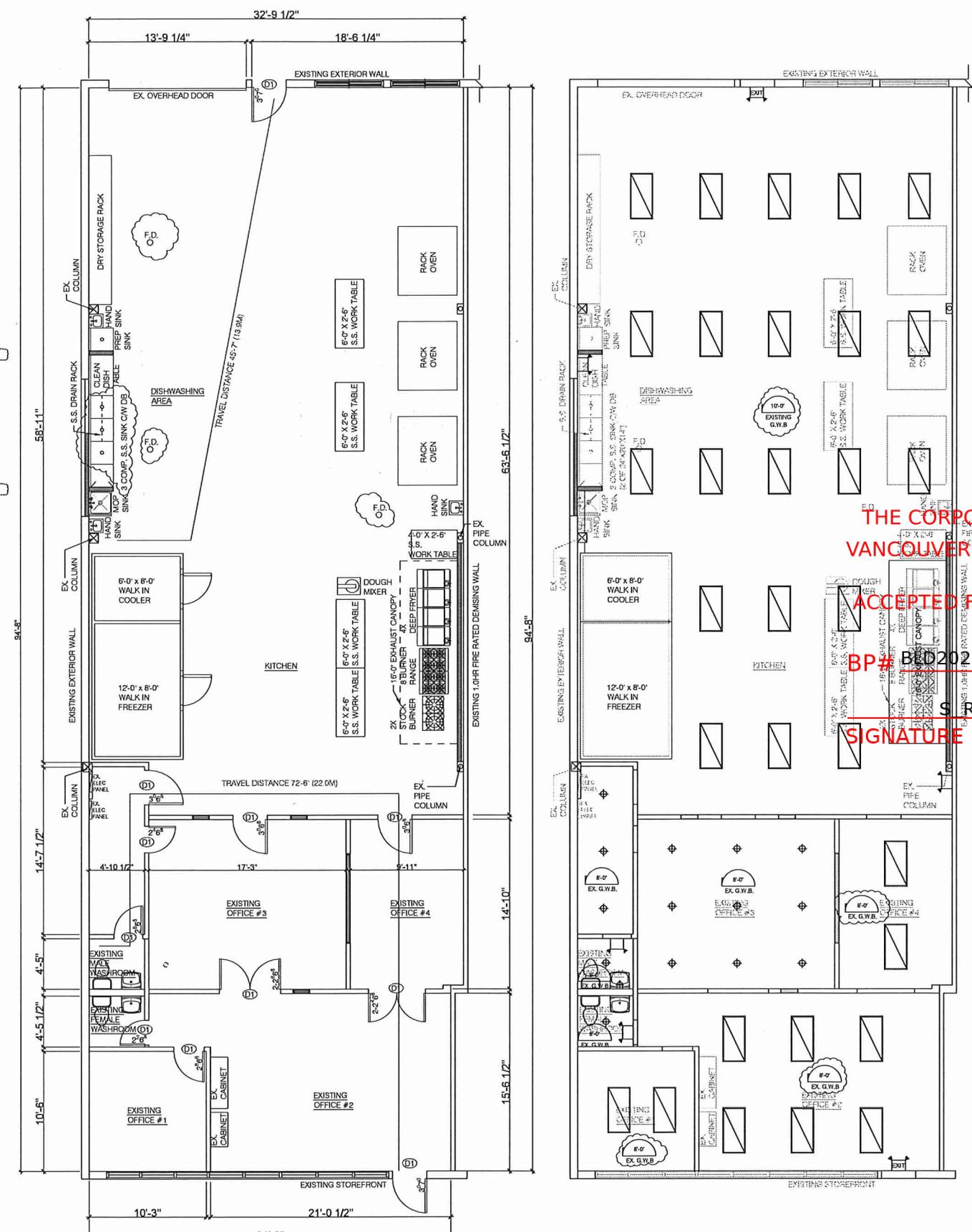
1168 W 14TH STREET
NORTH VANCOUVER, B.C.



BUILDING DATA (BCBC 2018)	
CIVIC ADDRESS:	1165 14TH STREET, NORTH VANCOUVER
EXISTING USE:	WAREHOUSE (GP F2)
PROPOSED USE:	FOOD PROCESSING (GP F2)
BUILDING AREA:	EXISTING NO CHANGE 6,240 S.F. (579.6m ²)
TENANT AREA:	EXISTING NO CHANGE 3,210 S.F. (298.2m ²)
NO. OF STOREYS:	1
NO. OF STREETS:	1
BCBC 3.2.2, CLASSIFICATION:	3.2.2.7B
OCCUPANT LOAD	TOTAL 10P (BY OPERATION)
WASHROOM REQUIREMENTS	REQUIRED: 1 UNISEX PROVIDED: 1 MALE + 1 FEMALE - O.K.
EXIT REQUIREMENTS	REQUIRED EXIT: 2 PROVIDED EXIT: 2 - O.K.
TRAVEL DISTANCE	MAXIMUM ALLOWABLE: 30M ACTUAL: 13.9M, 22M - O.K.
SUITE SEPARATION:	F2 AND F2 1.0 HR F.R.R. REQUIRED EXISTING 1.0 HR F.R.R. PROVIDED - O.K.
EXIT SIGN AND EMERGENCY LIGHT WITHIN SUITE - AS NOTED BUILDING IS NOT SPRINKLERED	

VANCOUVER COASTAL HEALTH
PLANS REVIEWED & APPROVED
SUBJECT TO:
 B.C. REG 202/83 (P.S.E.R.)
 B.C. REG. 210/99 (F.P.R.)
 B.C. REG. 289/72 (S.P.S.P.W.P.R.)
 SEE ATTACHED LETTER DATED: OCT 20 2023
 OTHER
FILE NO: UX202310223304
DATE: OCT 20 2023
EHO: Gary Tamm

N
EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"



N
PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

N
REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"

WALL SCHEDULE	
EXISTING WALL TO REMAIN	TYP. NEW 3 5/8" STEEL STUD 16' O.C. 1/2" G.W.B. ON BOTH SIDE

DOOR SCHEDULE	
(1) EXISTING DOOR TO REMAIN	* ALL DOORS ARE EXISTING

FINISH SCHEDULE	
CEILING:	DRYWALL CEILING WASHLABLE ENAMEL PAINTED SURFACES
WALL:	FRP @ KITCHEN WASHABLE ENAMEL PAINTED SURFACES @ OFFICE
FLOOR:	CERAMIC TILE COVE BASE

CEILING SCHEDULE	
2X4 LED SURFACE MOUNT LAMP	
SURFACE MOUNT POT LIGHT	
EMERGENCY LIGHT + EXIT SIGN	
EMERGENCY LIGHT	

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER PERMITS AND LICENSES DEPARTMENT
ACCEPTED FOR ISSUANCE OF A BUILDING PERMIT

BP# BP# BED2023-00488 DWG# 5 OF 5

December 22, 2023
DATE

NO	DATE	NOTES	INI
1	10/16/2023	REVISED AS PER HEALTH	MK
2	10/16/2023	ISSUED FOR BP	CL
3	10/20/2023	REVISION AS PER CLIENT	HS

PROJECT:

PROPOSED BAKERY

1168 W 14TH STREET
NORTH VANCOUVER, B.C.

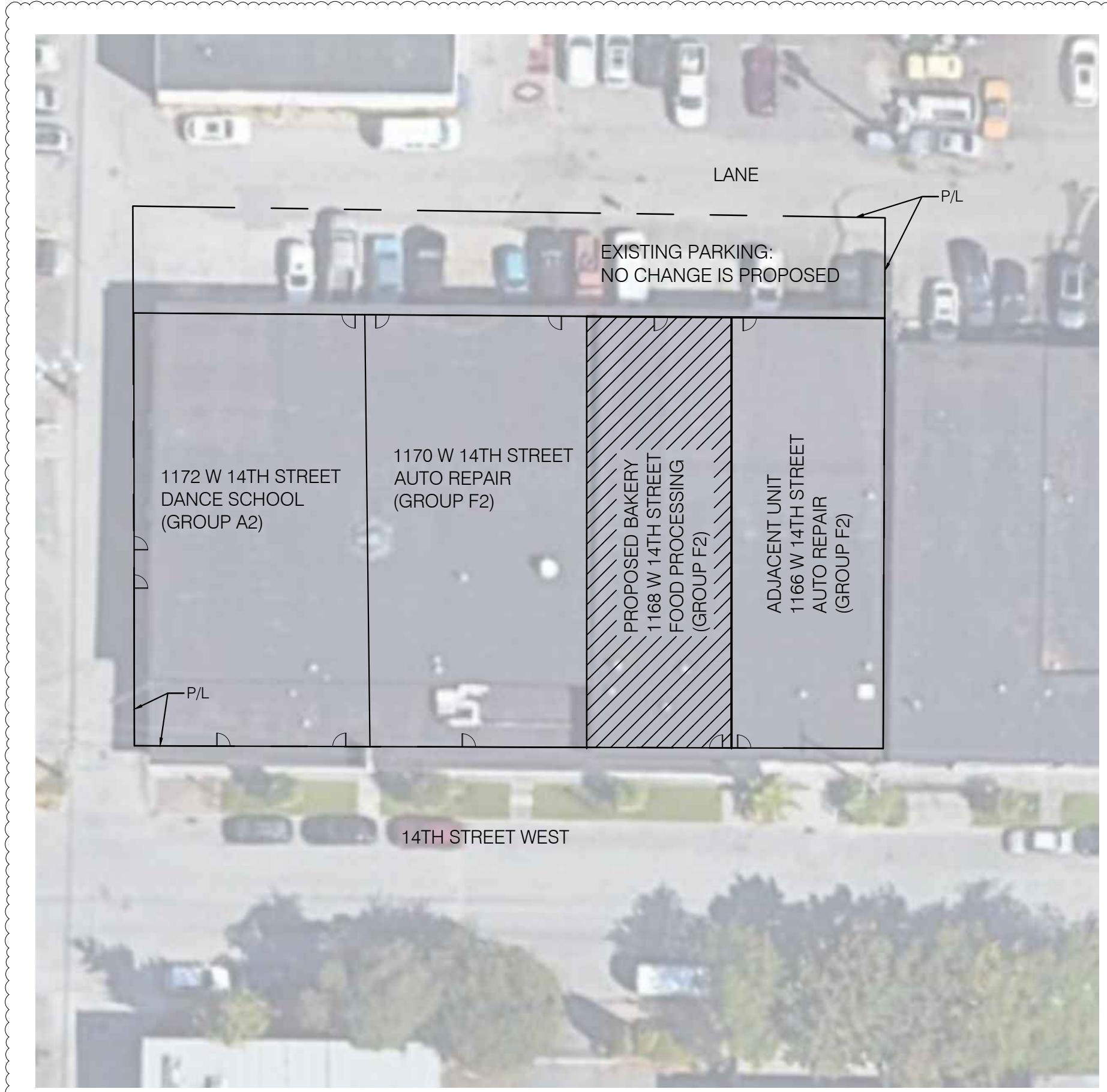
DRAWING TITLE:
SITE PLAN
EXISTING & PROPOSED FLOOR PLAN
RCP

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DATE: OCT 3, 2023
DRAWN BY: MK
CHECKED BY: CL
SCALE: AS NOTED

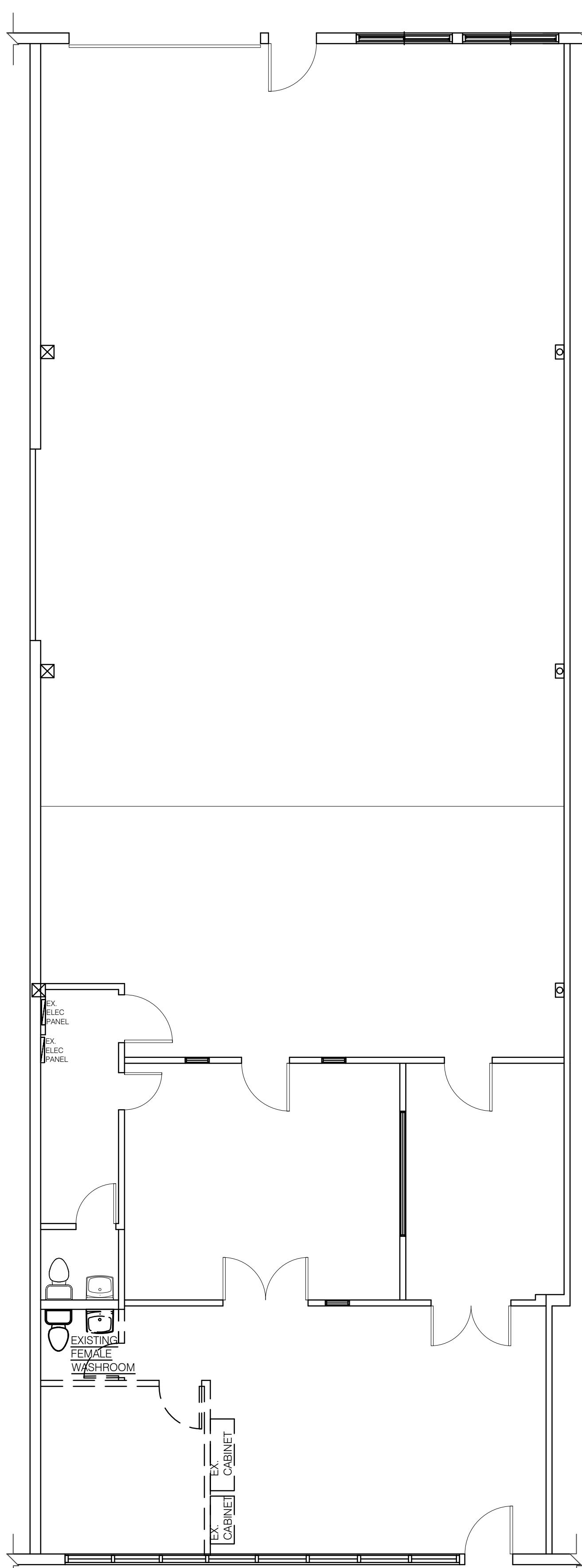
A-1

PROPOSED BAKERY

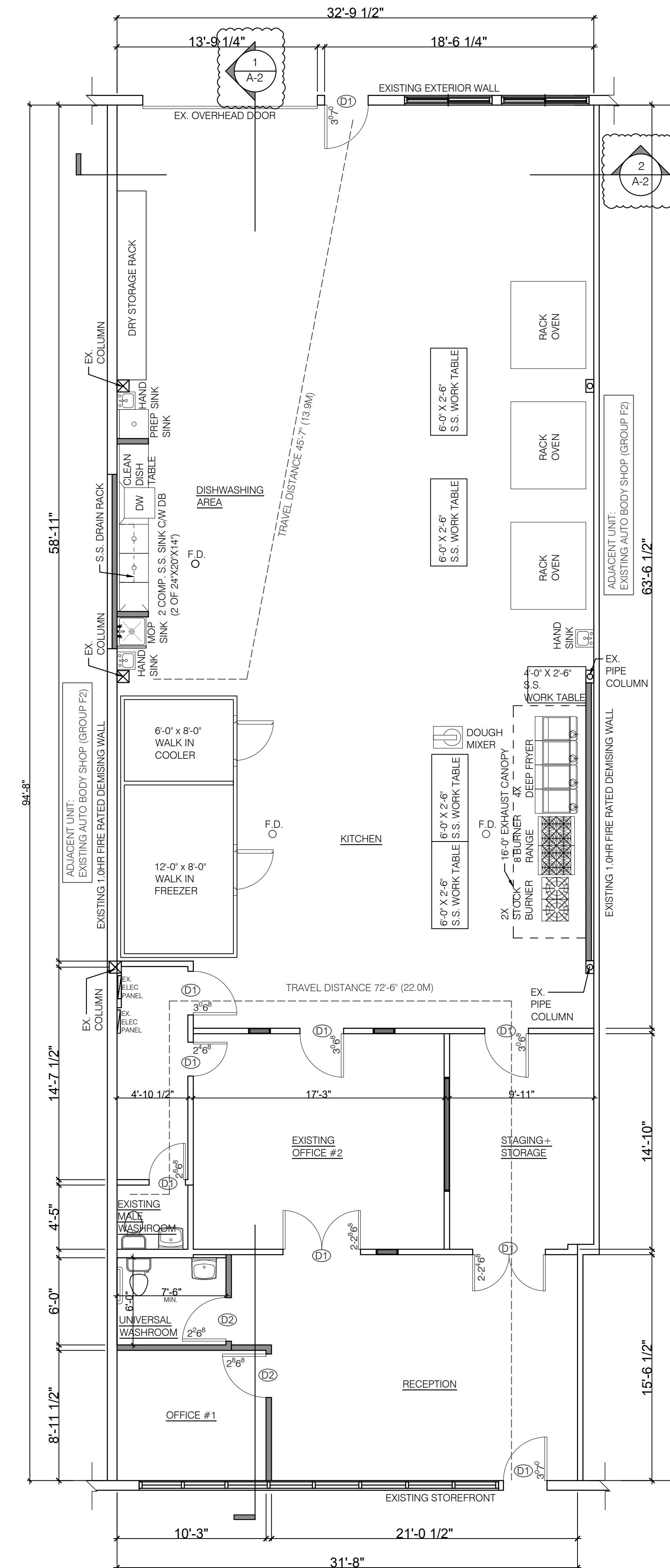
 1168 W 14TH STREET
 NORTH VANCOUVER, B.C.


N
SITE PLAN
 SCALE: N.T.S.

BUILDING DATA (BCBC 2018)	
CIVIC ADDRESS: 1168 WEST 14 TH STREET, NORTH VANCOUVER	* SPRINKLER - NO
ZONING REFERENCE : EZ-LI	* BCBC 2018 REF - 3.2.2.7.8 (F2) 3.2.2.25 (A2)
PARKING & LOADING : EXISTING NO CHANGE	* SUITE SEPARATION - F2/F2, EXISTING 1 HR. OK
BUILDING CODE REFERENCE :	* REQUIRED EXIT - 2 * PROVIDED EXIT - 2, OK
* SCOPE OF WORK - INTERIOR RENOVATION AND CHANGE OF USE WITHIN THE SAME MAJOR CLASSIFICATION OCCUPANCY (F2 - WAREHOUSE TO FOOD PROCESSING)	* TRAVEL DISTANCE : MAX. PERMISSIBLE 30M ACTUAL : 13.9 M (APPROX. 45.5 FT) FOR THE WORST CASE.
* PROPOSED USE - FOOD PROCESSING WITH ANCILLARY OFFICE AND RETAIL LESS THAN 25%.	* REQUIRED EXIT WIDTH : 8 MM X 10 = 810 MM * PROVIDED EXIT WIDTH : 2 X 900 MM = 1800 MM, OK
* OCCUPANT LOAD - MAXIMUM 10P PER MANAGEMENT	* WASHROOM REQUIREMENTS :
* SITE AREA - 724.35 SM	* REQUIRED : 1 ACCESSIBLE WASHROOM FOR MALE AND FEMALE
* BUILDING AREA - EXISTING NO CHANGE - APPROXIMATELY 1,483 SM	* PROVIDED : 1 ACCESSIBLE WASHROOM FOR BOTH SEX + 1 UNISEX WASHROOM, OR BCBC TABLE 3.8.3.1 USING CSA B651 PROVISIONS WILL BE USED FOR THE MODIFICATION OF THE EXISTING
TENANT AREA - 290 SM	WASHROOM AND ACCESSIBILITY: * EXIT SIGN AND EMERGENCY LIGHT AS NOTED
* NO. OF STOREY - 1	
* NO. OF STREET - 1	



N
EXISTING FLOOR PLAN
 SCALE : 3/16" = 1'-0"



N
PROPOSED FLOOR PLAN
 SCALE : 3/16" = 1'-0"

NO	DATE	NOTES	INI
1	10/16/2023	REVISED AS PER HEALTH	MK
2	10/18/2023	ISSUED FOR BP	CL
3	10/27/2023	REVISION AS PER CITY	HS
3	11/01/2023	REVISION AS PER CITY	HS
4	11/15/2023	REVISION AS PER ARCHITECT	HS
5	12/20/2023	REVISION AS PER CITY	MK

PROJECT:

PROPOSED BAKERY

 1168 W 14TH STREET
 NORTH VANCOUVER, B.C.

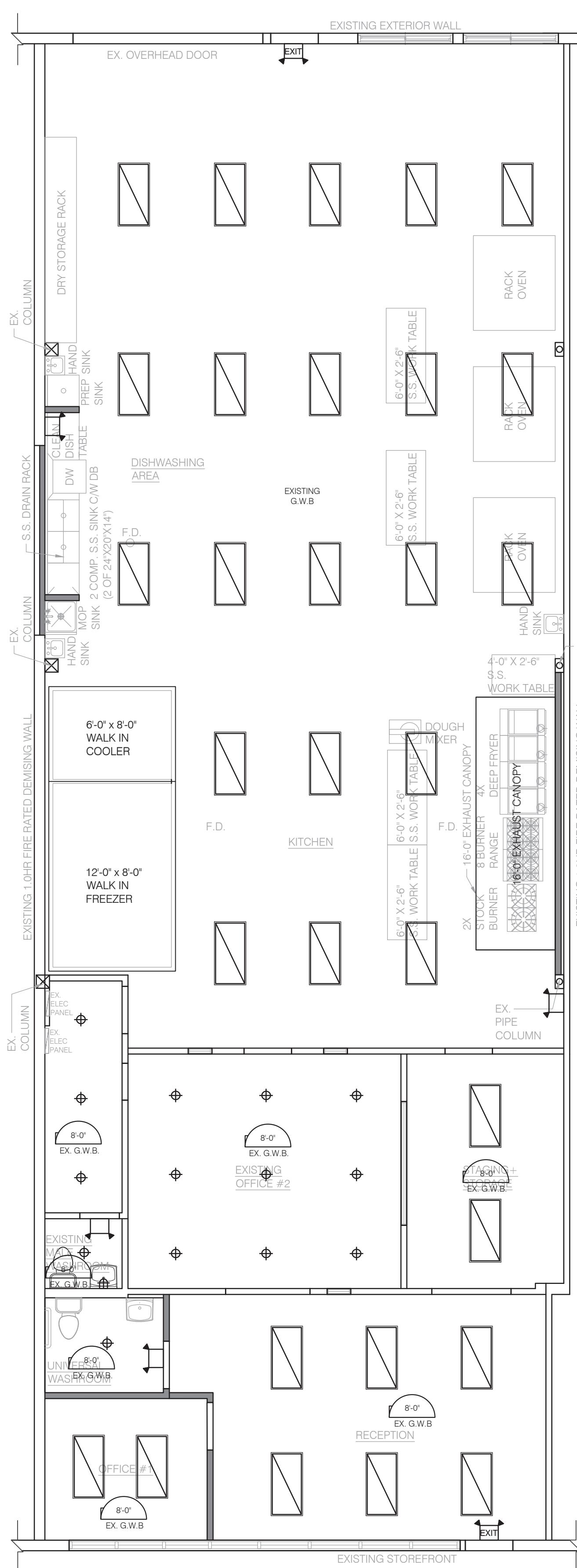
 DRAWING TITLE:
 SITE PLAN
 EXISTING & PROPOSED FLOOR PLAN

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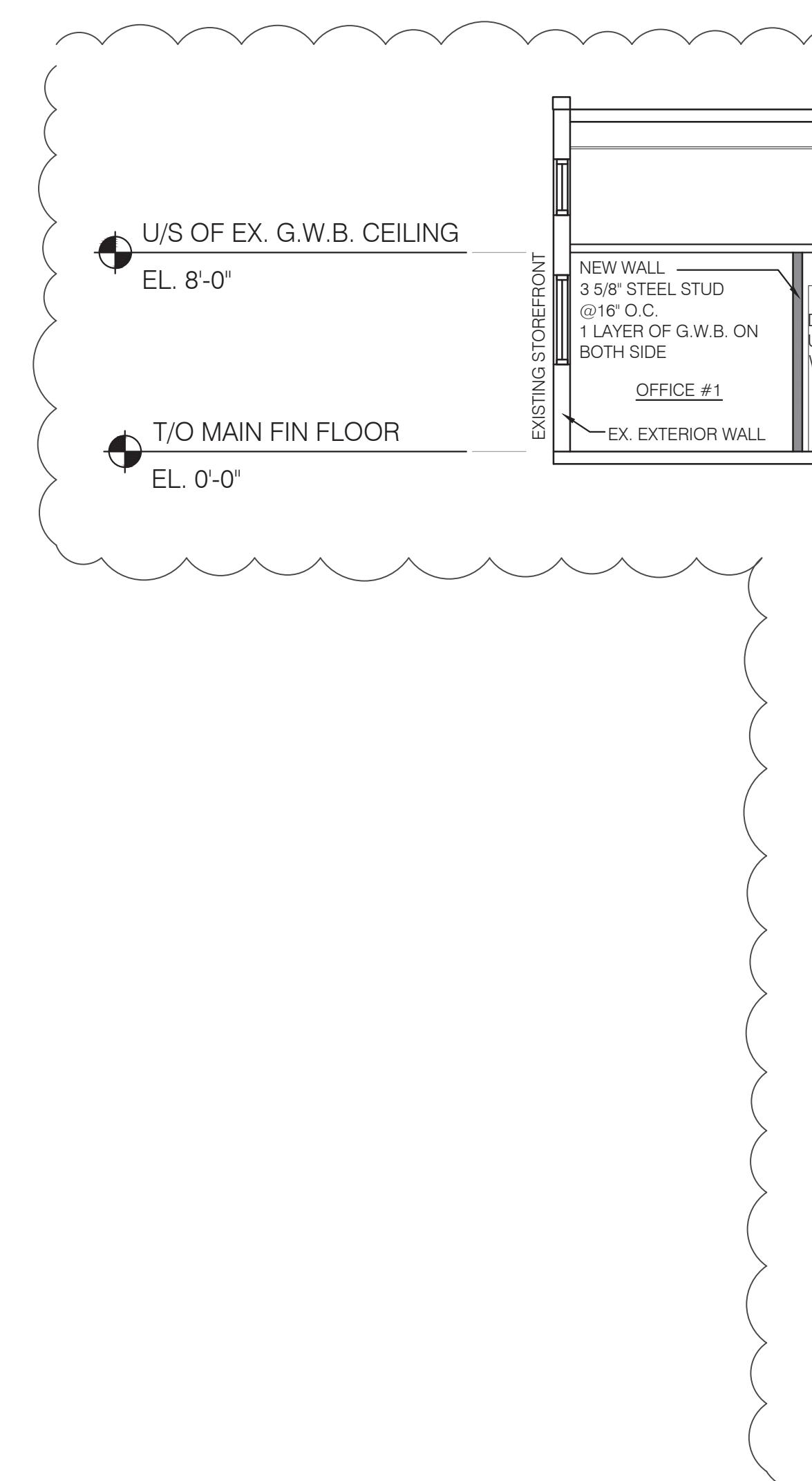
The Owner of Construction shall verify all dimensions prior to commencement of work. All errors and omissions shall be notified immediately to Coast Design Group.

 DATE: NOV 15, 2023
 DRAWN BY: MK
 CHECKED BY: CL
 SCALE: AS NOTED

A-1

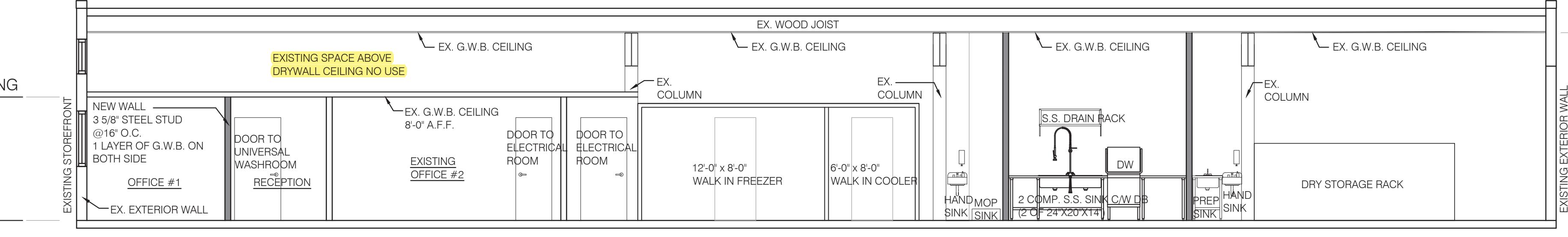


N
REFLECTED CEILING PLAN
 SCALE: 3/16" = 1'-0"

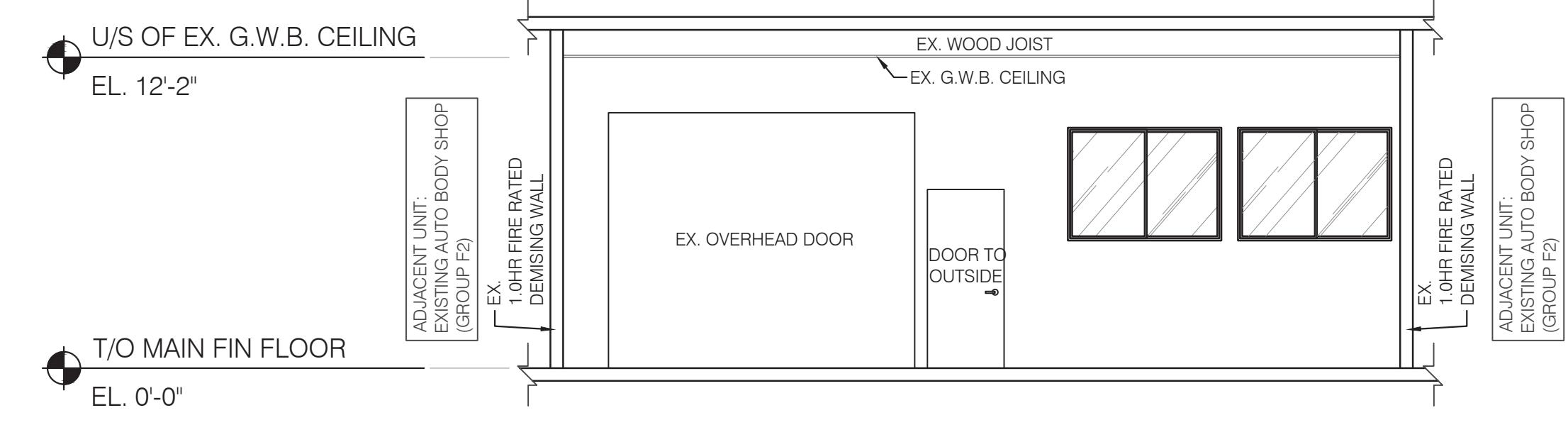


CEILING SCHEDULE

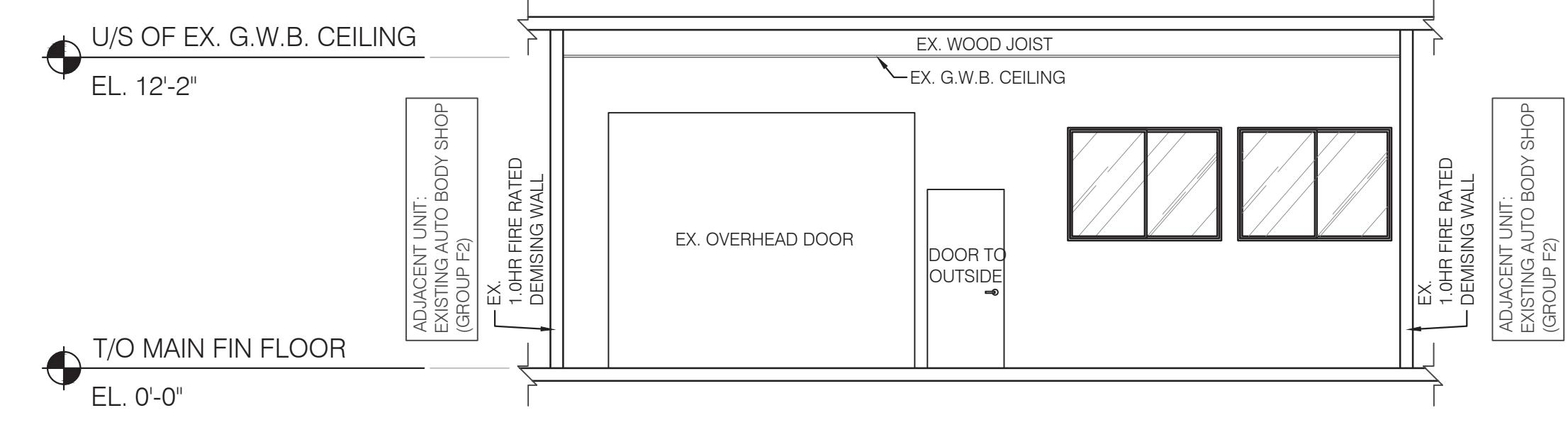
- 2X4 LED SURFACE MOUNT LAMP
- ◊ RECESSED POT LIGHT
- WALL MOUNT PENDANT LIGHT
- ↑ EMERGENCY LIGHT + EXIT SIGN
- ↑ EMERGENCY LIGHT



SECTION
 SCALE: 3/16" = 1'-0"
 1 A-1



SECTION
 SCALE: 3/16" = 1'-0"
 2 A-1



THE CORPORATION OF THE
 DISTRICT OF NORTH VANCOUVER
 PERMITS AND LICENSES

ACCEPTED AS A REVISION FOR Showing the area
above the office ceiling is not
allowed to be occupied or
used for storage.
 ANY OTHER CHANGES NOT SPECIFICALLY LISTED HEREON
 ARE NOT ACCEPTED UNDER THIS REVISION TO THE
 BUILDING PERMIT DRAWINGS

BP# BLD2023-00488 DWG# 7 OF 7
 S-R January 15, 2024
 DATE

PACIFIC
 ARCHITECTURAL INC.
 3038 West 14th Avenue
 Vancouver, British Columbia
 Canada, V6K 2X8
 Tel: (604) 872-7855
 Fax: (604) 872-7825



2023-12-26

NO	DATE	NOTES	INI
1	12/20/2023	REVISION AS PER CITY	MK

PROJECT: **PROPOSED BAKERY**
 1168 W 14TH STREET
 NORTH VANCOUVER, B.C.
 DRAWING TITLE: **REFLECTED CEILING PLAN**

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The User of Construction must verify all dimensions prior to commencement of work. All errors and omissions shall be notified immediately to Coast Design Group.

DATE: NOV 15, 2023

DRAWN BY: MK

CHECKED BY: CL

SCALE: AS NOTED

A-2