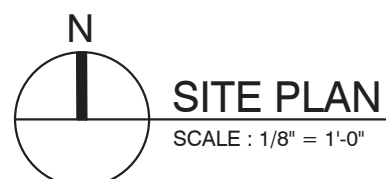
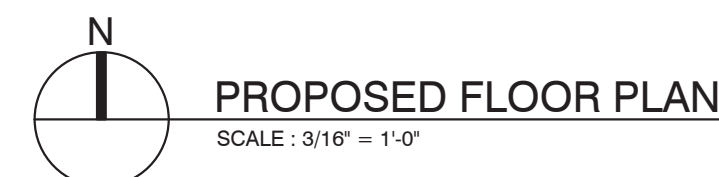


1168 W 14TH STREET  
NORTH VANCOUVER, B.C.



- 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.



A-1



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. December 22, 2023  
SIGNATURE DATE

SEAL:

LARGE FORMAT



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 W14TH STREET  
NORTH VANCOUVER, B.C.

DRAWING TITLE:

REFLECTED CEILING PLAN

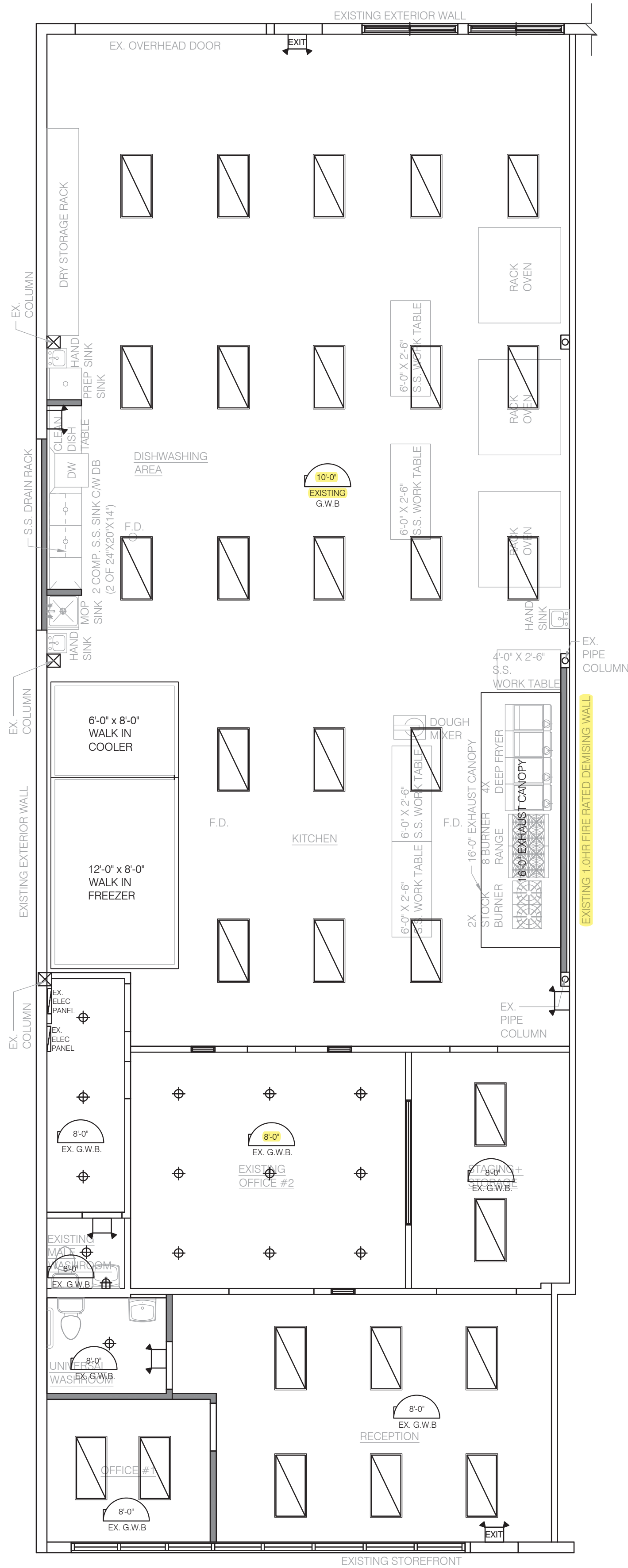
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DATE: NOV 15, 2023

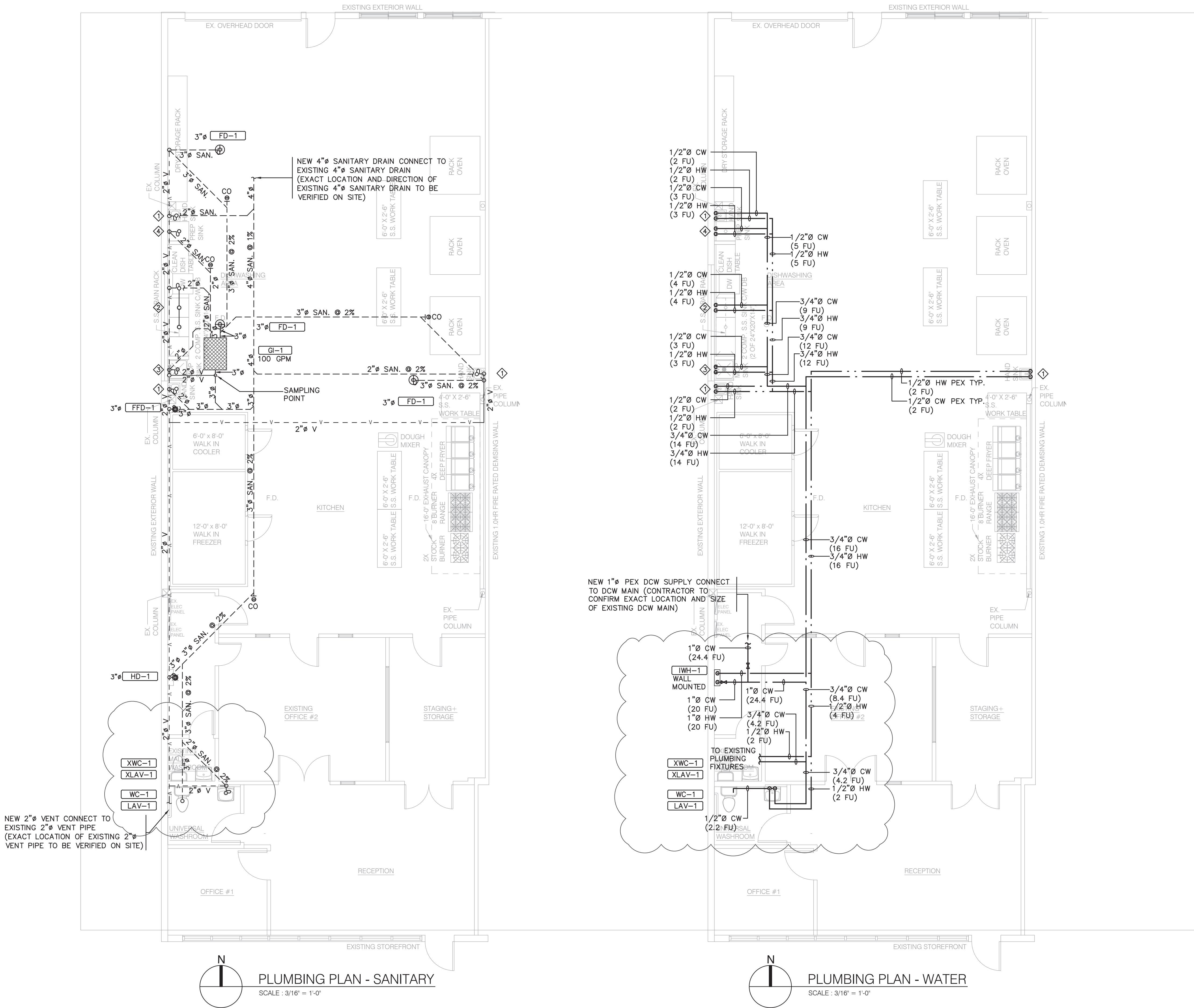
DRAWN BY: MK

CHECKED BY: CL

SCALE: AS NOTED



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



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
◇	HAND SINK	3	1.5	4.5
◇	3 COMPARTMENT SINK	1	2	2
◇	MOP SINK	1	1.5	1.5
◇	PREP SINK	1	2	2
HD-1	3" 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
◇	HAND SINK	3	2	6
◇	3 COMPARTMENT SINK	1	4	4
◇	MOP SINK	1	3	3
◇	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				
GRAND TOTALS: DOMESTIC COLD WATER LOAD: 24.4 FU COMB.				

GREASE INTERCEPTOR CALCULATION	
Grease Interceptor GI-1	
Work Hour Use	
3 compartment sink fixture content = 3 compartments x 24" (w) x 24" (l) x 12" (d) = 3 compartments x 6912 cubic inches = 20736 cubic inches /231 = 89.8 gpm x 75% = 67.3 gpm	
1 compartment prep sink fixture content = 24" (w) x 24" (l) x 12" (d) = 6912 cubic inches /231 = 30 gpm x 75% = 22.5 gpm	
100% of fixture capacity to be used as drain load Total gpm = (67.3 + 22.5) gpm = 89.8 gpm Therefore, at approximately 1 minute drainage period, 100 gpm grease interceptor is acceptable.	
Off Hour Use (Non-simultaneous)	
Map sink = 22" (w) x 21" (l) x 9" (d) = 4158 cubic inches /231 = 18 gpm	
3 floor drains = 3" floor drain = 37.5 gpm	
100% of fixture capacity to be used as drain load Total gpm = (18 + 37.5) gpm = 55.5 gpm Therefore, at approximately 1 minute drainage period, 100 gpm grease interceptor is acceptable.	

- PLUMBING NOTES
- All new plumbing works will be as per BC Plumbing Code, 2018 Edition.
  - All sanitary sewers to be cast iron pipes with mechanical joints.
  - All water pipes to be type 'L' copper with lead free solders or pex.
  - Insulate all hot and cold water pipes at ceiling with 1" rigid fibreglass insulation c/w vapor barrier, pre-moulded type and joints sealed.
  - Shut-off valves required at all equipment locations connected to water lines (typical).
  - No combustible plastic pipes within fire separation walls and floors.
  - Firestop all penetrations through fire-rated separations.
  - No penetrations through floor slabs permitted without x-rays and landlord prior approval.
  - All floor drains shall be equipped with trap seal primer.

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

ACCEPTED FOR ISSUANCE OF A BUILDING PERMIT

BP# BLD2023-00488 DWG# 3 OF 5

S. R. December 22, 2023  
SIGNATURE DATE

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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PROJECT:

## PROPOSED BAKERY

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

PTP#1001211

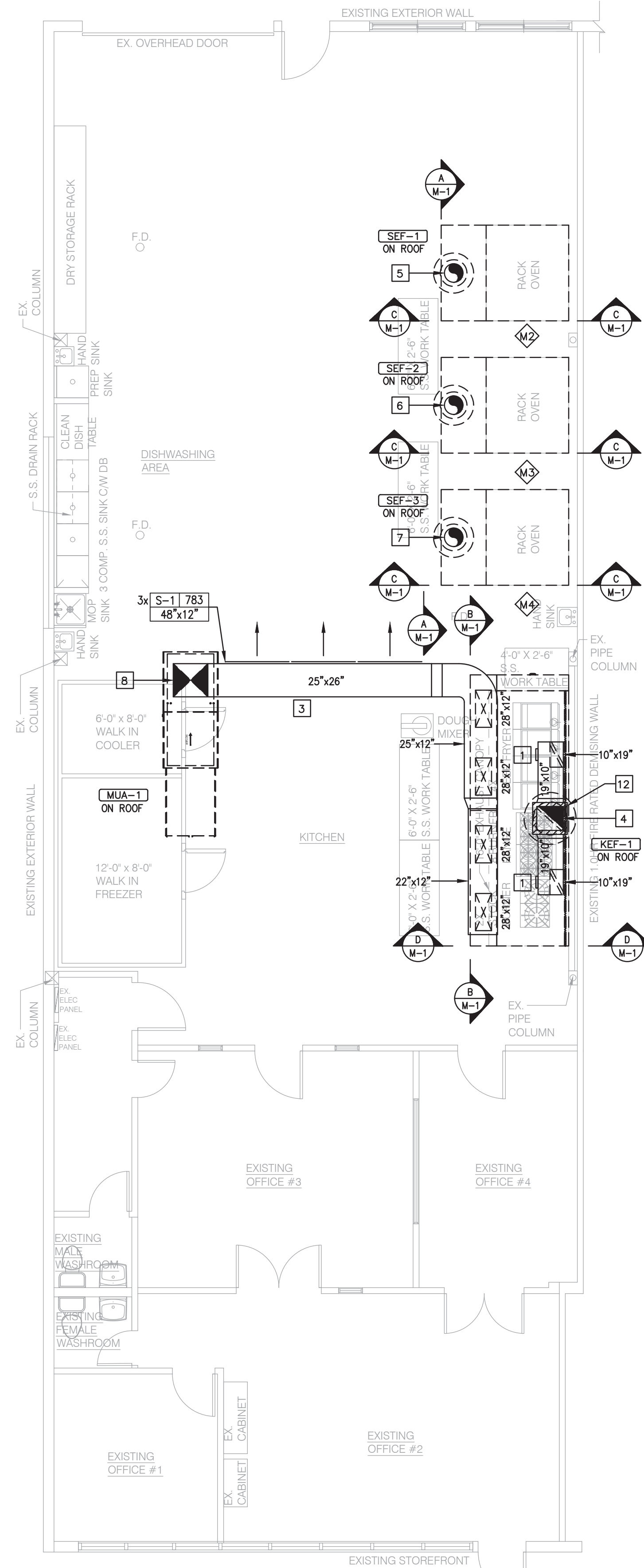
PROFESSIONAL  
ENGINEER  
OF  
A. P. L. LEE  
# 46590  
B.C. SOCIETY OF ENGINEERS

2023-11-17

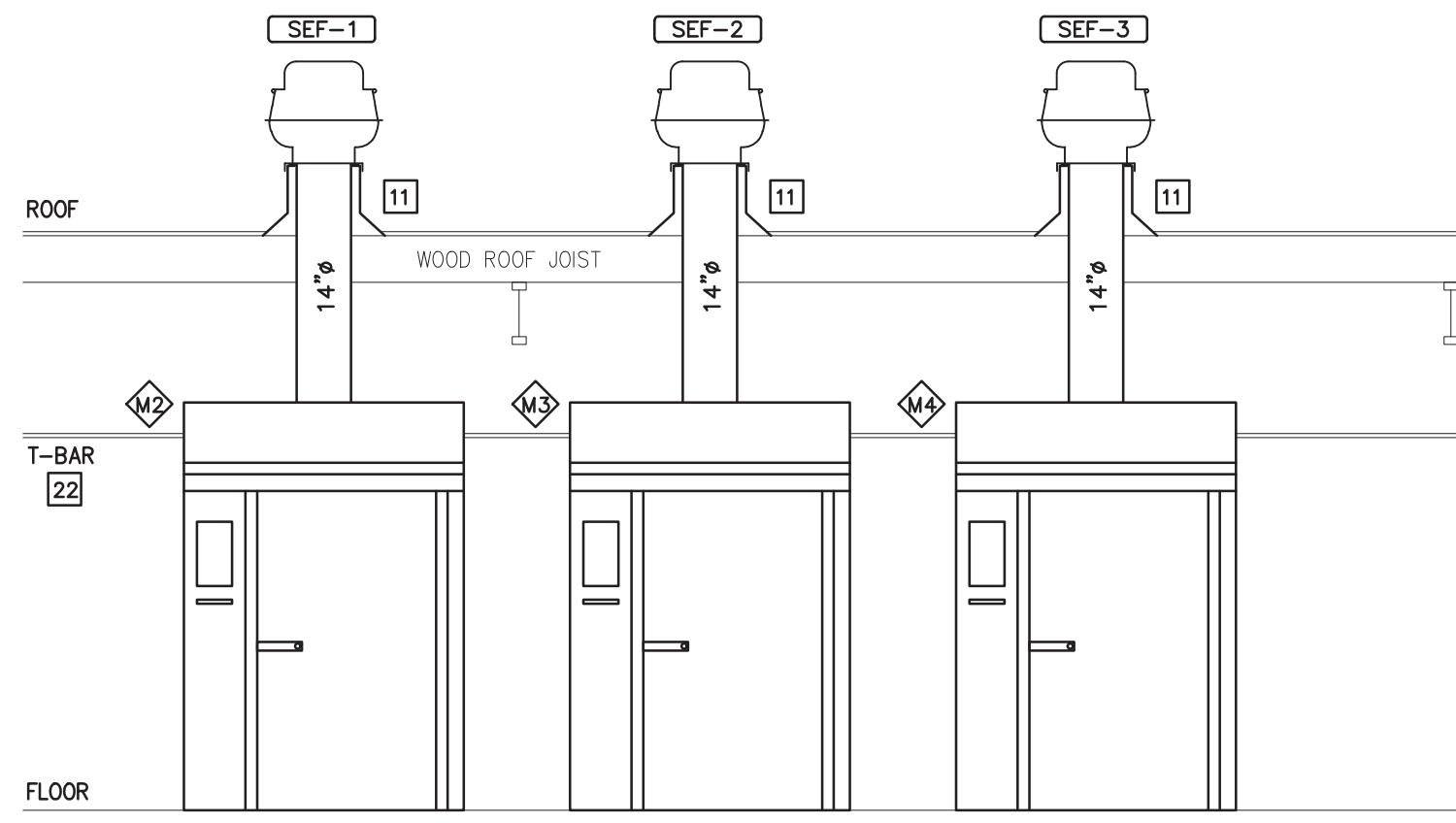
Leeson Engineering Inc.  
1545 West 75th Avenue  
Vancouver, B.C. V6P 6Z7  
Phone: 604-324-8763  
Email: info@leesonengineering.com

DRAWING TITLE: PLUMBING PLAN - SANITARY & WATER	
PTP #1001211	
DATE: OCT 18, 2023	
DRAWN BY: KT	
CHECKED BY: AL	
SCALE: AS NOTED	

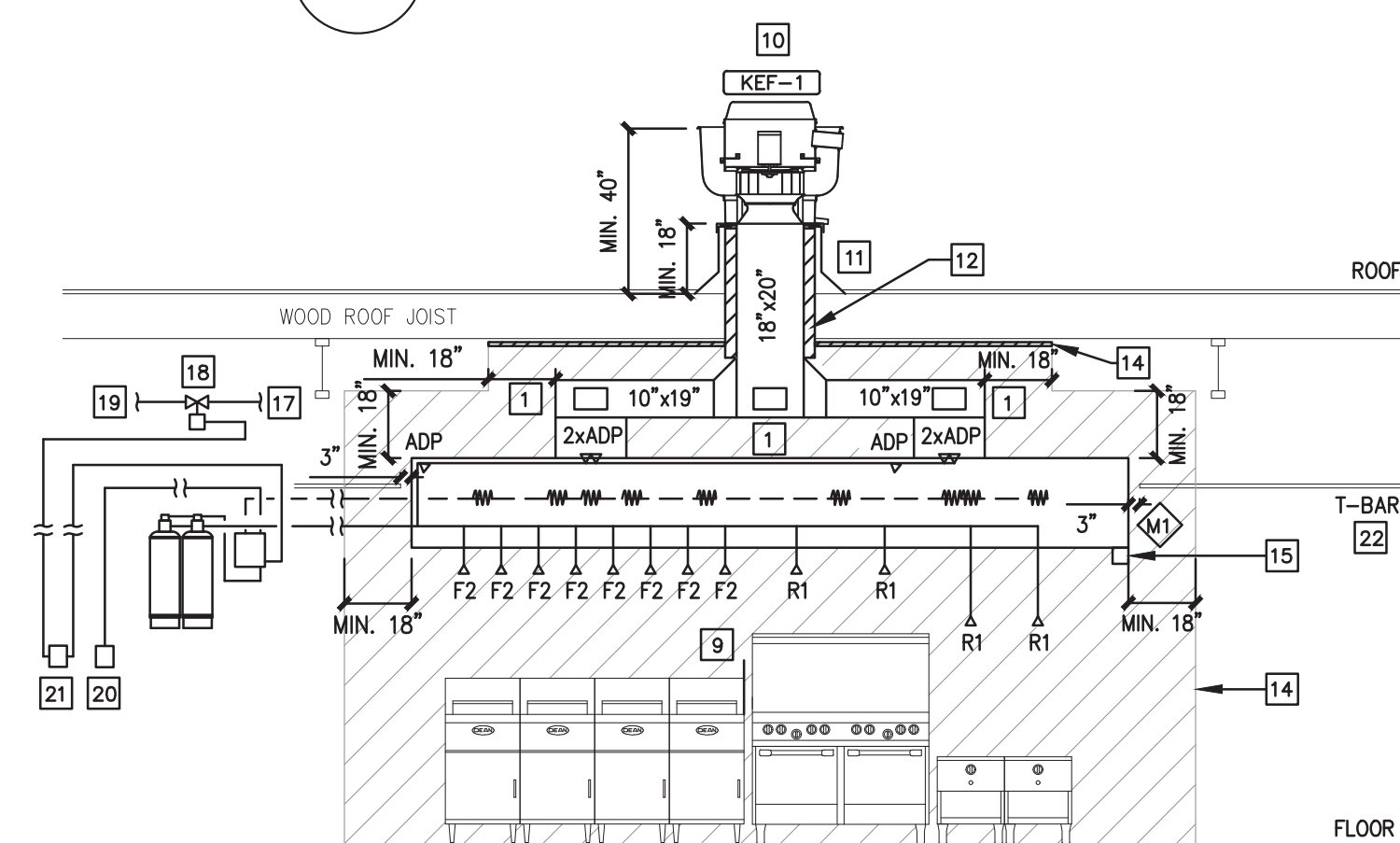




MECHANICAL PLAN - KITCHEN EXHAUST SYSTEM  
SCALE : 3/16" = 1'-0"



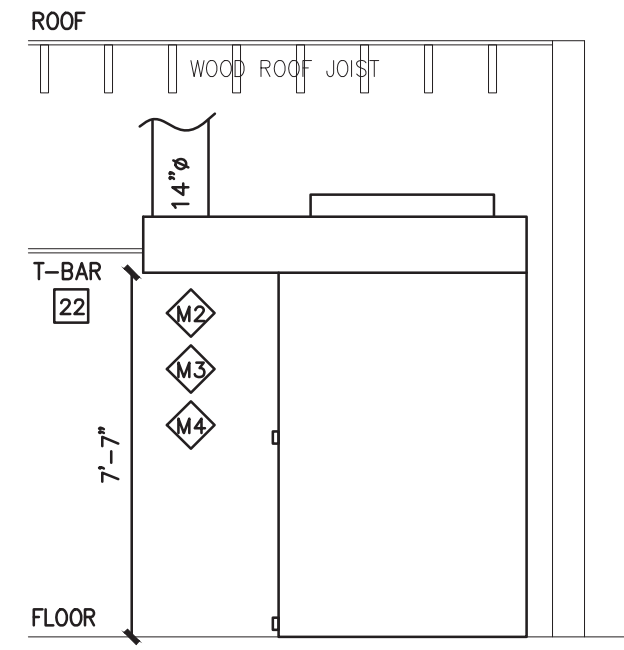
KITCHEN EXHAUST SYSTEM - SECTION  
SCALE : 1/4" = 1'-0"



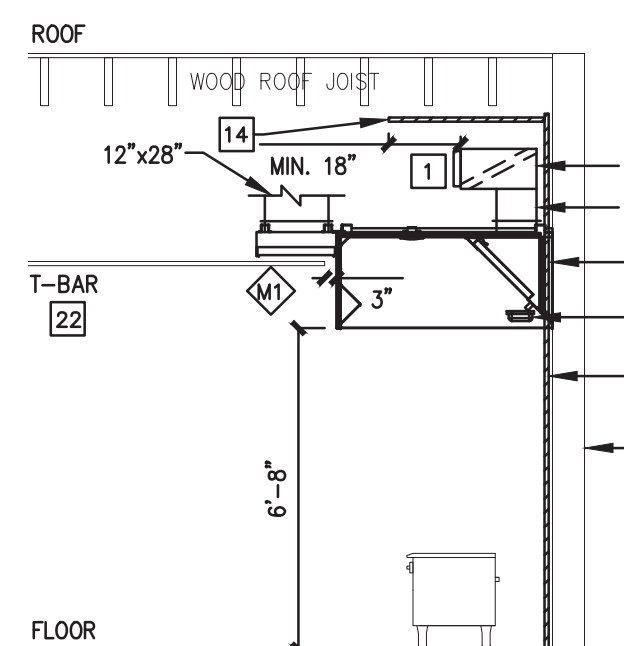
KITCHEN EXHAUST SYSTEM - SECTION  
SCALE : 1/4" = 1'-0"

EQUIPMENT SCHEDULE				
CATEGORY	ITEM NO.	DESCRIPTION	QTY.	NOTES
KITCHEN EXHAUST AND MAKE-UP AIR	M1	KITCHEN EXHAUST CANOPY	1	16'-0" x 4'-4" ETL-LISTED S.S. CANOPY INSTALLED AS PER NFPA 96, 2014 ED. NO COMBUSTIBLE MATERIALS WITHIN 18" OF CANOPY AND DUCTS. CAPTIVEAIRE MODEL 5424 ND-2-PSP-F. EXHAUST CFM = 4,000 CFM TOTAL. INTEGRATED MAKE-UP AIR CFM = 3,600 CFM TOTAL.
	M2	STEAM EXHAUST CANOPY	1	HBA20 DOUBLE RACK OVEN BUILT-IN STEAM AND HOT AIR EXHAUST CANOPY. NO FILTER AND FIRE SUPPRESSION SYSTEM. INSTALLED AS PER MANUFACTURER'S SPEC (750 CFM).
	M3	STEAM EXHAUST CANOPY	1	HBA20 DOUBLE RACK OVEN BUILT-IN STEAM AND HOT AIR EXHAUST CANOPY. NO FILTER AND FIRE SUPPRESSION SYSTEM. INSTALLED AS PER MANUFACTURER'S SPEC (750 CFM).
	M4	STEAM EXHAUST CANOPY	1	HBA20 DOUBLE RACK OVEN BUILT-IN STEAM AND HOT AIR EXHAUST CANOPY. NO FILTER AND FIRE SUPPRESSION SYSTEM. INSTALLED AS PER MANUFACTURER'S SPEC (750 CFM).
	KEF-1	KITCHEN EXHAUST FAN	1	ROOFTOP UPBLAST DISCHARGE KITCHEN EXHAUST FAN. 4,000 CFM CAPACITY AT 1.30" S.P. CAPTIVEAIRE MODEL DU200HFA. 5.0 HP MOTOR, WT. ~ 225 LBS. BOLTED TO WEATHERPROOF CURB.
	SEF-1	STEAM & HOT AIR EXHAUST FAN	1	UPBLAST DISCHARGE STEAM AND HOT AIR EXHAUST FAN. 750 CFM CAPACITY AT 0.25" S.P. COOK VCR MODEL 120V2B. 1/6 HP MOTOR, WT. ~ 76 LBS.
	SEF-2	STEAM & HOT AIR EXHAUST FAN	1	UPBLAST DISCHARGE STEAM AND HOT AIR EXHAUST FAN. 750 CFM CAPACITY AT 0.25" S.P. COOK VCR MODEL 120V2B. 1/6 HP MOTOR, WT. ~ 76 LBS.
	SEF-3	STEAM & HOT AIR EXHAUST FAN	1	UPBLAST DISCHARGE STEAM AND HOT AIR EXHAUST FAN. 750 CFM CAPACITY AT 0.25" S.P. COOK VCR MODEL 120V2B. 1/6 HP MOTOR, WT. ~ 76 LBS.
	MUA-1	MAKE-UP AIR UNIT	1	DIRECT GAS FIRED MAKE-UP AIR UNIT. 5,950 CFM (95.2% OF KITCHEN EXHAUST CFM & STEAM EXHAUST CFM) REQUIRED. CAPTIVEAIRE MODEL A30-500-24D, 7.5 HP. INPUT 380 MBH, WT. ~ 844 LBS. BOLTED TO WEATHERPROOF CURB.
	S-1 783 48"x12"	MAKE-UP AIR GRILLE	3	EH PRICE EGGRATE, 783 CFM EACH, DUCT MOUNT. 4 WAY ADJUSTABLE GRILLE.

FIRE SUPPRESSION SYSTEM			
CATEGORY	DESCRIPTION	QTY.	NOTES
16'-0" KITCHEN EXHAUST CANOPY	6 GALLON KIDDE WHOR 600 WET CHEMICAL SYSTEM CYLINDER (UL300 STANDARD)	1	26 PTS OF MAX 30 PTS INSTALLED AS PER UL 300 STANDARDS, ULC/ORD-C1254.6-1995, NFPA 96 2014 ED, AND NFPA 17A 2013 ED
	4 GALLON KIDDE WHOR 400 WET CHEMICAL SYSTEM CYLINDER (UL300 STANDARD)	1	
	F2 NOZZLE	8	
	R1 NOZZLE	4	
	DUCT (ADP) NOZZLE	4	
	PLENUM (ADP) NOZZLE	2	
	DETECTORS	9	ALL DETECTORS AT 360°F C/W AUTO-GAS SHUT-OFF ELECTRIC GAS VALVE AND MICROSWITCHES FOR AUTO-ELECTRICAL POWER SHUT DOWN
NOTE: GAS AND ELECTRIC POWER TO SHUT-OFF AT COOKING EQUIPMENT AT HOOD M1 AND ALL REVENT HBA20 DOUBLE RACK OVENS UPON FIRE SUPPRESSION SYSTEM ACTUATION			

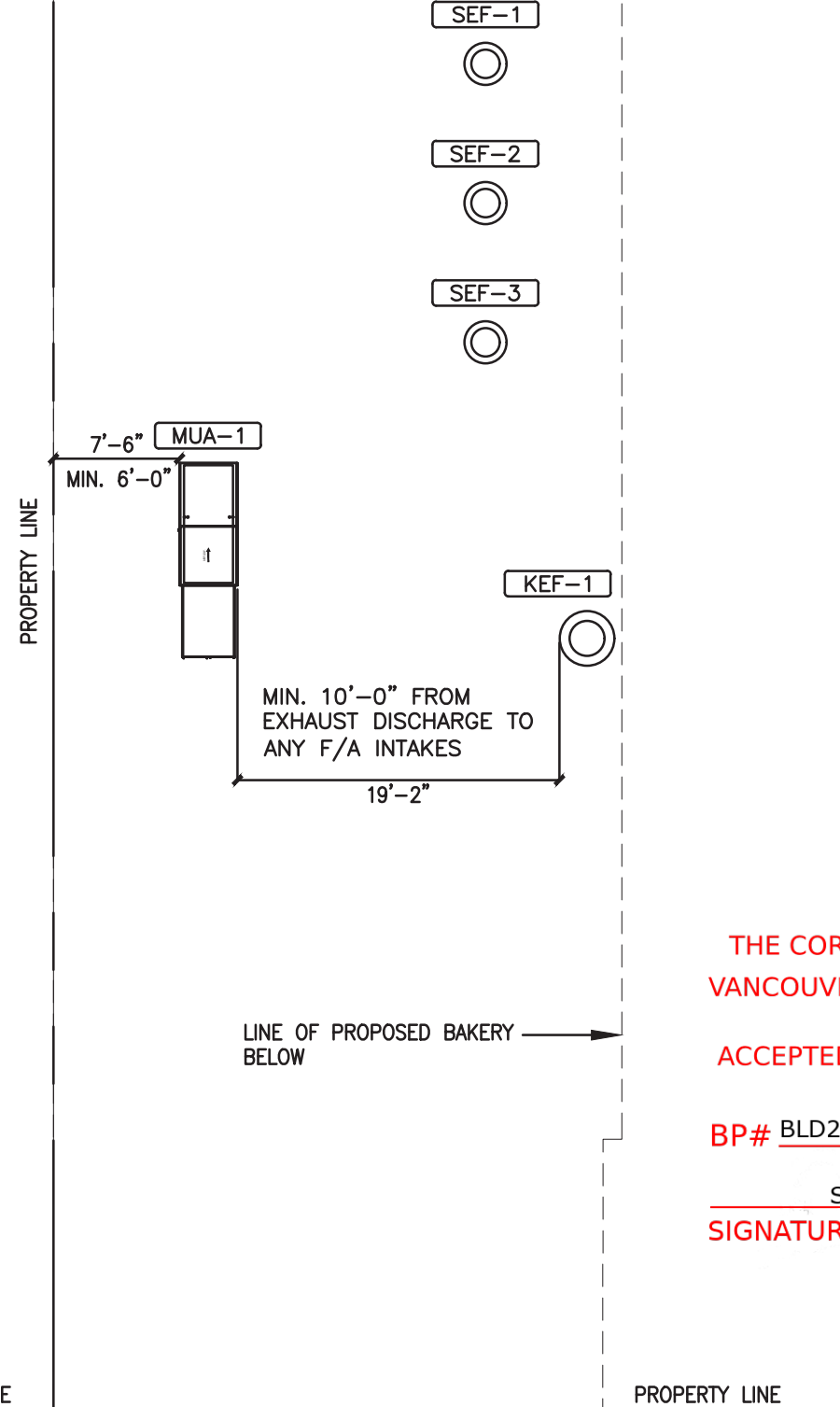


KITCHEN EXHAUST SYSTEM - SECTION  
SCALE : 1/4" = 1'-0"



KITCHEN EXHAUST SYSTEM - SECTION  
SCALE : 1/4" = 1'-0"

KITCHEN EXHAUST KEYNOTES	
TAG	NOTE
1	CLEANOUT AT EVERY CHANGE OF DIRECTION AND EVERY 12'-0" AT HORIZONTAL DUCT WORK AS PER NFPA 96 2014 ED 7-4.3. NO SCREWS ALLOWED. WELDED ON BOLTS AND WING NUTS C/W HIGH TEMP GASKET TYPICAL.
2	16 GA CARBON STEEL, ALL WELDED LIQUID-TIGHT EXHAUST DUCT
3	SHEET METAL WORKS AS PER SMACNA STANDARD
4	20"x18" GREASE DUCT UP TO KITCHEN EXHAUST FAN (KEF-1) ON ROOF.
5	14"Ø STEAM & HOT AIR EXHAUST DUCT UP TO STEAM EXHAUST FAN (SEF-1) ON ROOF.
6	14"Ø STEAM & HOT AIR EXHAUST DUCT UP TO STEAM EXHAUST FAN (SEF-2) ON ROOF.
7	14"Ø STEAM & HOT AIR EXHAUST DUCT UP TO STEAM EXHAUST FAN (SEF-3) ON ROOF.
8	26"x25" MAKE UP AIR DUCT FROM MAKE UP AIR UNIT (MUA-1) ON ROOF.
9	8" HIGH S.S. DEEP FRYER BAFFLE
10	ROOF EXHAUST FAN INSTALLED MINIMUM 10'-0" AWAY FROM P/L'S AND ANY F/A INTAKES. FAN TO BE HINGED WITH HOLD OPEN CABLE AND TO HAVE GREASE TROUGH AND RAINPROOF CONTAINER C/W GREASE FILTER & DRAIN.
11	METAL CURB
12	EXHAUST DUCT WRAPPED WITH 3" (2 LAYERS @ 1½") THICK 3M FIRE BARRIER 615 INSULATION AS PER MANUFACTURER'S SPEC.
13	3" GAP COMBUSTIBLE PROTECTION SYSTEM 1" REINFORCED (WIRE MESHED) MINERAL WOOL INSULATIONS ON 1" NON-COMBUSTIBLE SPACER
14	COMBUSTIBLE PROTECTION (TYPICAL) 1" 22 GA METAL PANEL C/W REINFORCED (WIRE MESHED) MINERAL WOOL INSULATIONS ON 1" NON-COMBUSTIBLE SPACER
15	GREASE CAN MAX. 1 GAL.
16	DRYWALL ON WOOD STUDS, CONTRACTOR TO CONFIRM ON SITE
17	GAS SUPPLY TO KITCHEN EQUIPMENT
18	ELECTRIC GAS VALVE
19	GAS SUPPLY FROM GAS METER
20	WET CHEMICAL FIRE SUPPRESSION REMOTE MANUAL RELEASE PULL STATION (4'-0" A.F.F.)
21	ELECTRIC GAS VALVE MANUAL RESET RELAY
22	T-BAR CEILING, LIMITED-COMBUSTIBLE GYPROC TILES TO HAVE MINIMUM 3" CLEARANCE FROM CANOPY AND DUCTS



MECHANICAL ROOF PLAN  
SCALE : 3/32" = 1'-0"

#### MECHANICAL SPECIFICATIONS

##### A. General

##### 1. Intent

It is the intention of these specifications and drawings to call for finished works, tested and ready for operation. Minor details not usually shown or specified but necessary for proper installation and operation shall be included in the works, the same as if herein specified or shown.

##### 2. Responsibility

- Visit the site during the tendering period to verify all measurements and examine all local and existing conditions on which the works are dependant.
- No consideration will be granted for failure to visit the site, or for any misunderstanding of equipments and materials to be furnished or works to be done.
- The contractor shall advise the architect, should he believe any equipments or materials to be inadequate or unsuitable, in violation of laws, ordinances, rules, or regulations of authorities having jurisdiction, or should any necessary items or works being omitted.
- Check drawings of all trades to verify space and headroom limitations for works to be installed. Make changes to facilitate a more satisfactory installation. Deviations from drawings, altering the design intent or involving additional expense, shall not be made without the architect's approval.
- Where installed work interferes with or modifies architectural design, make necessary changes as directed by the architect.
- Place no unusual erection loads on the building structure without the architect's approval.
- Ensure that equipments do not transmit excess noise and/or vibration to other parts of the building. Any noise or vibration that, in the opinion of the architect, is objectionable shall be corrected in an approved manner.

##### 3. Codes and Permits

All works to be performed in accordance with the latest B.C. Building Code, B.C. Plumbing Code, Gas Code and other provincial regulations and local by-laws. Submit plans and specifications for approval to authorities having jurisdictions. Obtain permits and pay all necessary fees.

##### 4. C.S.A. and C.G.A. Approval

All electrical motors, equipments, and components shall bear a C.S.A. approval label. All gas fired equipments shall bear a C.G.A. approval label.

##### 5. Tests

All piping shall be tested as required, including plumbing, soil, waste, vent, and drainage pipings.

##### 6. Insulation

All domestic cold, hot, cast iron and copper rainwater leaders shall be insulated with 1" fibreglas pipe insulation.

##### 7. Cutting, Patching & Waterproofing

- Arrange with general contractor and be responsible for all cutting and patching required.
- Opening through structural members must be approved by the Architect.
- Counterflashing and caulking of openings and all flashing of pipes shall be furnished and installed by the individual trade.
- The area of any opening shall not be larger than is absolutely necessary.

##### GENERAL NOTES

1. The installer of the fire suppression system shall certify to the city building inspector that the installation complies with UL 300 standards, ULC/ORD-C1254.6-1995 and the NFPA 96, 2014 Edition, NFPA 17A, 2013 Edition, the terms of the equipment listings and the manufacturer's instructions.

##### 2. Interlocking

Air flow switch is installed at the make up air duct, to start the exhaust fan only after air flow is confirmed from the make up air unit. In normal operation, if and when the make up air flow stops, then the exhaust fan will also stop running.

In case of fire, the fire suppression system control shall discharge fire suppression agent, activate the fire alarm (the fire extinguishing system shall be electrically connected and annunciated as a separate zone at the fire alarm panel and the annunciator), shut off all sources of fuel, gas and electric power supply to the kitchen equipments under the canopy, shut down the lights inside the hood and disconnect power to all the electrical plugs under the canopy, shut down the make up air unit and the hood exhaust fan must be allowed to continue to run. The electrical connection from the fire suppression system to the fire alarm panel and the annunciator shall be verified by a qualified independent agency. If there is no existing building fire alarm system, upon activation of the fire suppression system, an audible alarm, electric bell, or a visual indicator, stroke light, shall be provided to show that the fire suppression system had been activated. Interlock to be provided to turn on any appliance only after exhaust fan is turned on at the kitchen canopy.

3. Remote manual pull station installed at 48" above the finished floor to activate the fire suppression system shall be provided at a path of exit or egress from the kitchen area and clearly identify the hazard protected.

4. Deep fat fryer (if applicable) shall be installed minimum 16 inch from adjacent open flame unless a minimum 8 inch high stainless steel baffle is installed between the fryer and the adjacent open flame equipment.

5. Make up air unit to have air volume of minimum 90% of the exhaust air volume of the exhaust fan.

6. Grease filters shall be ULC listed, the installation shall be tight fitting and firmly held in place with stainless steel brackets.

7. All the lights inside hood shall be the explosion proof type, ULC listed and NFPA 96 approved.

8. Contractor to provide means of returning kitchen cooking equipments under canopy to original positions if moved in order to comply with the fire suppression system requirements.

##### 9. For direct gas-fired make-up air units only

Air flow switch shall be installed at welded bracket on exhaust duct, such that the gas burner of make-up air unit will be able to fire up only after kitchen hood exhaust fan has started and air flow is confirmed.

10. Deep fryers require high temperature limit control.

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

ACCEPTED FOR ISSUANCE OF A BUILDING PERMIT

BP# BLD2023-00488 DWG# 4 OF 5

S\_R December 22, 2023  
SIGNATURE DATE

NO	DATE	NOTES	INI
1	10/17/2023	ISSUED FOR CLIENT REVIEW	LC
2	10/25/2023	BACKGROUND CHANGE	LC
3	10/25/2023	ISSUED FOR BP	LC

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PROJECT:

## PROPOSED BAKERY

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

PTP#1001211



2023-10-25

Leeson Engineering Inc.  
1545 West 75th Avenue  
Vancouver, B.C. V6P 6Z7  
Phone: 604-324-8763  
Email: info@leesonengineering.com

DRAWING TITLE:

MECHANICAL PLAN  
- KITCHEN EXHAUST SYSTEM

PTP #1001211

DATE: OCT 17, 2023

DRAWN BY: LC

CHECKED BY: AL

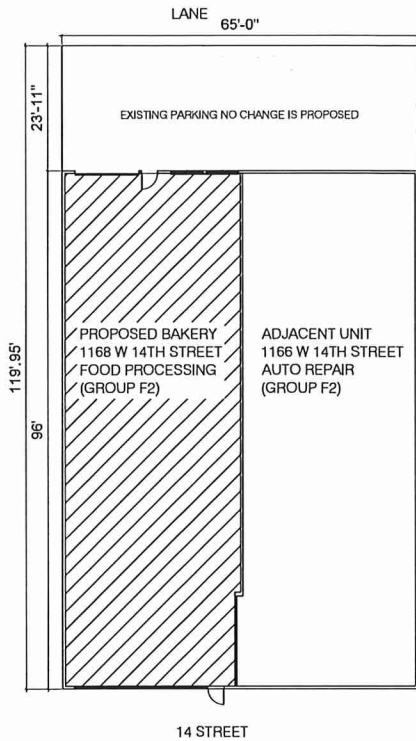
SCALE: AS NOTED

M-1



PROPOSED BAKERY

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



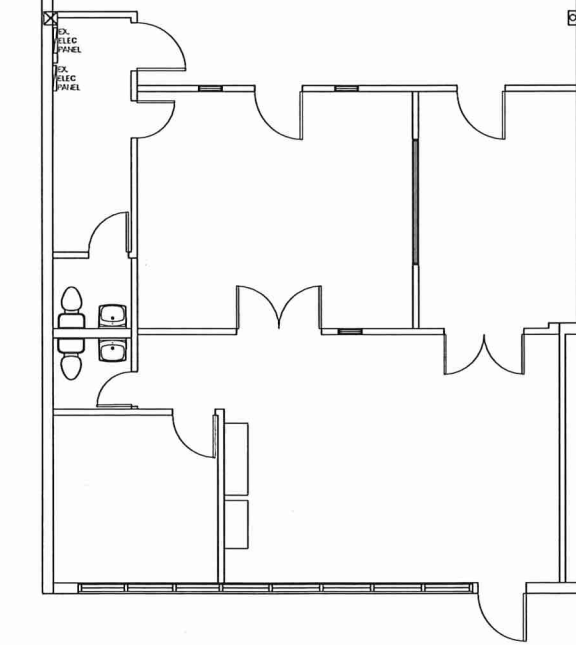
**SITE PLAN**  
SCALE: 1/16" = 1'-0"

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 <sup>2</sup> )
TENANT AREA:	EXISTING NO CHANGE 3,210 S.F. (298.2m <sup>2</sup> )
NO OF STOREYS:	1
NO. OF STREETS:	1
BCBC 3.2.2. CLASSIFICATION:	3.2.2.78
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	

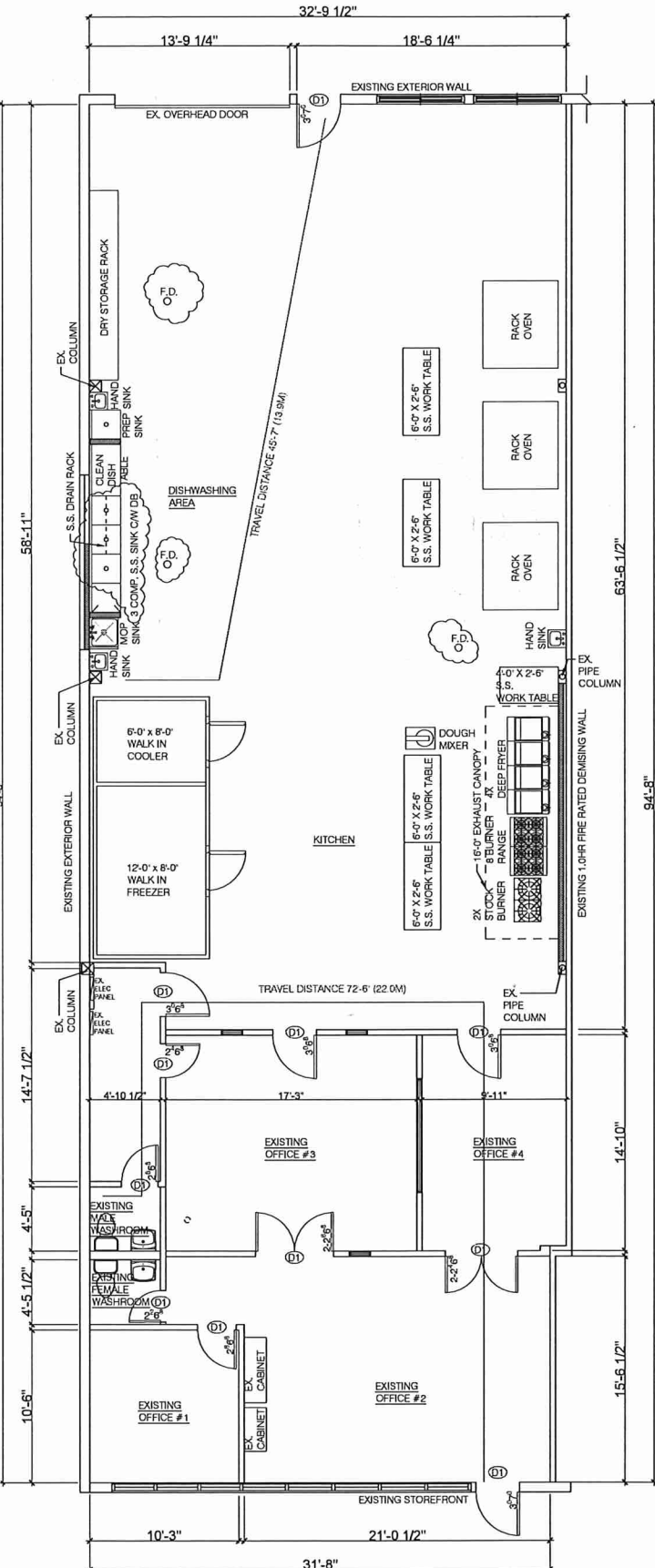
VANCOUVER COASTAL HEALTH  
PLANS REVIEWED & APPROVED  
SUBJECT TO:

- ☐ 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

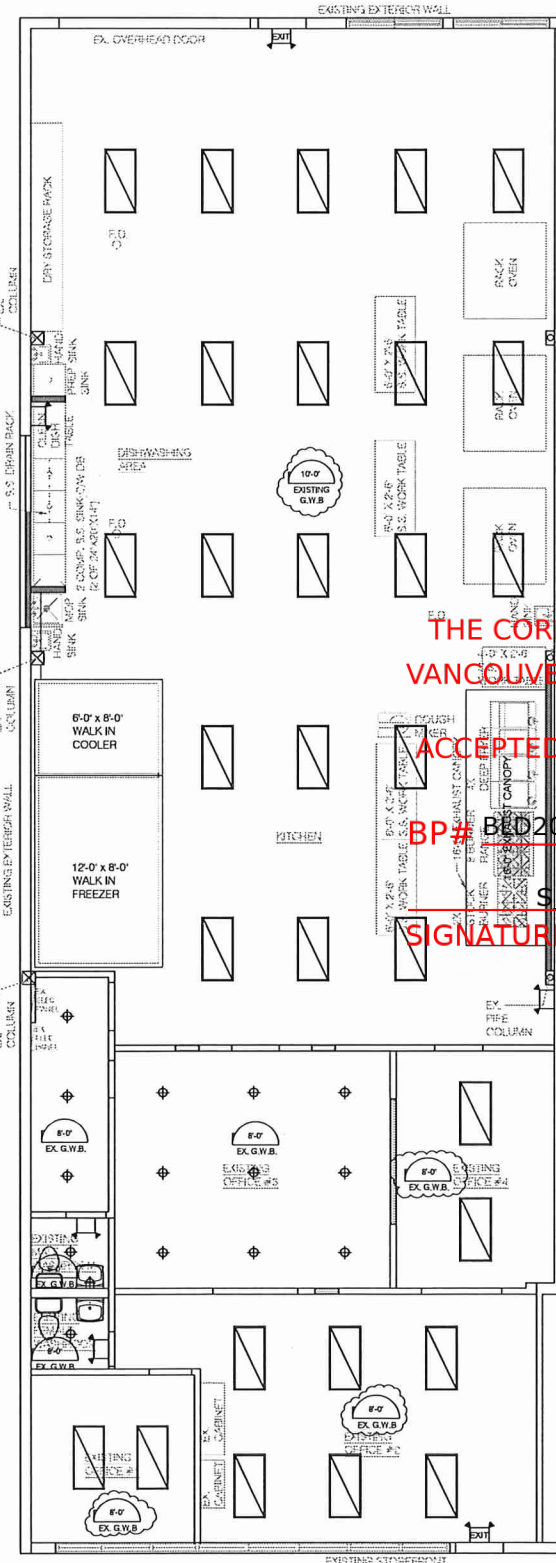
☐ OTHER \_\_\_\_\_  
FILE NO: 1168202310223304  
OCT 20 2023  
DATE: \_\_\_\_\_  
EHO: \_\_\_\_\_



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



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



**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	
(D1)	EXISTING DOOR TO REMAIN
* ALL DOORS ARE EXISTING	
FINISH SCHEDULE	
CEILING:	DRYWALL CEILING WASHABLE ENAMEL PAINTED SURFACES
WALL:	FRP @ KITCHEN WASHABLE ENAMEL PAINTED SURFACES @ OFFICE
FLOOR:	CERAMIC TILE COVE BASE
CEILING SCHEDULE	
□	2X4 LED SURFACE MOUNT LAMP
⊕	SURFACEMOUNT 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 # BP2023-00488 DWG# 5 OF 5

DATE  
December 22, 2023

NO	DATE	NOTES	INI
1	10/16/2023	REVISED AS PER HEALTH	MK
2	10/18/2023	ISSUED FOR BP	CL
3	10/20/2023	REVISION AS PER CLIENT	HS

PROJECT:  
**PROPOSED BAKERY**  
1168 W14TH STREET  
NORTH VANCOUVER, B.C.

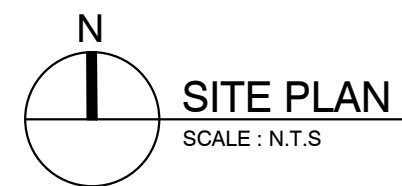
DRAWING TITLE:  
SITE PLAN  
EXISTING & PROPOSED FLOOR PLAN  
RCP

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




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

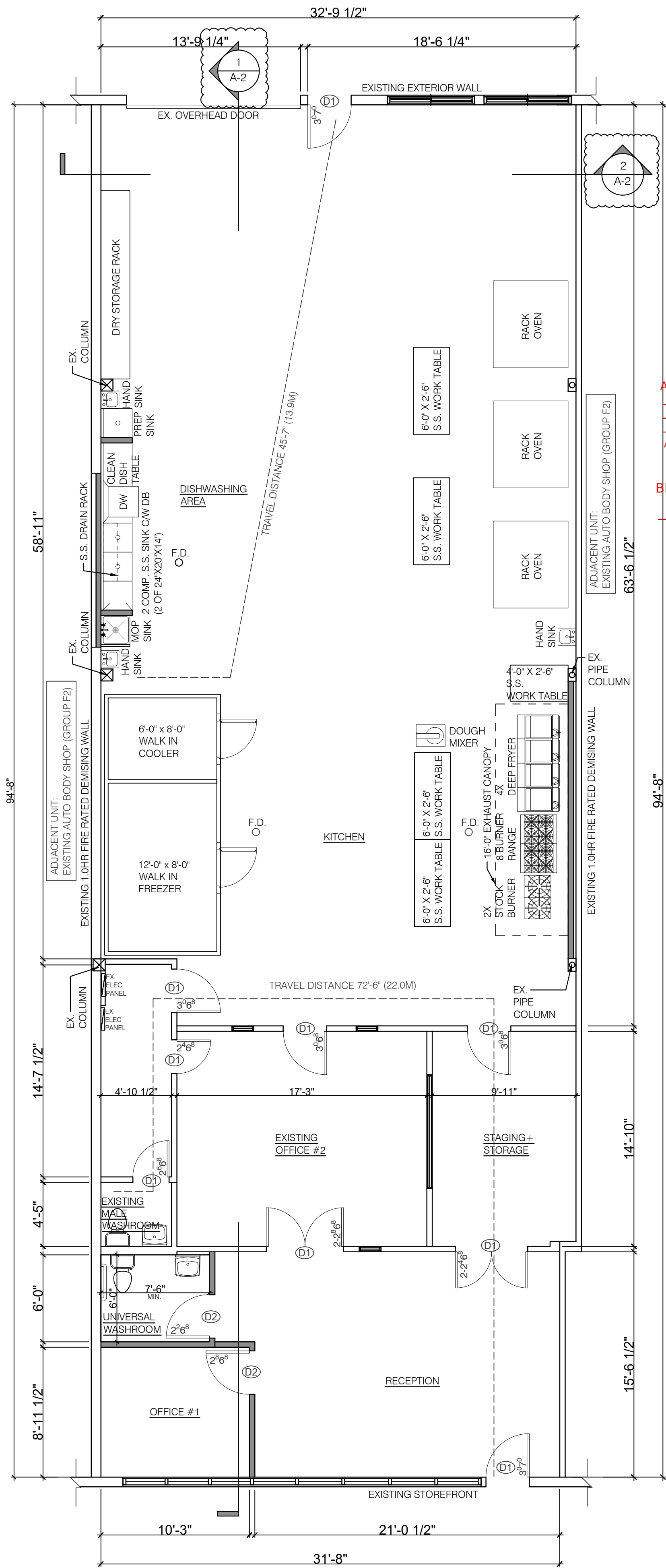
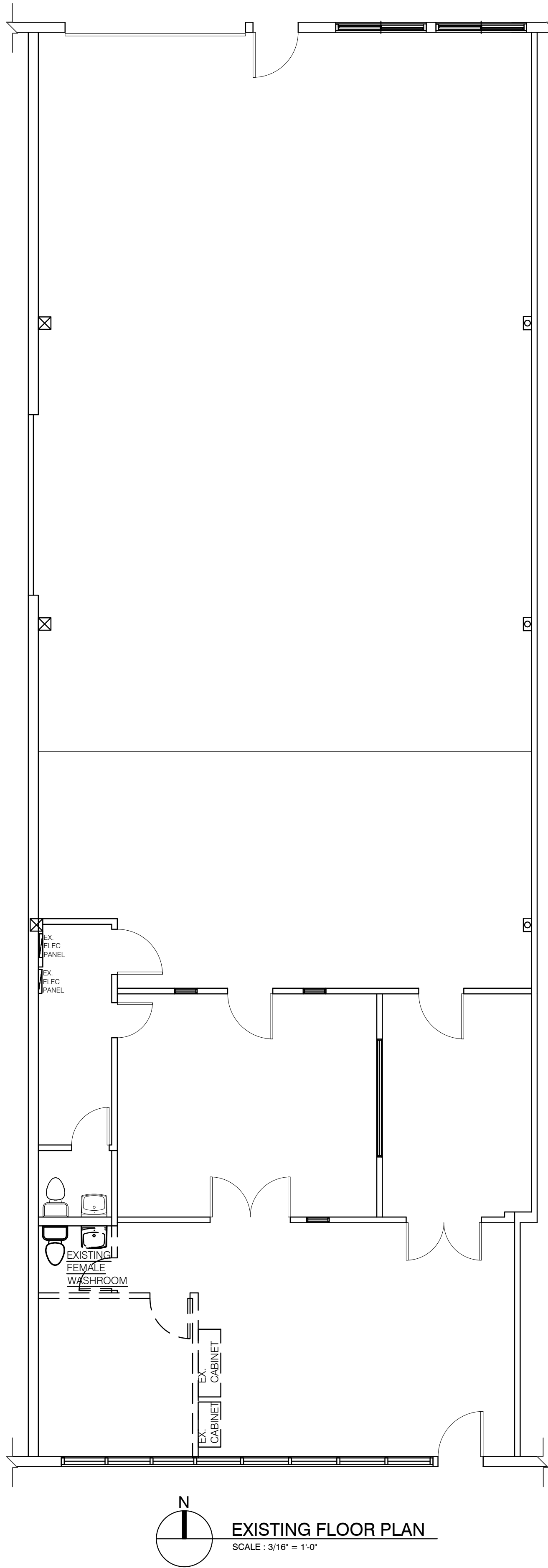


1168 W 14TH STREET  
NORTH VANCOUVER, B.C.



BUILDING DATA (BCBC 2018)	
CIVIC ADDRESS: 1168 WEST 14 TH STREET, NORTH VANCOUVER	* SPRINKLER – NO
ZONING REFERENCE : EZ-LI	* BCBC 2018 REF – <u>3.2.2.78 (F2)</u> <u>3.2.2.25 (A2)</u>
PARKING & LOADING : EXISTING NO CHANGE	* SUITE SEPARATION – F2/F2, EXISTING 1 HR. OK
BUILDING CODE REFERENCE :	* REQUIRED EXIT – 2
* SCOPE OF WORK – INTERIOR RENOVATION AND CHANGE OF USE WITHIN THE SAME MAJOR CLASSIFICATION	* PROVIDED EXIT – 2, OK
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 , OK BCBC TABLE 3.8.3.1 USING CSA B651 PROVISIONS WILL BE USED FOR THE MODIFICATION OF THE EXISTING
TENANT AREA – 290 SM	
* NO. OF STOREY – 1	WASHROOM AND ACCESSIBILITY.
* NO. OF STREET – 1	* EXIT SIGN AND EMERGENCY LIGHT AS NOTED

WALL SCHEDULE	
	EXISTING WALL / FURNITURE TO BE REMOVED
	EXISTING WALL TO REMAIN
	TYP. NEW 3 5/8" STEEL STUD 16" O.C. 1/2" G.W.B. ON BOTH SIDE
DOOR SCHEDULE	
	EXISTING DOOR TO REMAIN
	NEW SWING DOOR HOLLOW CORE PAINTED GRADE C/W LEVER HANDLE
* ALL DOORS ARE EXISTING	
FINISH SCHEDULE	
CEILING :	DRYWALL CEILING WASHABLE ENAMEL PAINTED SURFACES WASHABLE @ ALL WASHROOMS THROUGHOUT, KITCHEN, AND OFFICE # 1 & 2
WALL :	FRP @ KITCHEN WASHABLE ENAMEL PAINTED SURFACES @ OFFICE
FLOOR :	CERAMIC TILE COVE BASE



THE CORPORATION OF THE  
DISTRICT OF NORTH VANCOUVER  
PERMITS AND LICENCES

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

EP# \_\_\_\_\_ BLD2023-00488 DWG# \_\_\_\_\_ 6 \_\_\_\_\_ 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

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 W14TH STREET  
NORTH VANCOUVER, B.C.

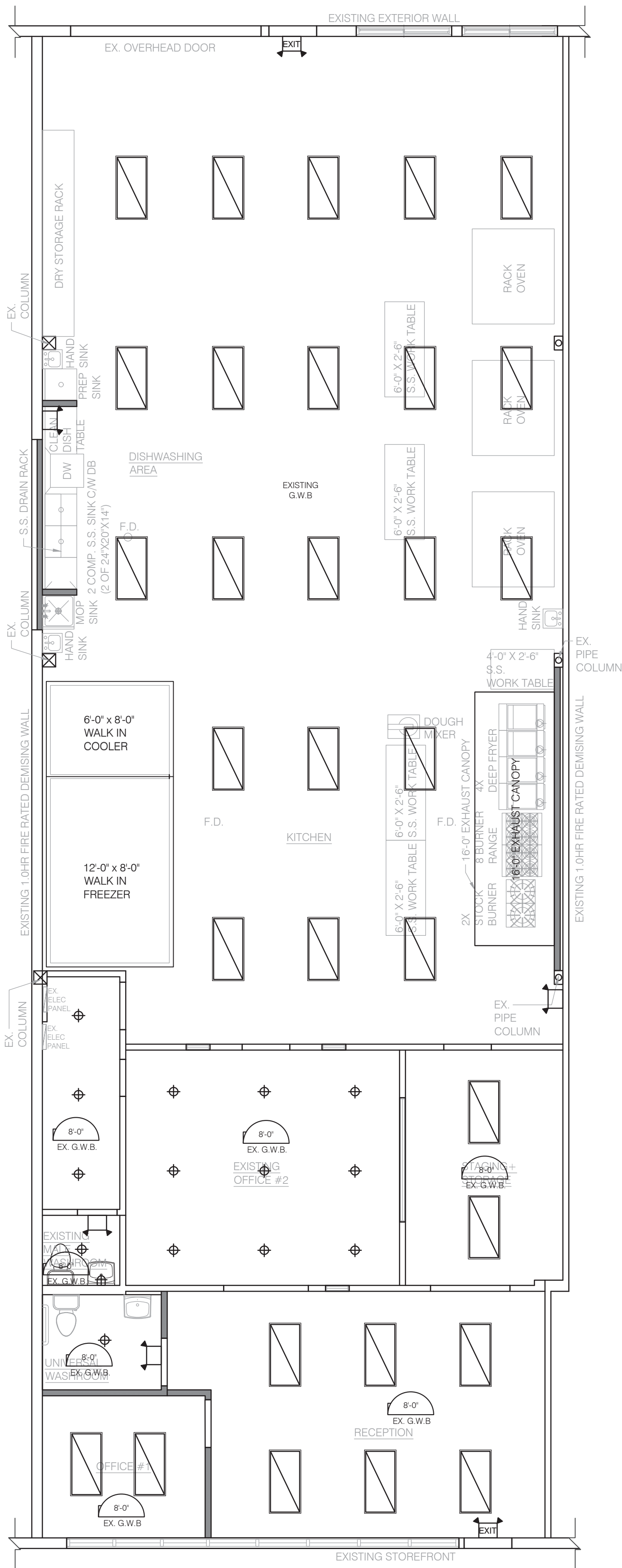
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SITE PLAN  
EXISTING & PROPOSED FLOOR PLAN

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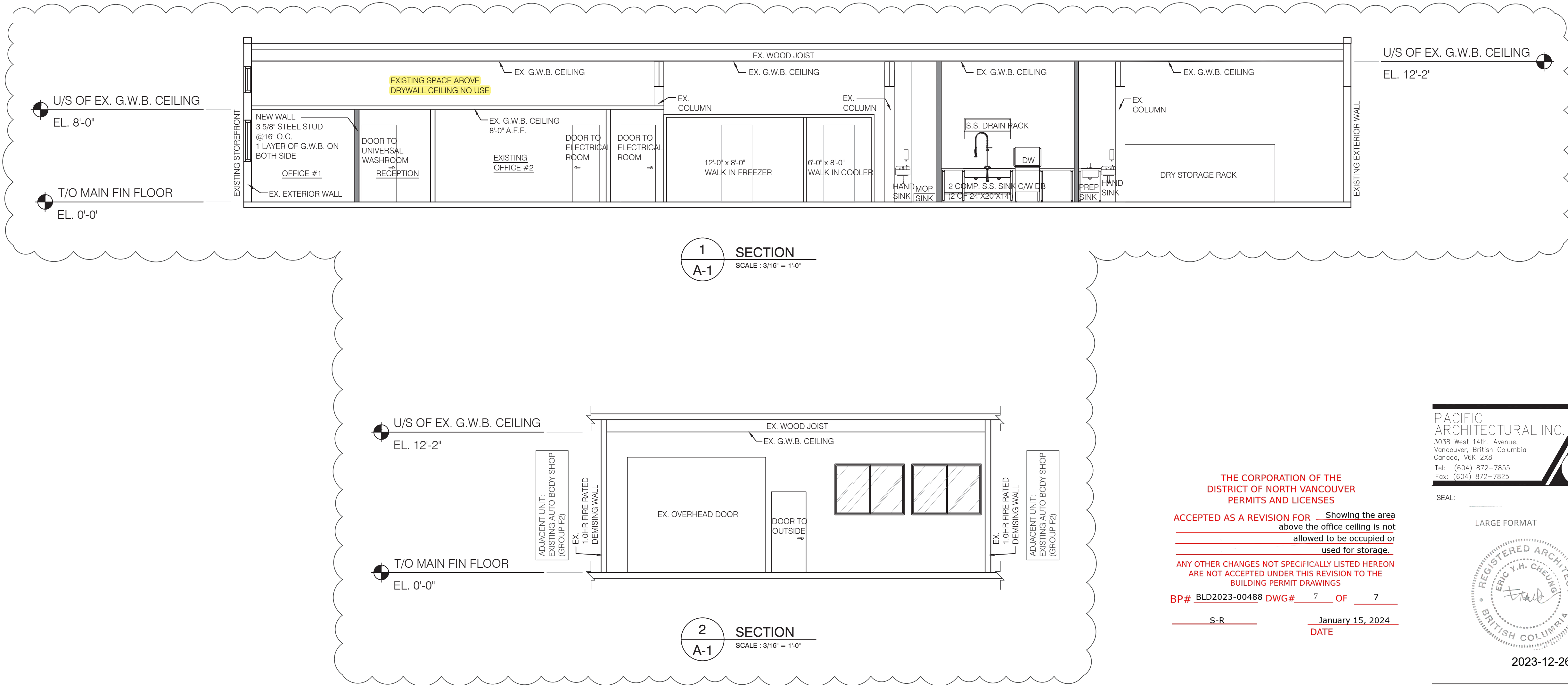
DATE: NOV 15, 2023
DRAWN BY: MK
CHECKED BY: CL
SCALE: AS NOTED





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



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

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

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



SEAL:

LARGE FORMAT



2023-12-26

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

PROJECT:

PROPOSED BAKERY

1168 W14TH STREET  
NORTH VANCOUVER, B.C.

DRAWING TITLE:

REFLECTED CEILING PLAN

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DATE: NOV 15, 2023

DRAWN BY: MK

CHECKED BY: CL

SCALE: AS NOTED

A-2