

TENANT IMPROVEMENT

1735 COMMERCIAL DR., VANCOUVER, B.C.

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ARCHITECTURAL DRAWING LIST

A1 - COVER SHEET, SITE PLAN
 A2 - MAIN FLOOR PLAN

SCOPE OF WORK:

TO CHANGE EXSTING HAIR SALON (D) TO RETAIL (E), AND MINOR INTERIOR RENOVATION.

STATISTICS:

LEGAL DESCRIPTION: LOT A BLOCK 64, DISTRICT LOT 264A, PLAN EPP41530

CIVIC ADDRESS: 1735 COMMERCIAL DR., VANCOUVER, B.C. V5N 4M4

ZONING: C-2C

C-2C - COMMERCIAL
 EXISTING USE: SERVICE - HAIR SALON
 CONDITIONAL APPROVAL USE: 2.2.R - RETAIL STORE
 YEAR BUILT: 1912

F.S.R.:

NO CHANGE - SITE AREA: 6,999.37 SQ.FT
 NO CHANGE - BUILDING AREA: 5,121.79 SQ.FT

BUILDING CODE ANALYSIS

OCCUPANCY TYPE:

GROUP E

OCCUPANT LOAD:

RETAIL: 777 SQ.FT @ 40 SQ.FT = 19 P
 OFFICE: 186.2 SQ.FT @ 100 SQ.FT = 2 P

TOTAL: 21 P

SPRINKLERED:

YES

BUILDING AREA:

5,121.79 SQ.FT (475.8 SQ.M)

PROJECT AREA:

1,559.8 SQ.FT (144.9 SQ.M)

BUILDING HEIGHT:

3 STOREYS

FACING STREET:

ONE

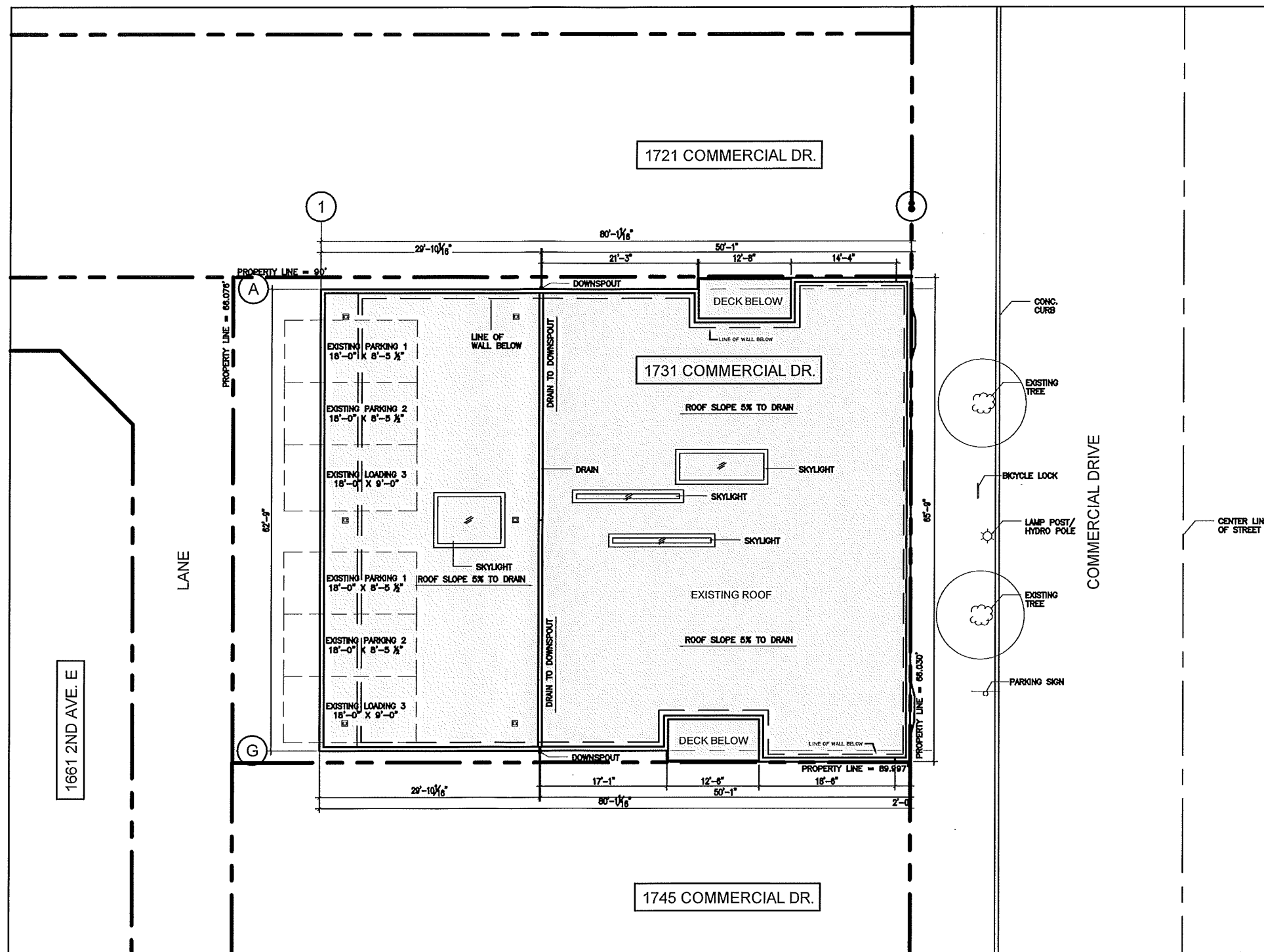
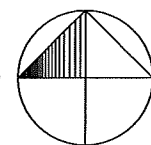
PARKING REQUIRED: (PER VANCOUVER PARKING BYLAW SECTION 4 - 4.2.6.1)

OFFICE / RETAIL 4.2.6.1 - A MINIMUM OF ONE SPACE FOR EACH 100 SQUARE METRES OF GROSS FLOOR AREA UP TO 300 SQUARE METRES, AND ONE ADDITIONAL SPACE FOR EACH ADDITIONAL 50 SQUARE METRES OF GROSS FLOOR AREA.

1 SPACE / 100 M2 = 203 / 100 = 2 SPACES

NO CHANGE TO PARKING REQUIREMENTS.

PROVIDED PARKING: 4 SPACES



1 LOCATION PLAN
 SCALE- N.T.S

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

REVISION	SUBJECT	DATE

ISSUED	DATE
DP ISSUED FOR DP APPLICATION	16OCT/17
BP	
IFC	

CONSULTANT



PROJECT:
 TENANT IMPROVEMENT
 RETAIL
 1735 COMMERCIAL DR.
 VANCOUVER, B.C.

DRAWING TITLE:
 COVER LETTER
 LOCATION PLAN
 SITE PLAN

DRAWN: IZ	A1 OF 2 REV.
DATE: 16OCT17	
SCALE: AS SHOWN	
PROJECT No: 217-282	

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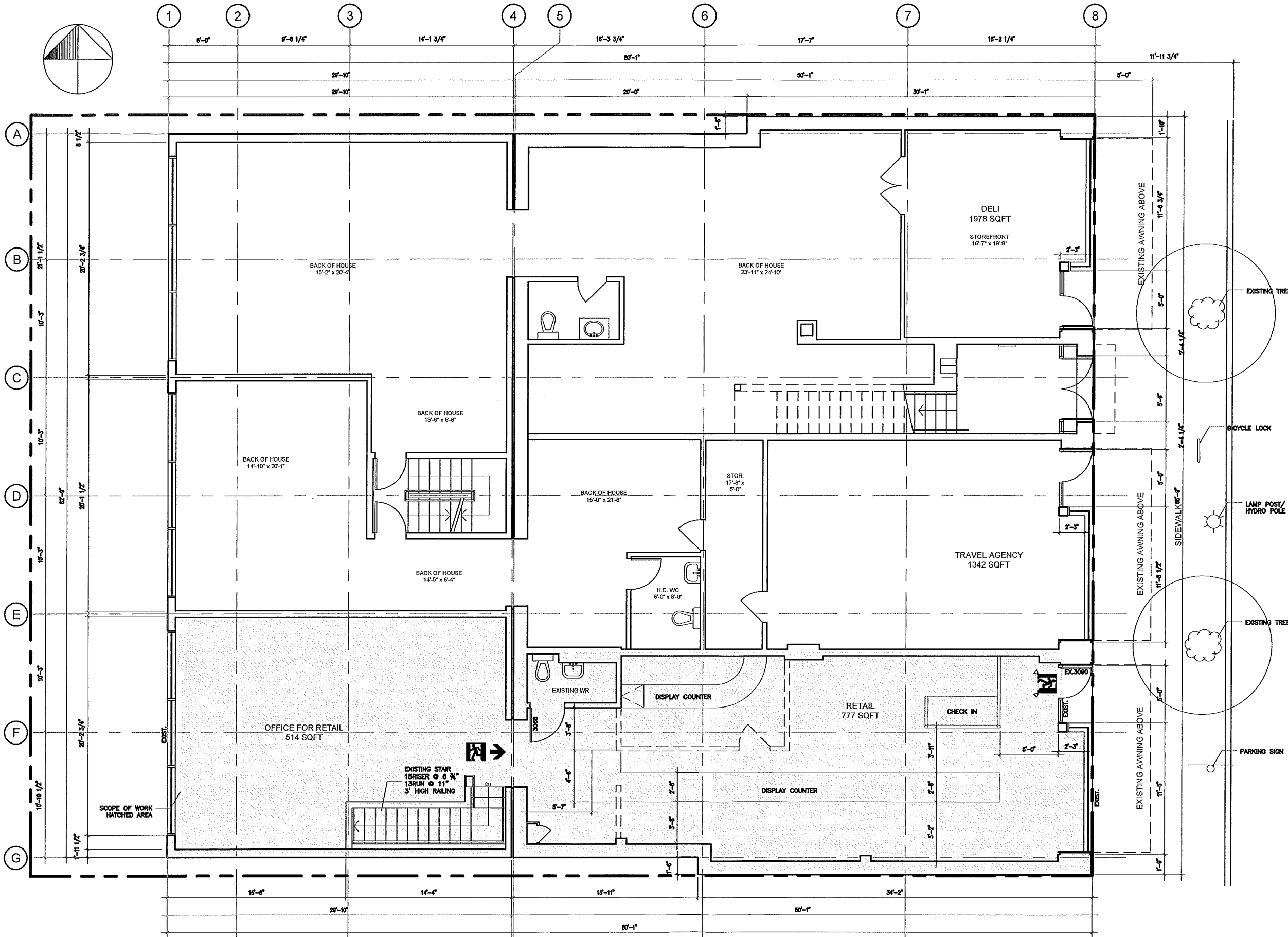
CONSULTANT



PROJECT:
**TENANT IMPROVEMENT
 RETAIL**
 1735 COMMERCIAL DR.
 VANCOUVER, B.C.

DRAWING TITLE:
MAIN FLOOR PLAN

DRAWN: IZ	A2 OF 2 REV.
DATE: 16OCT17	
SCALE: AS SHOWN	
PROJECT No: 217-282	



1 MAIN FLOOR PLAN
 SCALE-1/4"=1'-0"

WALL TYPE / PARTITION LEGEND		
SYMBOL	DESCRIPTION	F.R.
(Solid line)	EXISTING WALL TO REMAIN	
(Dashed line)	EXISTING WALL TO DEMOLISH	

LEGEND:			
(Door symbol)	NEW DOOR	(Square with X)	COMBINED EXIT/EMERGENCY LIGHT
(Door symbol)	EXISTING DOOR	(Arrow in square)	EXIT SIGN

NOTES: ALL DOORS WITH SUITABLE LEVER HANDLES.