



2 Key Plan - U/G Infrastructure  
A-01  
3/16" = 1'-0"

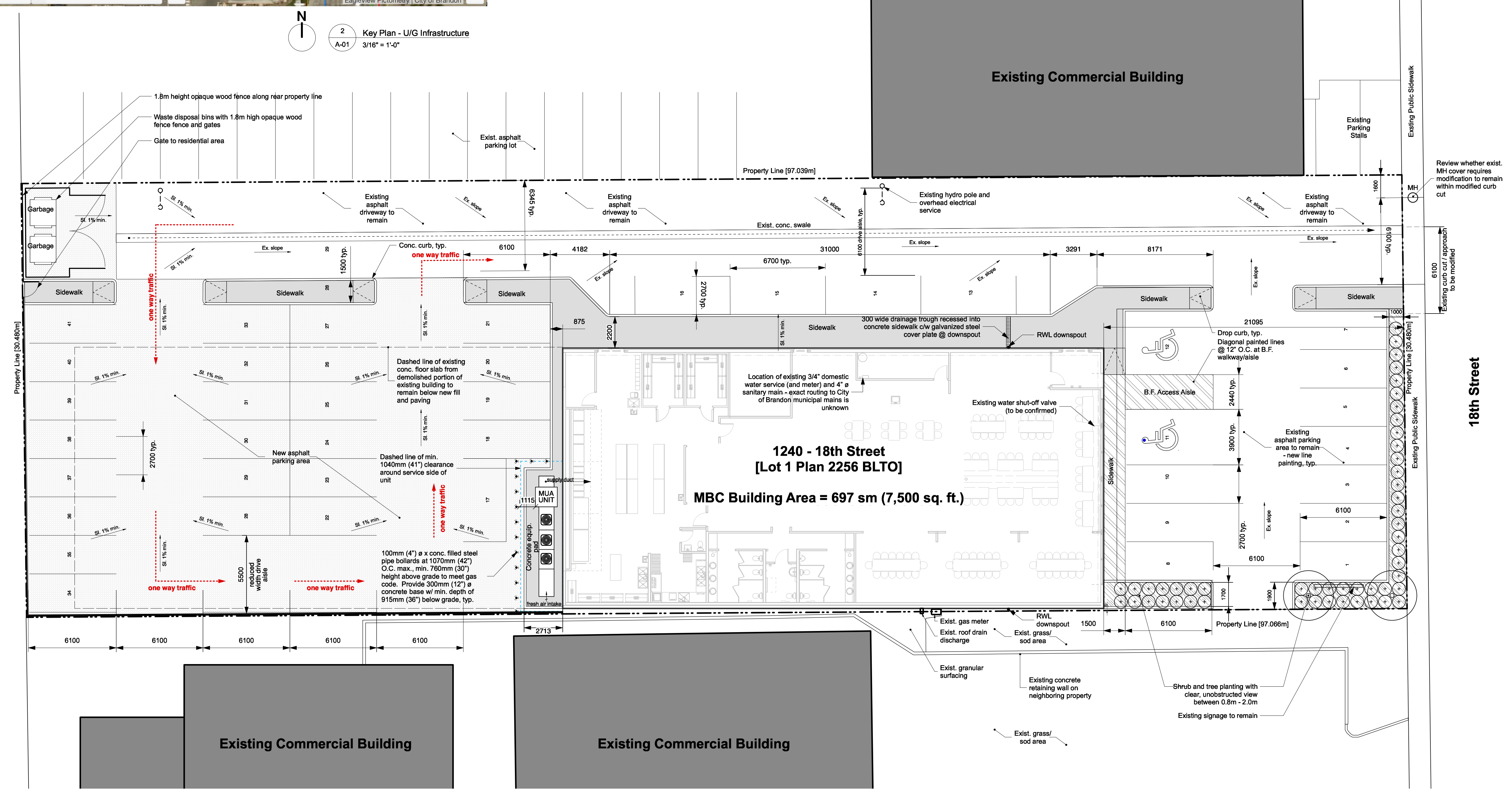
**Zoning Summary**

**Commercial Arterial (CAR)**

Minimum Site Area	372 sm	Maximum Height:	11m
Minimum Site Width	12.1m	Building Height	2.5
Building Storeys			
<b>Setbacks:</b>			
Min. Front Yard	12.1m	Proposed Parking:	
Min. Rear Yard	6.0m (w/ lane)	Allow for 1 spot/4 seats	
Min. Interior Side Yard	1.5m	Total spots shown:	40 - 41
Min. Dwelling Unit Area	18 sm	Proposed Planting:	
		1 large boulevard tree/12m frontage	
		2 trees provided	

**Site Surfaces Legend**

[Pattern]	Concrete Paving (sidewalk / slab)
[Pattern]	New Heavy Duty Asphalt Paving
[Pattern]	Planting Bed / Landscaped Area
[Pattern]	Designated Walkway / Access Zone (traffic line painting)



**Revision Notes**

Rev. No.	Date	Revision Notes
1	18.04.17	Issued for Prelim. Public Health Review
2	18.04.19	Re-issued for Prelim. Public Health Review
3	18.05.10	Issued for Permit
4	18.05.15	Re-issued for Permit



This drawing must not be scaled. The contractor shall verify all dimensions and other data on site prior to commencement of work. Discrepancies, errors, and omissions are to be reported to Public City Architecture Inc. prior to proceeding with the Work.

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Project  
**1240 - 18th Street  
Restaurant Renovation**

Drawing  
**Site Plan**

Drawn By  
AL

Reviewed By  
PS

Scale  
As Noted

Drawing No.  
**A-01**

Date  
March 2018

Project No.  
1818



1	18.04.17	Issued for Prelim. Public Health Review
2	18.04.19	Re-issued for Prelim. Public Health Review
3	18.05.10	Issued for Permit
4	18.05.15	Re-issued for Permit

**EXTERIOR & FIRE-RATED WALL ASSEMBLIES**

TAG	FIRE	STC	THERMAL	DIAGRAM	DESCRIPTION
EW1	2hr MBC Appendix D	N/A	R-20		Exterior Wall - Modified Existing - South Existing 8" load bearing concrete block wall (2hr FRP) 30lb. felt paper damproofing - 1/2" of block 1" (minimum) air space 2x2" metal studs @ 16" O/C Mineral wool batt insulation 6 mil poly vapour barrier 5/8" type "X" gypsum wall board
EW2	N/A	N/A	R-20		Exterior Wall - Modified Existing - North/East 1-1/2" 26 ga. corrugated metal siding 3" vertical z-girts @ 24" O.C. 2" semi-rigid rockwool insulation Air & moisture barrier membrane (spun-bound polyolefin) Existing 8" load bearing concrete block wall (2hr FRP) Metal lurring channels / z-girts @ 24" O/C 5/8" type "X" gypsum wall board
W3	N/A	N/A	R-20		Exterior Wall - New - West 1-1/2" 26 ga. corrugated metal siding 3" vertical z-girts @ 24" O.C. 2" semi-rigid rockwool insulation Air & moisture barrier membrane (spun-bound polyolefin) 5/8" GWB exterior grade (Densglass or equivalent) 2x2" metal studs @ 16" O/C Mineral wool batt insulation 6 mil poly vapour barrier 5/8" type "X" gypsum wall board [1/2" Durock cement board behind kitchen appliances and exhaust hood for NFPA 96 compliance]
W4	N/A	N/A	R-20		Exterior Wall - New - Lower East Wall 1" thin brick cladding on mortar/mesh system Air/moisture barrier membrane (spun-bound polyolefin) 1/2" exterior grade plywood or cement board 3" vertical z-girts @ 24" O.C. 2" semi-rigid rockwool insulation Air & moisture barrier membrane (spun-bound polyolefin) 5/8" GWB exterior grade (Densglass or equivalent) 2x2" metal studs @ 16" O/C Mineral wool batt insulation 6 mil poly vapour barrier 5/8" type "X" gypsum wall board

**ROOF ASSEMBLIES**

TAG	FIRE	STC	THERMAL	DIAGRAM	DESCRIPTION
XR1	N/A	N/A	R-___		Existing Roof Existing spray foam roofing system (assumed overlap of existing tar and gravel roof system) Existing corrugated metal roof deck (painted) Existing OWSJ roof joists @ approx. 1800mm O.C. Existing corrugated metal deck Existing open web steel joists

**PARTITION WALL ASSEMBLIES**

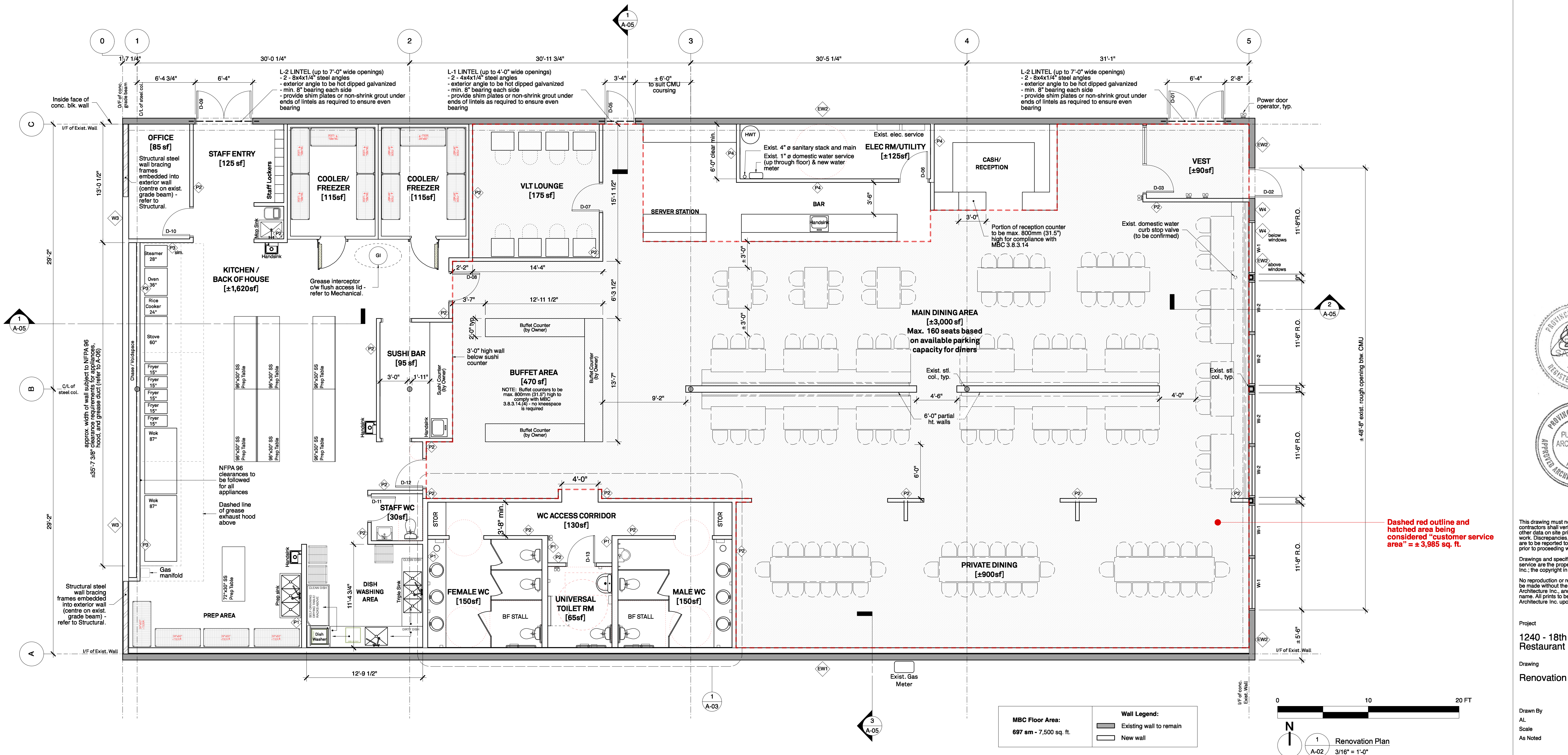
TAG	FIRE	STC	THERMAL	DIAGRAM	DESCRIPTION
P1	N/A	36	N/A		Plumbing Wall 5/8" type "X" gypsum wall board 2x4" metal studs @ 24" O.C. min. Acoustic mineral wool batt insulation 5/8" type "X" gypsum wall board
P2	N/A	36	N/A		Typical Partition Wall 5/8" type "X" gypsum wall board 2x4" metal studs @ 24" O.C. min. Acoustic mineral wool batt insulation 5/8" type "X" gypsum wall board
P3	N/A	36	N/A		Kitchen Equipment Back-up Wall (to NFPA 96 reqts) Stainless steel wall panel (grease hood extension) 1/2" Durock cement board panel 5/8" type "X" gypsum wall board 2x4" metal studs @ 24" O.C. min. Rockwool batt insulation
P4	1 HR	36	N/A		Typical Partition Wall - Rated 5/8" type "X" gypsum wall board 2x4" metal studs @ 24" O.C. min. Acoustic mineral wool batt insulation 5/8" type "X" gypsum wall board

**ROOM FINISH SCHEDULE:**

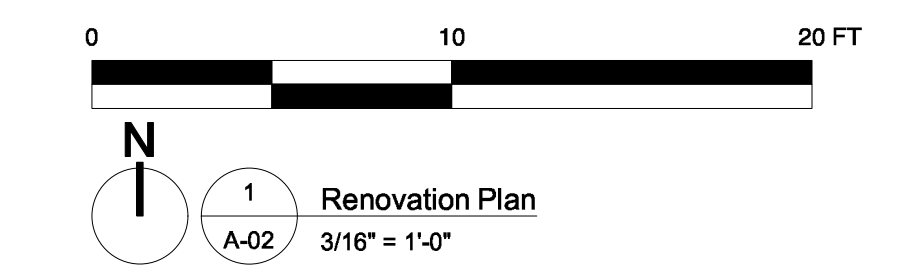
ROOM	FLOOR	BASE	WALLS								CEILING		
			NORTH		EAST		SOUTH		WEST		HEIGHT	MATERIAL	FINISH
			MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH			
Office	RSF	CB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	±9'-0"	ACT-1	-
Staff Entry	RSF	CB	GWB	EPT	GWB	EPT	GWB	EPT	GWB	EPT	±12'-0"	ACT-2	-
Kitchen	RSF	CB	GWB	EPT	GWB	EPT	GWB	EPT	GWB	EPT	±12'-0"	ACT-2	-
Dishwashing Area	RSF	CB	GWB	EPT	GWB	EPT	GWB	EPT	GWB	EPT	±12'-0"	ACT-2	-
Staff Washroom	RSF	CB	GWB	EPT	GWB	EPT	GWB	EPT	GWB	EPT	±9'-0"	ACT-1	-
Cooler / Freezer	Pre-fabricated unit - all finishes by supplier												
Sushi Bar	RSF	CB	GWB	EPT	GWB	EPT	GWB	EPT	GWB	EPT	±12'-0"	ACT-2	GWB
WC Access Corridor	VPF	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	±9'-0"	ACT-1	-
Female WC	RSF	CB	GWB/CT	EPT	GWB/CT	EPT	GWB/CT	EPT	GWB/CT	EPT	±9'-0"	ACT-1	-
Universal Toilet Room	RSF	CB	GWB/CT	EPT	GWB/CT	EPT	GWB/CT	EPT	GWB/CT	EPT	±9'-0"	ACT-1	-
Male WC	RSF	CB	GWB/CT	EPT	GWB/CT	EPT	GWB/CT	EPT	GWB/CT	EPT	±9'-0"	ACT-1	-
VLT Lounge	VPF	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	±9'-0"	ACT-1	-
Electrical Rm/Utility	EX. CONC.	S	EX. CMU	-	GWB	PT	GWB	PT	GWB	PT	±16'-8"	EX. MTL DK.	PT
Vestibule	CT	CT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	±9'-0"	GWB	PT
Main Dining Area	VPF	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	±16'-8"	EX. MTL DK.	PT
Private Dining Area (3 areas)	VPF	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	±16'-8"	EX. MTL DK.	PT
Buffet Area	VPF	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	±16'-8"	EX. MTL DK.	PT

**EQUIPMENT SCHEDULE:**

EQUIPMENT	MAKE/ MODEL #
Dishwasher	CMA, Model # EST-AH2
Rice Cooker	Rinnai, Model #RER-55AS-N
Stove	U.S. Range, Model #xxx
Deep Fryers (x5)	Frymaster, Model #PM3135SD
Woks (x2)	Quest, Model #CHR-3
Oven	Rational, Model #SCC61



<b>MBC Floor Area:</b> 697 sm - 7,500 sq. ft.	<b>Wall Legend:</b> Existing wall to remain New wall
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Dashed red outline and hatched area being considered "customer service area" = ± 3,995 sq. ft.

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A-02

Date  
March 2018

Project No.  
1818