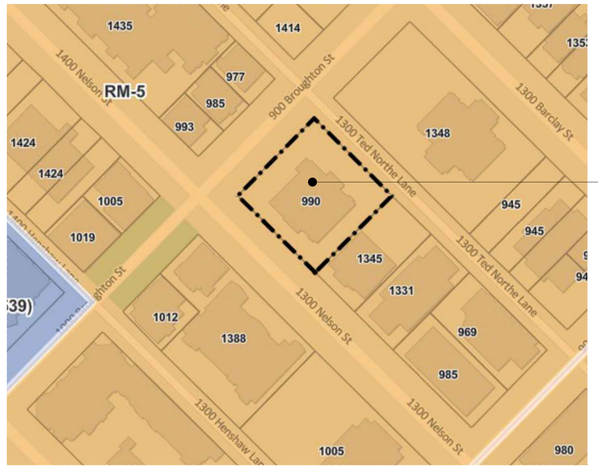
SUITE CONVERSIONS

OWNER RENOVATIONS

990 BROUGHTON ST, VANCOUVER, BC V6G 2A5



PROJECT LOCATION



1 A001 ZONING LOCATION MAP
SCALE 1:1000

2 A001 AERIAL LOCATION MAP
SCALE 1:1000

DRAWING LIST

ARCHITECTURAL

A001 - COVER SHEET & PROJECT INFORMATION
A002 - GENERAL NOTES
A003 - ASSEMBLIES, DOOR & WINDOW SCHEDULES
A004 - LIFE SAFETY PLAN
A100 - SITE PLAN
A200 - DEMOLITION PLAN
A210 - CONSTRUCTION PLAN
A211 - ENLARGED CONSTRUCTION PLANS
A220 - FINISHES PLAN
A300 - REFLECTED CEILING PLAN
A400 - EXTERIOR ELEVATIONS
A500 - BUILDING SECTIONS
A620 - ENLARGED WASHROOM PLANS & ELEVATIONS
A800 - MILLWORK ELEVATIONS
A801 - MILLWORK SECTIONS

MECHANICAL

A-001 - SITE PLAN / COVER SHEET
A-101 - WALL DETAILS
A-102 - WINDOW DETAILS (UNIT A)
A-103 - WINDOW DETAILS (UNIT B)
A-104 - WINDOW SEQUENCE DETAILS
M-101 - LEVEL 1 FLOOR PLAN - PROPOSED (PLUMBING)
M-102 - LEVEL 1 FLOOR PLAN - PROPOSED (HVAC)
M-701 - FIRESTOPPING DETAILS

ELECTRICAL

E-001 - SITE PLAN / COVER SHEET
E-101 - LEVEL 1 FLOOR PLAN - DEMOLITION (ELECTRICAL)
E-102 - LEVEL 1 FLOOR PLAN - PROPOSED (ELECTRICAL)
E-103 - SCHEDULES AND DIAGRAMS
E-701 - ELECTRICAL SPECIFICATIONS

STRUCTURAL

S000 - COVER SHEET
S001 - GENERAL NOTES SHEET 1
S002 - GENERAL NOTES SHEET 2
S100 - STRUCTURAL FLOOR PLAN
S200 - STRUCTURAL DETAILS - SHEET 1
S201 - STRUCTURAL DETAILS - SHEET 2
S202 - STRUCTURAL REPAIR DETAILS

PROJECT TEAM

ARCHITECT:

SENALTEK ARCHITECTURE PLANNING + DESIGN LTD.
502 - 4730 GATEWAY BOULEVARD NW,
EDMONTON, AB T6H 4P1

P: 587.487.4573
E: ARCHITECTURE@SENALTEK.COM

MECHANICAL AND ELECTRICAL ENGINEERING:

McCUAIG AND ASSOCIATES ENGINEERING LTD.
200 - 3990 HENNING DRIVE,
BURNABY, BC V5C 6P9

P: 604.255.0992
E: VANCOUVER@MCCUAIG.NET

STRUCTURAL ENGINEERING:

SENALTEK STRUCTURAL ENGINEERING + FORENSICS LTD.
550 - 727 7 AVE SW,
CALGARY, AB T2P 0Z5

P: 403.454.6234
E: CONTACT@SENALTEK.COM

PROJECT INFORMATION

ADDRESS:
990 BROUGHTON STREET, VANCOUVER, BC V6G 2A5

LEGAL DESCRIPTION:
LOT: A
BLOCK: 34
PLAN: VAP12008
DISTRICT LOT: 185 NWD

ORIGINAL YEAR OF CONSTRUCTION:
1966

ZONING:
RM-5 RESIDENTIAL

2 **PROJECT SCOPE OF WORK:**
PROJECT SCOPE IS OWNER RENOVATION TO EXISTING GROUND FLOOR AMENITY SPACES (EXERCISE ROOM AND WORKSHOP). EXERCISE ROOM TO BE CONVERTED INTO A ONE-BEDROOM RENTAL UNIT. WORKSHOP/STORAGE ROOM TO BE CONVERTED INTO A TWO-BEDROOM RENTAL UNIT.*
*NOTE: CONSTRUCTION START DATE AND PERMIT STATUS OF WORKSHOP/STORAGE ROOM UNKNOWN.

OWNER:
CANADIAN APARTMENT PROPERTIES REIT
11 CHURCH STREET, TORONTO, ON M5E 1W1

BUILDING CODE INFORMATION

AUTHORITY HAVING JURISDICTION:
CITY OF VANCOUVER

BUILDING CODE IN FORCE AT TIME OF DESIGN/CONSTRUCTION:
VBBL CIRCA 1964 / NBC 1960

CURRENT BUILDING CODE IN FORCE:
VANCOUVER BUILDING BY-LAW 2019

NATURE OF PROJECT:
OWNER RENOVATIONS

NECB REQUIREMENTS:
NONE

MAJOR OCCUPANCY CLASSIFICATION: *(NBC-2023AE: 3.2.2.)*
VBBL 2019 - GROUP C

BUILDING HEIGHT:
EXISTING TO REMAIN: 13 STOREYS ABOVE GROUND
1 STOREY BELOW GROUND (PARKADE)

2 **LOT AREA:**
EXISTING TO REMAIN = APPROX. 1,605.75m² / 17,284.12 sq.ft.

GROSS FLOOR AREA:
EXISTING TO REMAIN = APPROX. 5,150.61 m² / 55,440.70 sq.ft.

FLOOR SPACE RATIO:
EXISTING FSR TO REMAIN = 3.16

RESIDENTIAL UNITS:
EXISTING = 80
PROPOSED = 82

PROJECT AREA:
AREA A: 40.97m² (441 sq. ft)
AREA B: 70.61m² (760 sq. ft)
TOTAL OCCUPIABLE AREA (AREA A + AREA B): 111.58m² (1,201 sq. ft)

OCCUPANT LOAD:
EXISTING TO REMAIN + 2 PERSONS (UNIT A) + 4 PERSONS (UNIT B)

EGRESS: *(3.4.2.5.)*
TRAVEL DISTANCE: EXISTING TO REMAIN.
NUMBER OF EXITS: 1

CONSTRUCTION REQUIREMENTS:
BASE BUILDING
VBBL CIRCA 1964 OR NBC 1960 3.2.1.34: IN ANY BUILDING OF GROUP C, DIVISION 1.
- ANY HEIGHT, ANY AREA, NOT SPRINKLERED
- FIRE - RESISTIVE CONSTRUCTION
- BASEMENT SHALL BE 2HR FIRE SEPARATION
- FLOOR ASSEMBLIES SHALL BE 2HR FIRE SEPARATIONS
- BALCONIES SHALL BE 2HR FRR
- LOAD BEARING ELEMENTS SHALL BE EQUIVALENT TO SUPPORTED ASSEMBLIES.
- EXTERIOR LOAD BEARING COLUMNS AND WALLS TO BE 3HR FRR.

THIS PROJECT
VBBL 2019 - PART 11: EXISTING BUILDINGS
- SPRINKLER NOT REQUIRED TO THE ADDITION OF TWO NEW DWELLING UNITS WITHIN MULTIFAMILY BUILDINGS (PER TABLE 11.2.1.3.)

UNIT A: MINOR RENOVATION (VBBL TABLE A-11.2.1.2.-A)
PROJECT AREA ALTERNATIVE ACCEPTABLE SOLUTIONS (PER TABLE A-11.2.1.2.-B)
- EXITS TO BE UPGRADED WITH RESPECT TO NUMBER, CAPACITY, AND FIRE SEPARATIONS ONLY.
- NON-STRUCTURAL ELEMENTS AND FALLING HAZARDS MUST BE RESTRAINED TO RESIST LATERAL LOADS DUE TO EARTHQUAKES.
- RESTRAIN ALL CEILING SUPPORT FRAMES.
- LIMITED LEVEL OF UPGRADE SHALL BE PROVIDED TO DOOR CLEARANCES, DOOR HARDWARE, AND AREAS OF REFUGE TO ALLOW ACCESS TO PERSONS WITH DISABILITIES.

UNIT B: MINOR HORIZONTAL ADDITION (VBBL TABLE A-11.2.1.2.-A)
PROJECT AREA ALTERNATIVE ACCEPTABLE SOLUTIONS (PER TABLE A-11.2.1.2.-B)
- PROPOSED WORK MUST NOT REDUCE THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING.
- PROVIDE SMOKE DETECTORS AND EXIT SIGNS TO MEET THE FIRE AND LIFE SAFETY REQUIREMENTS OF THE VBBL 2019.
- ENSURE SAFETY FROM OVERHEAD FALLING HAZARDS. RETAIN INTERIOR PARTITION WALLS, CEILING FRAMING, MECHANICAL AND ELECTRICAL ELEMENTS AND CLADDING VENNER.
- EXISTING LEVEL OF ACCESSIBILITY MUST BE MAINTAINED THROUGHOUT THE PROJECT AREA NO ADDITIONAL ACCESSIBILITY ENHANCEMENTS AREA REQUIRED.

INTERIOR FIRE PROTECTION:

DESCRIPTION	CODE REF.	REQUIRED	OBSERVED IN EXISTING BUILDING
FIRE ALARM	*(3.2.4.1.)*	Y	Y
FIRE DETECTOR	(3.2.4.10.)	Y	Y
SMOKE DETECTORS	*(3.2.4.11.)*	Y	Y
STANDPIPE	*(3.2.5.8.)*	N	N
SPRINKLERS	*(3.2.5.12.)*	N	N

FIRE SEPARATIONS:

LOCATION	CODE REF.	FRR
FLOOR ASSEMBLIES	*(3.2.2.29.)*	2HR
SEPARATIONS BETWEEN SUITES	*(3.3.4.2.)*	*1HR*
ROOF	*(3.2.2.)*	-
EXITS	*(3.4.4.1.(1)*	-
ELEVATORS	*(TABLE 3.5.3.1.)*	-
MECHANICAL SHAFTS	*(TABLE 3.6.3.1.)*	-
STORAGE ROOM	*(3.6.2.5.(1)*	-
JANITORS CLOSET	*(3.3.1.22.(3)*	*1HR*
MECHANICAL ROOM	*(3.6.2.1.)*	-
ELECTRICAL CLOSETS	*(3.6.2.1.)*	-

FLAME SPREAD: *(3.1.13.2.)*

LOCATION	RATING REQUIRED
INTERIOR WALLS	150
INTERIOR CEILINGS	150
EXITS	25
SERVICE SPACES	25
LIGHT DIFFUSERS AND LENSES	200

Architect
SENALTEK ARCHITECTURE PLANNING + DESIGN LTD.
502 - 4730 GATEWAY BOULEVARD NW,
EDMONTON, AB, T6H 4P1

Structural Engineering
SENALTEK LTD.
550 - 727 7th AVENUE SW,
CALGARY, AB T2P 0Z5

Mechanical & Electrical Engineering
McCUAIG AND ASSOCIATES ENGINEERING LTD.
200 - 3999 HENNING DRIVE,
BURNABY, BC V5C 6P9

DRAWINGS FOR DEVELOPMENT PERMIT APPLICATION PURPOSES.
DRAWING WILL BE ISSUED AS PART OF PERMIT WORK PACKAGE (PWP).

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Seal

REGISTERED ARCHITECT · JAMES M. PILLEO · BRITISH COLUMBIA

2025-07-17

No.	Revision	Date: YYYY-MM-DD
1	ISSUED FOR BUILDING PERMIT	2025-05-07
2	ISSUED FOR DEVELOPMENT PERMIT	2025-07-17

Client/Owner

CANADIAN APARTMENT PROPERTIES • REIT

CANADIAN APARTMENT PROPERTIES. REIT
11 CHURCH STREET,
TORONTO, ON M5E 1W1

Project Title

SUITES CONVERSIONS
OWNER RENOVATIONS

990 BROUGHTON ST, VANCOUVER, BC V6G 2A5

Drawing Title

COVER SHEET & PROJECT INFORMATION

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