868 EAST HASTINGS - PATIO PERMIT

LIST OF DRAWINGS:

A0.1 SITE PLAN & STATISTICS
A0.2 CODE REVIEW - EXITS
A0.3 CODE REVIEW - OCCUPANCY
A1.1 FLOOR PLANS
A2.1 ROOF PLAN & BUILDING SECTION
A3.1 PATIO DETAILS



STATISTICS:

CIVIC ADDRESS:	868 EAST HASTINGS VANCOUVER, BC
LEGAL DESCRIPTIONS:	LOT 14, BLK 66, D.L. 181, PLAN VAP196
SITE AREA:	3,050.0 sq ft (283.35 sq m)
ZONING:	M-1

ZONING USE:	MAIN FLOOR	SECOND FLOOR
EXISTING / PROPOSED	RESTAURANT - CLASS 1	RESTAURANT STORAGE (F2)

DENSITY	PERMITTED	PROPOSED
MANUFACTURING, TRANSPORTATION, STORAGE, AND WHOLESALING CLASS A MAX. FLOOR AREA (5.0 FSR):	15,250.0 sq ft. (1,416.77 sq m.)	1,328.9 sq ft (123.5 sq m) (Second Floor Storage)
ALL OTHER USES MAX. FLOOR AREA (1.0 FSR):	3,050.0 sq ft. (283.35 sq m.)	2,125.0 sq ft (197.4 sq m) (Main Floor Restaurant)

FLOOR AREAS	PERMITTED	PROPOSED	
		Main Floor Restaurant (A2)	Second Floor Storage (A2)
		2,125.00 sq ft.	1,328.90 sq ft.
TOTAL:	15,250.0 sq ft (5.00 FSR)	3,453.9 sq ft (1.13 FSR)	

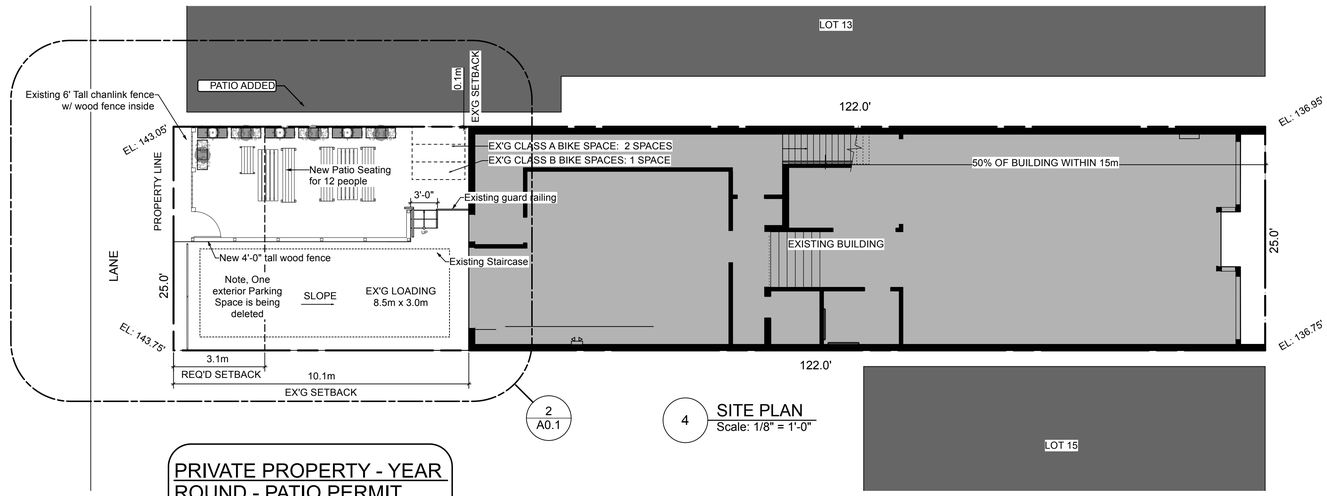
SETBACKS:	REQUIRED	EXISTING / PROPOSED
FRONT (NORTH)	N/A	0.0' (0.0m)
REAR (SOUTH)	10.2' (3.1m)	33' (10.06m)
SIDE (WEST)	N/A	0.2' (0.06m)
SIDE (EAST)	N/A	0.0' (0.0m)

BUILDING HEIGHT:	MAXIMUM	EXISTING / PROPOSED
	100.1' (30.5m)	23.8' (7.25m)

VEHICLE PARKING:	GROSS FLOOR AREA	REQUIRED STALLS	EXISTING / PROPOSED STALLS
Non Residential ≤ 500 sq m	0.0 sq m.	0 Stall	
PARKING TOTAL		**0 Stalls**	**0 Stalls**

LOADING:	GROSS FLOOR AREA	REQUIRED LOADING	EXISTING / PROPOSED LOADING
Manufacturing / Storage / Restaurant (per 5.2.5)	0.0 sq m.	**1 Class B**	**1 Class B**

BICYCLE PARKING:	GROSS FLOOR AREA	REQUIRED BIKES		EXISTING / PROPOSED BIKES
Manufacturing / Storage (per 6.2.6.1)	0.0 sq m.	Class A:	1 Stall	
		Class B:	0 Stalls	
Restaurant (Service) (per 6.2.5)	0.0 sq m.	Class A:	1 Stalls	
		Class B:	0 Stalls	
BICYCLE PARKING TOTAL		**Class A:**	**2 Stalls**	**2 Stalls**
		Class B:	**0 Stalls**	**1 Stall**



2 A0.1

4 SITE PLAN
Scale: 1/8" = 1'-0"

PRIVATE PROPERTY - YEAR ROUND - PATIO PERMIT

PATIO PERMIT SCOPE OF WORK - 2026.02.12

1.1 PATIO ADDED TO REAR OF PROPERTY
- Occupancy Load increased by 12 people

EXISTING USE:

RESTAURANT - CLASS 1

GENERAL NOTES :

CODES AND BY-LAWS:

THE FOLLOWING REGULATIONS GOVERN THE REQUIREMENTS FOR THE CONSTRUCTION OF THIS PROJECT:

1. VANCOUVER BUILDING BY-LAW 2025

2. NATIONAL FIRE PROTECTION ASSOCIATION

3. PROVINCIAL PLUMBING AND ELECTRICAL CODES

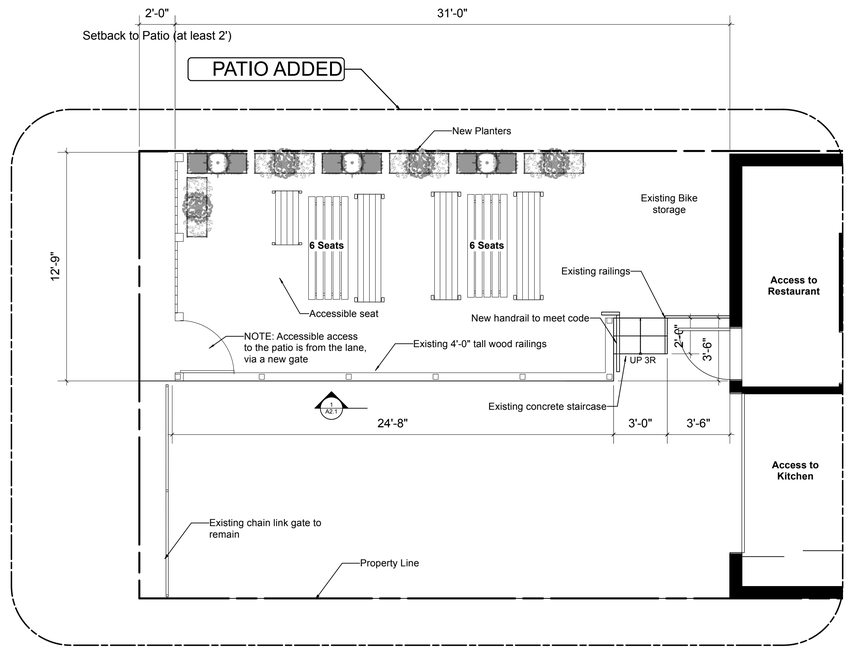
* ANY PROBLEM CAUSED BY THE FAILURE TO COMPLY TO THE ABOVE REGULATIONS OR THE FAILURE TO INFORM THE ARCHITECT OF ANY DISCREPANCY CONTAINED WITHIN THIS SET OF DRAWINGS, OR ANY CHANGE NOTICE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ADDITIONAL NOTES :

DO NOT SCALE THE DRAWINGS. VERIFY AND CONFIRM ALL DIMENSIONS AND VERIFY ANY/ALL CONFLICTS AND DISCREPANCIES WITH THE ARCHITECT PRIOR TO CONSTRUCTION.

ALL ITEMS EXISTING UNLESS NOTED OTHERWISE.

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION



2 PARTIAL SITE PLAN
Scale: 1/4" = 1'-0"

REGISTERED ARCHITECT JASON TYLER SKLADAN BRITISH COLUMBIA
2026-09-08

NOTES:
1. Drawings and Specifications, as instruments of Service, are the Property of the Architects who reserve copyright. No reproduction may be made without the permission of the Architects and when made must bear their names.
2. The party responsible for construction shall verify all dimensions and other data from the drawings with condition of the site. Any discrepancies shall be reported to the Architects immediately.
3. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

No.	Revision	Date

No.	Issue	Date
1	Issued for Permit	26-05-19

Skladan ARCHITECTURE
217 - 2323 Quebec Street, Vancouver BC

THE GARDEN STRATHCONA

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AT
868 East Hastings

Checked By	JS
Drawn By	JT
Scale	1/4" = 1'-0" (U.N.O.)
Date	Jan. 2026

SITE PLAN

Sheet Title

A0.1

Sheet Number: