

SAXE POINT PUBLIC HOUSE - TENANT IMPROVEMENT

GENERAL NOTES

SUMMARY OF WORK

Interior Tenant Improvements for #101 - 505 Park Place, Esquimalt B.C.

REQUIREMENTS

GENERAL REQUIREMENTS

In all cases, work must be carried out in conformance with all applicable regulations, bylaws and codes in their most current form, including but not limited to;

- 2018 British Columbia Building Code.
- 2018 British Columbia Fire Code.
- 2018 British Columbia Plumbing Code.
- 2018 British Columbia Electrical Code Regulation.

Should there be any conflict between applicable regulations, the Consultant is to be notified prior to commencement or continuation of work.

CONSTRUCTION SCHEDULING

The existing building shall remain occupied and in use during construction. Disruptive work shall be coordinated with building owners, their agents or otherwise identified responsible parties. Exits and life safety systems are to remain operational at all times. Any disruptions in exiting or life safety systems are to be identified to the consultant prior to the commencement of work.

WORK IN EXISTING PREMISES

Prior to executing work that will alter or otherwise modify existing building assemblies, the general contractor shall notify, in writing, the Consultant, should the work affect the structure, envelope, mechanical or electrical systems, of the base building or work that will cause disruption of other building occupants.

WORK SITE CONDITIONS

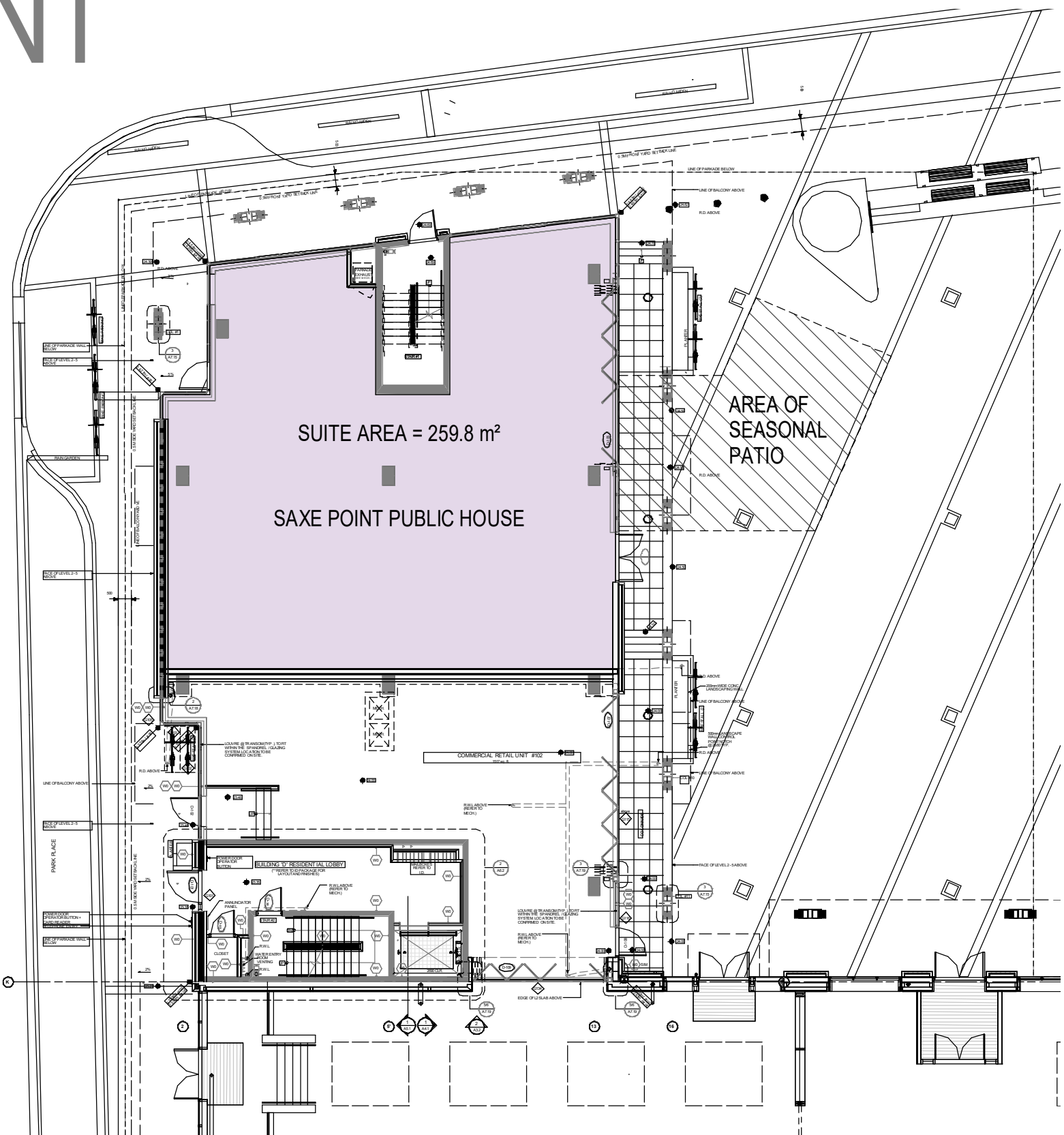
The worksite is to be maintained in tidy condition and be free of accumulated waste products. The general contractor is responsible for proper disposal of waste materials. Interior areas are to be clean and free of dust prior to the commencement of finishing work. All applicable laws and regulations pertaining to the disposal of chemicals or other dangers goods are to be followed.

PROJECT CLOSEOUT

Final Cleaning: Leave the Work broom clean before the inspection process commences. Clean and polish glass, hardware, stainless steel, chrome, porcelain enamel, baked enamel, plastic laminate, mechanical and electrical fixtures. Replace broken, scratched or disfigured glass. Remove stains, spots, marks and dirt from decorative Work, electrical and mechanical fixtures, furniture fitments and walls. Vacuum clean and dust building interiors, inside millwork, behind grilles, louvres and screens. Damp mop floors in preparation for sealing and waxing. Upon completion of the Work, submit to Owner red-line, hand-edited, Record Drawings of each sign in the Work of this Contract. Submit manufacturer's maintenance instructions, and necessary tools to change signage.



① Project Location
1 : 48



② Project Key Plan
1 : 200

LEGAL DESCRIPTION:

Strata Lot 1, Plan EPS8184, Suburban Lot 40, Section 11, Esquimalt Land District

PROJECT ADDRESS:

#101 - 505 Park Place Esquimalt, B.C.

PROJECT NAME:

TENANT IMPROVEMENT FOR SAXE POINT PUBLIC HOUSE

PROJECT FLOOR AREA:

OVERALL AREA = 259.8 m²

#101 - 505 PARK PLACE BCBC REVIEW:

MAIN FLOOR AREA: 259.8 m²

SUITE CLASSIFICATION: GROUP A-2 SPRINKLERED: YES

OCCUPANT LOAD: MAX. 110 PERSONS (POSTED)

PLUMBING FIXTURES:

CRITERIA FOR CALCULATION: BCBC 3.7.2.2-A - 2 FEMALE, 1 MALE
3.7.2.2.2 = MAX. OCCUPANT LOAD REDUCED BY 10 PERSONS

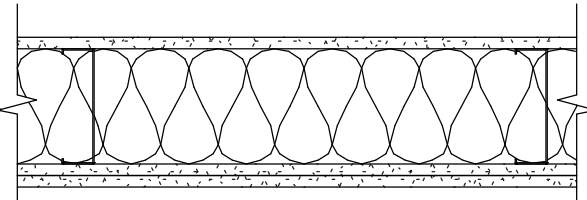
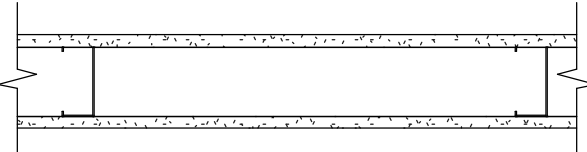
EGRESS:

2 EXITS REQUIRED PER BCBC TABLE 3.3.1.5.-A

FIRE RATING:

NO FIRE RATING IS REQUIRED BETWEEN A-2 & A-2 OCCUPANCIES

INTERIOR PARTITIONS



INTERIOR PARTITIONS

W1 **92mm STEEL STUD PARTITION**
16mm G.W.B.
92mm STEEL STUD @ 600mm O/C
16mm G.W.B.

W2 **152mm STEEL STUD PARTITION-PLUMBING**
16 G.W.B.
152mm STEEL STUD @ 600mm O/C
152mm ACOUSTIC BATT
16mm G.W.B.
16mm G.W.B.

NOTE: ALL WALL/CEILING FINISHES TO HAVE A FSR COMPLYING WITH 3.2.13.2(1)(4)

DRAWING LIST

ARCHITECTURAL

A0.00 COVER SHEET
A2.00 FLOOR PLAN
A2.01 REFLECTED CEILING PLAN
A2.02 SECTIONS & DETAILS
A2.04 SIGNAGE

PROJECT TEAM

CLIENT

SAXE POINT PUBLIC HOUSE
2969 AUSTIN AVE
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604.727.2904

CONTACT:
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ARCHITECT

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ELECTRICAL ENGINEER

AES ENGINEERING
500-3795 CAREY ROAD
VICTORIA BC V8Z 6T8
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CONTACT:
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KITCHEN CONSULTANT

STEELHEAD DESIGN LTD.
NORTH COWICHAN, BC
778.422.3988

CONTACT:
KEVIN FROST
steelheaddesign@shaw.ca

MERRICK
ARCHITECTURE

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VICTORIA

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Key Plan

Revision No.	Description	Date
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Issue	Issue Date
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LIQUOR LICENCE APPLICATION JANUARY 4, 2024

Consultant

Project

Saxe Point Public House Tenant Improvement

Sheet Title

COVER

Drawn By	Checked
NR	SM
Project Number	Scale
202363	AS NOTED
Revision	Sheet Number

A0.00

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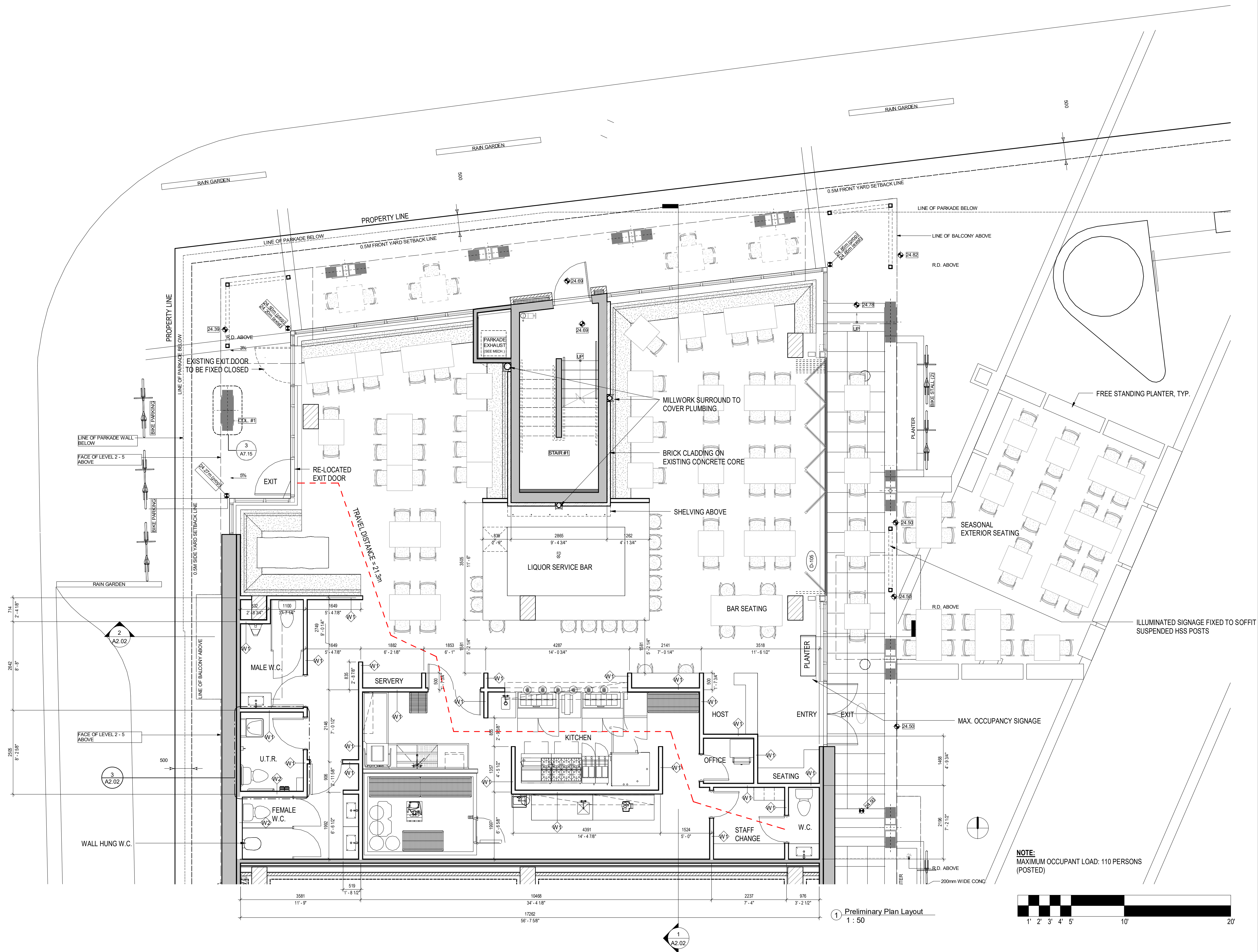
Saxe Point Public House Tenant Improvement

Sheet Title

FLOOR PLAN

Drawn By	Checked
NR	SM
Project Number	Scale
202363	AS NOTED
Revision	Sheet Number

A2.00



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Key Plan

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Project

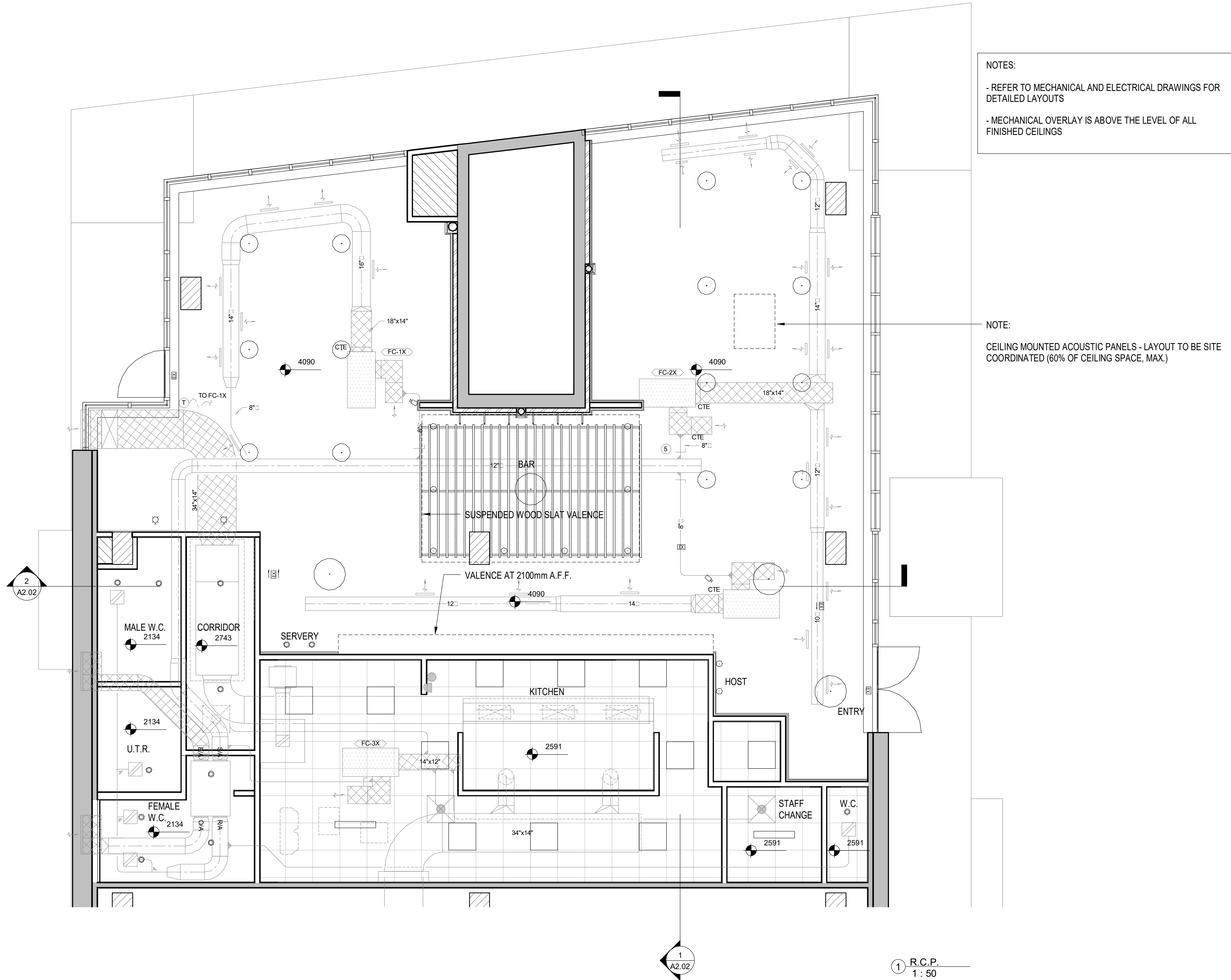
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Sheet Title

REFLECTED CEILING PLAN

Drawn By	Checked
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Project Number	Scale
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Key Plan

Revision No.	Description	Date
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Issue Issue Date

LIQUOR LICENCE APPLICATION JANUARY 4, 2024

Consultant

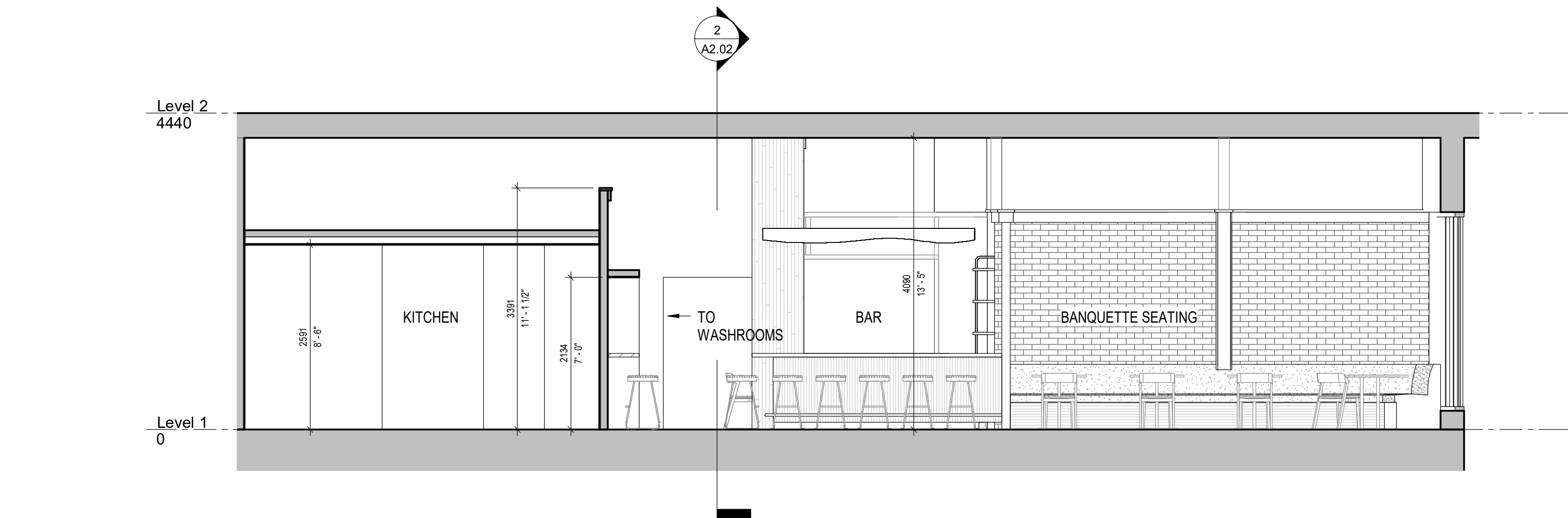
Project

Saxe Point Public House Tenant Improvement

Sheet Title
SECTIONS & DETAILS

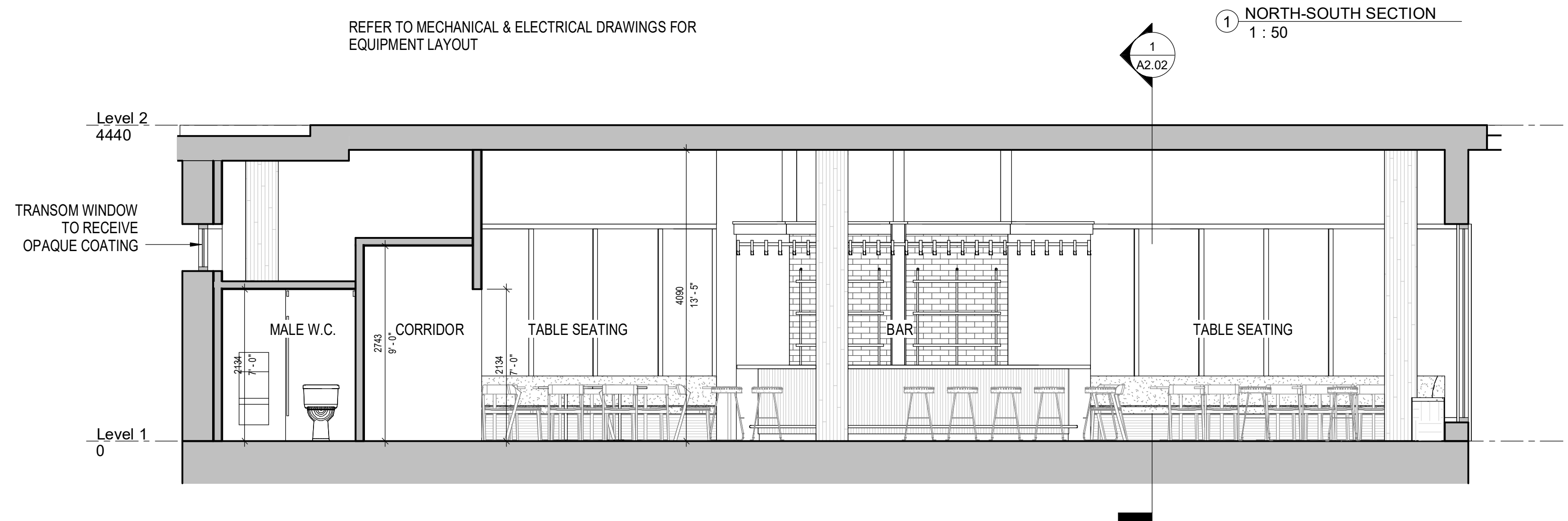
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Revision	Sheet Number

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NOTE:

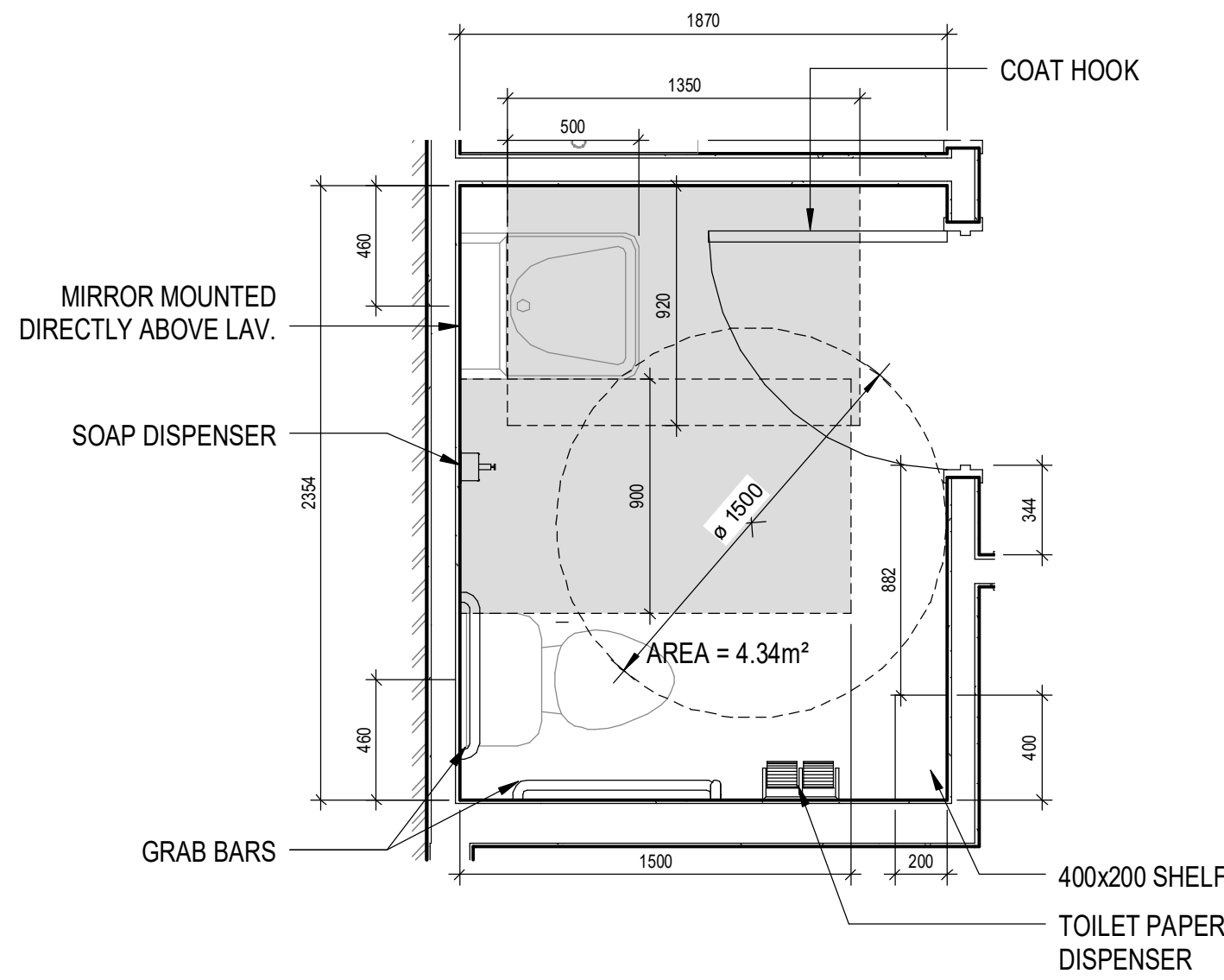
REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR EQUIPMENT LAYOUT



② EAST-WEST SECTION
1 : 50



④ BAR AXO A



③ UTR PLAN
1 : 25

GENERAL NOTES FOR ACCESSIBLE WASHROOMS

- FLUSHING CONTROLS TO BE FULLY ACCESSIBLE
- TOILET SEAT COVER TO REST AGAINST REAR GRAB BAR
- GRAB BAR DIAMETER TO BE NOT LESS THAN 30mm AND NOT MORE THAN 40mm
- GRAB BAR TO BE INSTALLED WITH A CLEARANCE OF 35-45mm FROM WALL
- GRAB BARS TO BE DESIGNED TO WITHSTAND A LOAD OF NOT LESS THAN 1.3kN
- ALL GRAB BARS TO HAVE A NON-SLIP FINISH
- BOTTOM OF MIRROR TO BE FLUSH w/ TOP SURFACE OF LAV.



⑤ BAR AXO B

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Key Plan

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LIQUOR LICENCE APPLICATION JANUARY 4, 2024

Consultant

Project

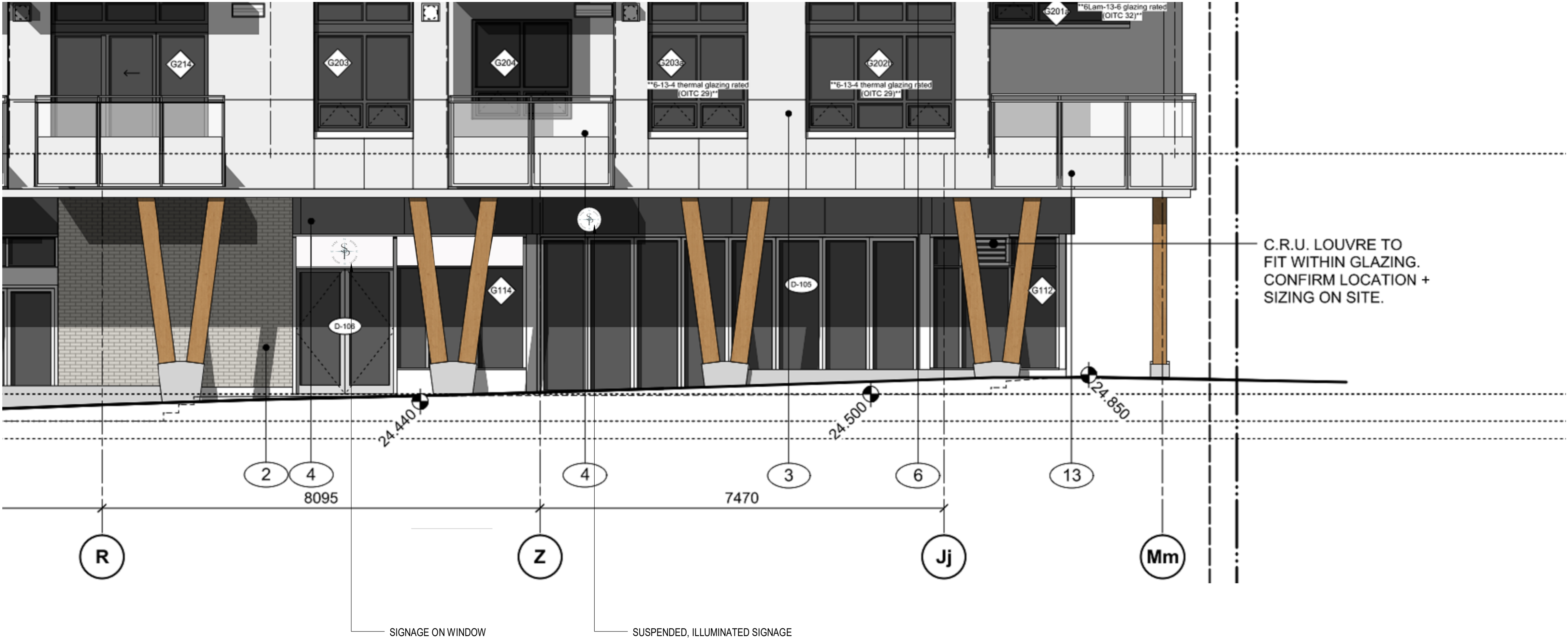
Saxe Point Public
House Tenant
Improvement

Sheet Title

SIGNAGE

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A2.03



SIGNAGE ELEVATION
1 : 50



SAMPLE SIGNAGE
1 : 5