

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

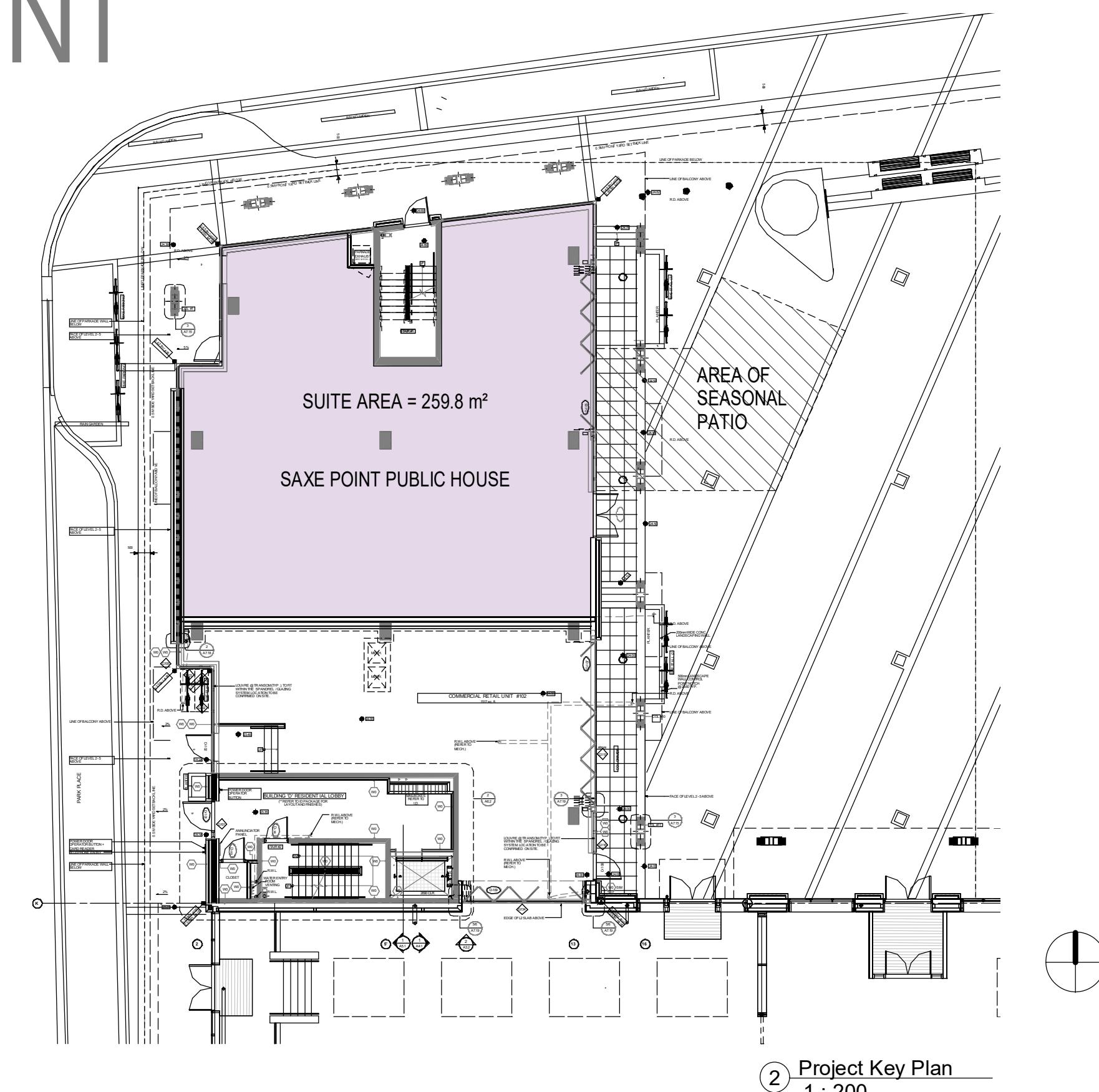
The worksite is to be maintained in tidy condition and be free of accumulated waste products. The general contractor is responsible for proper disposal of waste materials. Interior areas are to be clean and free of dust prior to the commencement of finishing work. All applicable laws and regulations pertaining to the disposal of chemicals or other dangerous 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 fittings 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 EPS6184, 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

Issue: LIQUOR LICENCE APPLICATION
Issue Date: JANUARY 4, 2024

Consultant

Project
Saxe Point Public
House Tenant
Improvement

Sheet Title
COVER

Drawn By
NR
Project Number
202363
Revision

Checked
SM
Scale
AS NOTED
Sheet Number

PROJECT TEAM

CLIENT

SAXE POINT PUBLIC HOUSE
2969 AUSTIN AVE
VICTORIA BC V9A 2K9
604.727.2904

ARCHITECT

MERRICK ARCHITECTURE LTD.
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KITCHEN CONSULTANT

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Key Plan

Revision
No. Description Date

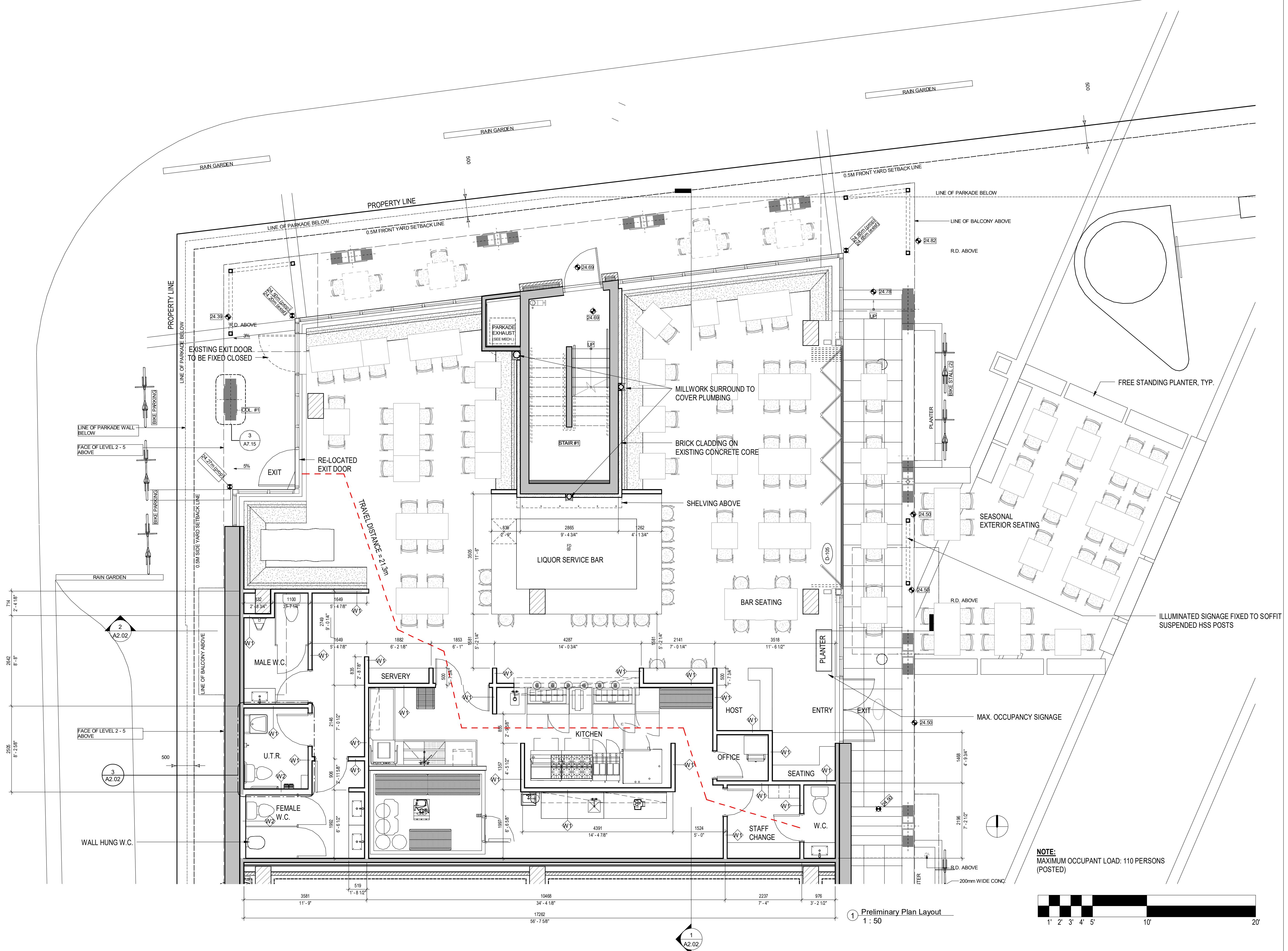
Issue Issue Date
LIQUOR LICENCE APPLICATION JANUARY 4, 2024

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Sheet Title
FLOOR PLAN

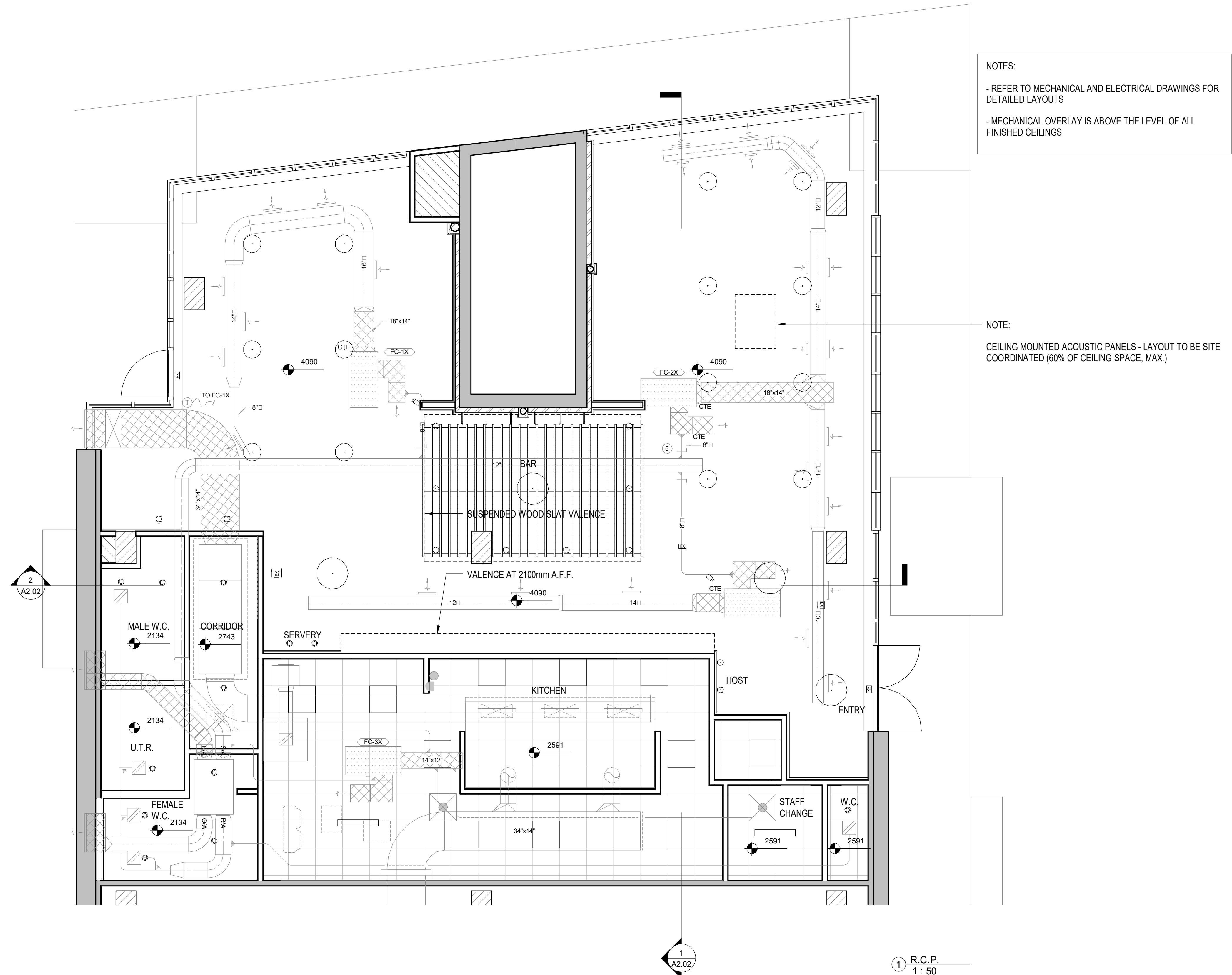
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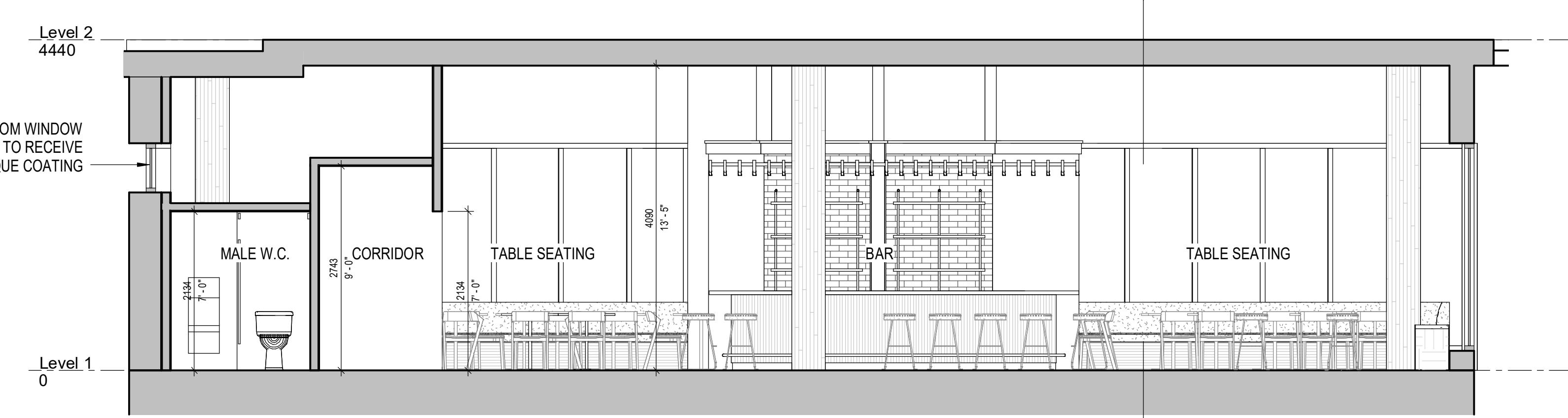
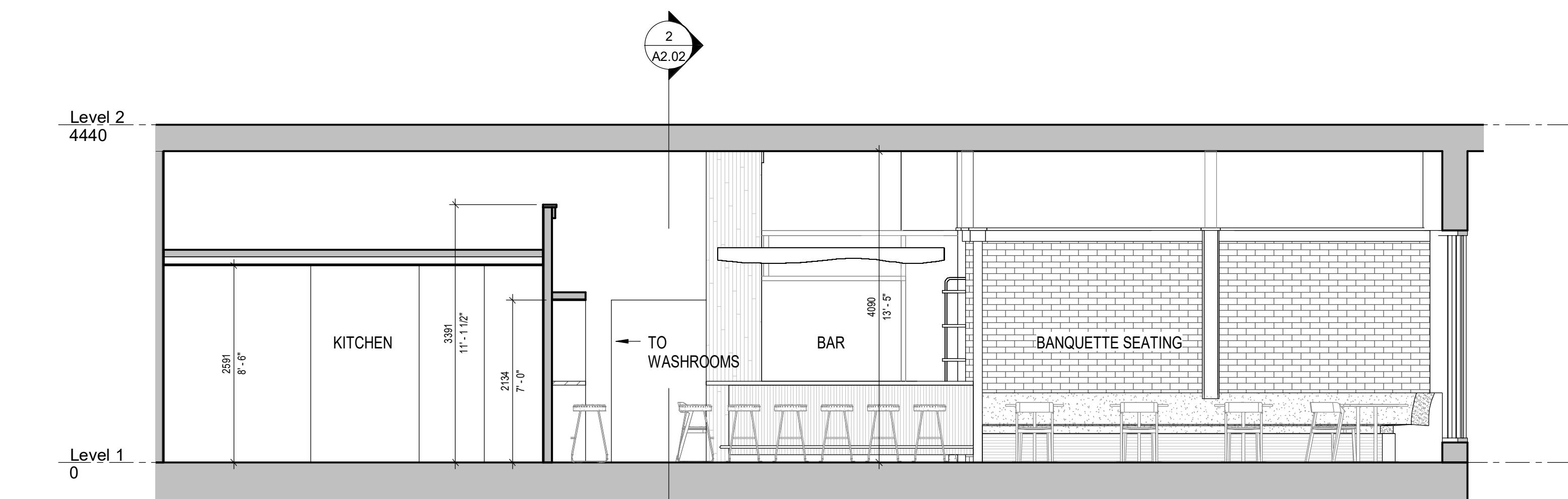
Project
**Saxe Point Public
House Tenant
Improvement**

Sheet Title
SECTIONS & DETAILS

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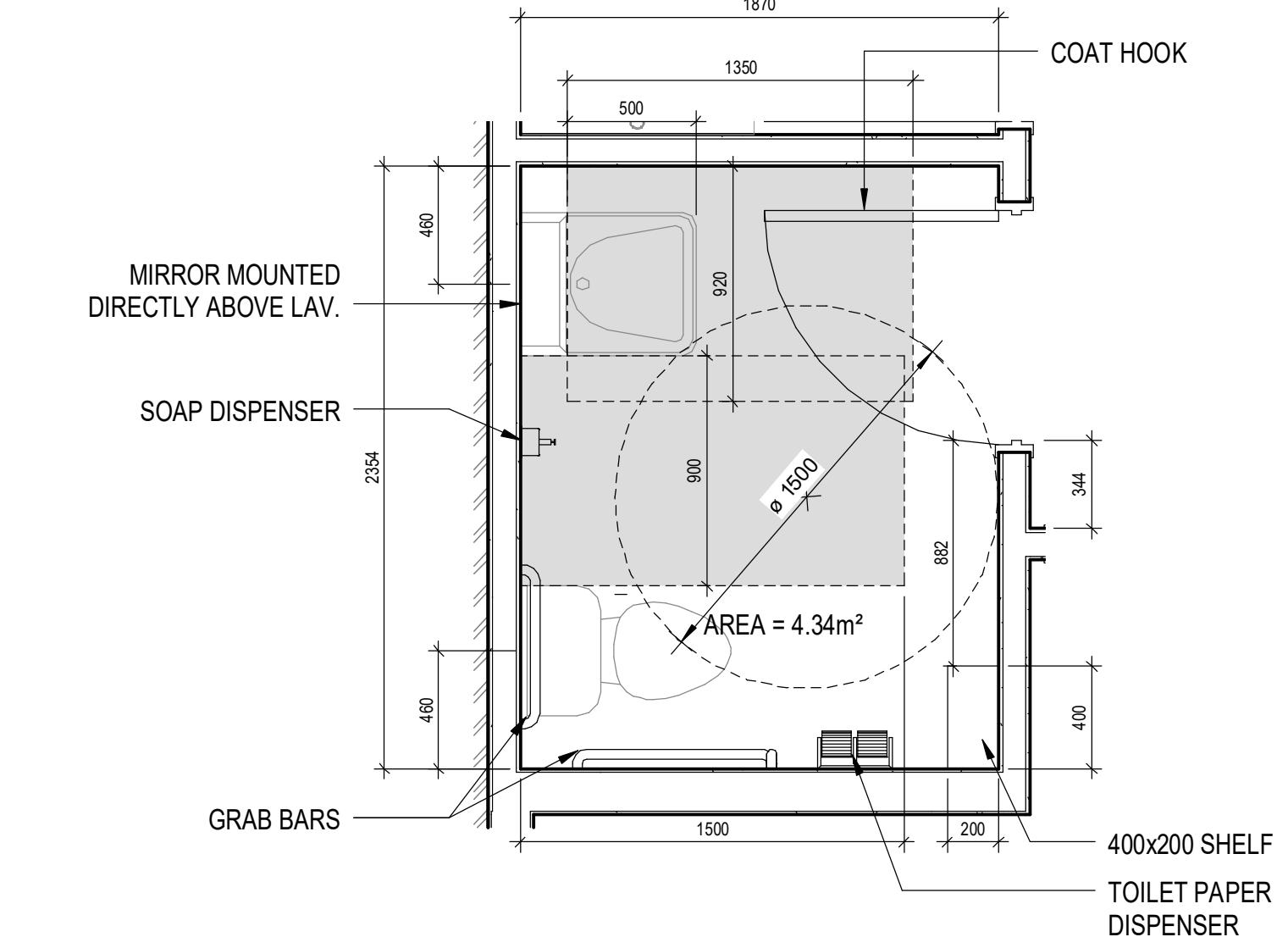
A2.02



④ BAR AXO A

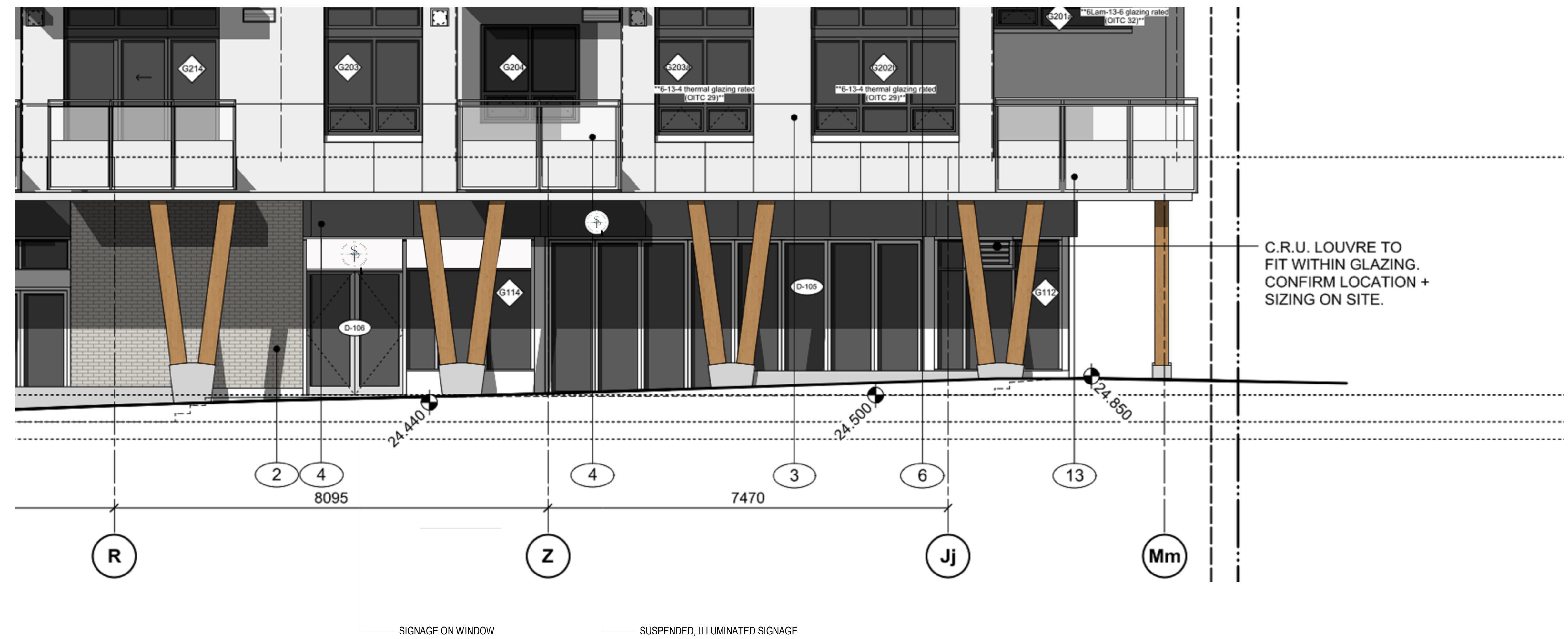


⑤ BAR AXO B

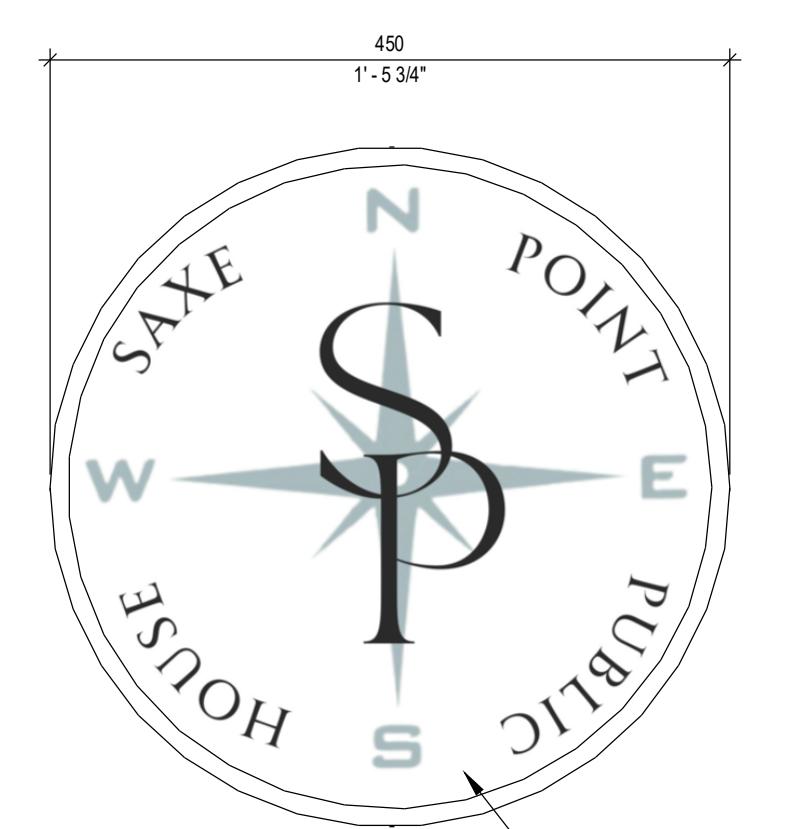


GENERAL NOTES FOR ACCESSIBLE WASHROOMS

- 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.



SIGNAGE ELEVATION
1 : 50



SAMPLE SIGNAGE
1 : 5

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