## LIGHTHOUSE BREWING - TENANT IMPROVEMENT

### **GENERAL NOTES**

1. THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION FOLLOWS THESE DOCUMENTS. ALL REVISIONS SHALL BE APPROVED IN ENTIRETY BY THE ARCHITECT.

2. ALL WORK SHALL COMPLY WITH ALL MUNICIPAL CODES AND BY-LAWS AND SHALL BE IN ACCORDANCE WITH B.C BUILDING CODE 2012.

3. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS. THE CONTRACTOR SHALL VERHY ALL LINES, LEVELS, SURVEYS, DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY WARTATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT /OWNER BEFORE COMMENCEMENT OF WORK.

5. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR SAFETY, SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION AND COMPLIANCE WITH LOCAL REGULATIONS REGARDING SAFETY SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

6. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED. IMPERIAL UNITS MAY BE PROVIDED IN BRACKETS FOR REFERENCE BUT THE METRIC UNITS SHOULD BE PRIVILEGED FIRST. THE CONTRACTOR SHALL VERIFY DIMENSIONS BEFORE CONSTRUCTION AND REPORT DISCREPANCES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE

7 CONTRACTOR TO ENSURE THAT ALL WORK IS CARRIED OUT ACCORDING TO THE RULES AND CUSTOMS OF BEST RADE PRACTICES AND THEIR SPECIFICATIONS, BY SKILLED TRADESPEOPLE KNOWLEDGEABLE OF THE TYPE OF

8. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, SLEEVES, EMBEDDED ITEMS AND OTHER BUILDING OR SITE COMPONENTS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS. REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

9 A MINIMUM OF 24 HRS NOTIFICATION IS REQUIRED FOR REVIEW AND INSPECTIONS

## LEGEND

### **PARTITION SCHEDULE**

NEW WALLS: (TYP. UNO) 12mm GWB 38x89mm WOOD STUDS @ 400x 12mm GWB

EXISTING TO BE DEMOLISHED
RELOCATE OR HAKE SAFE EXIST, SERVICES TO SUIT.
MAKE GOOD EXIST, ADJ. SURFACES AS RECTO
"EXIST, SUPPORTING STRUCTURE TO REMAIN UNCH.

NEW DOOR TO SUIT





## LEGAL DESCRIPTION: LOT 1 PLAN VIP27158 PID: 000047341

**BUILDING INFORMATION:** 

CIVIC ADDRESS: 836 DEVONSHIRE ROA APPLICABLE BUILDING CODE PART: 3 NUMBER OF BUILDINGS: 1

APPLICABLE BUILDING CODE: BRITISH COLUMBIA BUILDING CODE 2012

FIRE SPRINKLERED: NO COMBUSTIBLE CONSTRUCTION

EXIST. GROUP F3 (BREWERY) INCL. OFFICE SPACE < 10%

- SUBSIDIARY OCCUPANCY:
  NEW: GROUP A, DIVISION 2, LOW OCCUPANT LOAD = GROUP D (TASTING ROOM) RREWERY I OUNGE AND SALES AREA NOT A SEPARATE MAJOR OCCUPANCY
- BUILDING CODE ANALYSIS
  - NUMBER OF STREETS FACING = 1
    OCCUPANCY CLASSIFICATION 3.2.2.74 GROUP F, DIVISION 2, UP TO 3 STOREYS, COMBUSTIBLE OR
  - NON-COMBUSTIBLE CONSTRUCTION, BUILDING AREA NOT MORE THAN 1,500m2 EXIT QUANTITY AND LOCATION (3.4.2.1.2) 1 EXIT 60 PERSONS OCCUPANT LOAD PER 3.1.2.6 PER TABLE 3.4.2.1.A:
  - MAX. FLOOR AREA = 200m<sup>2</sup>; MAX. TRAVEL DISTANCE = 15m (ACTUAL = 11.3m)
- OCCUPANT LOAD CALCULATION + WASHROOM COUNT (TASTING ROOM)
  - ART COAD CALCULATION AT YAVASHACORI COONT (TASTING SOCIETY)

    OCCUPANT LOAD 3.1.71.2)

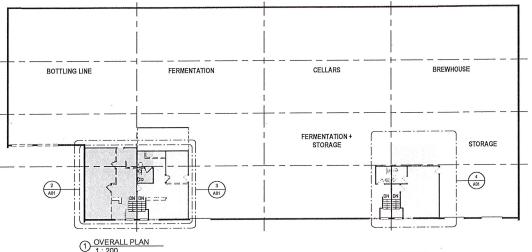
    IF A FLOOR AREA OR PART THEREOF HAS BEEN DESIGNED FOR AN OCCUPANT LOAD
    OTHER THAN THAT DETERMINED FROM TABLE 3.1.71.1, A PERMANENT SIGN INDICATING
    THAT OCCUPANT LOAD SHALL BE POSTED IN A CORSICUPACY 30

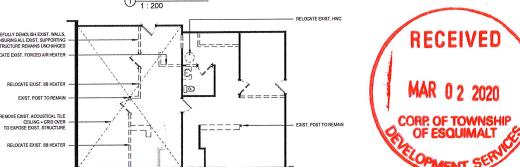
    GROUP A, DIV J, LOW OCCUPANT LOAD -MAX. OCCUPANCY 30

    GROUP A, DIV J, LOW OCCUPANT LOAD -MAX. OCCUPANCY 30

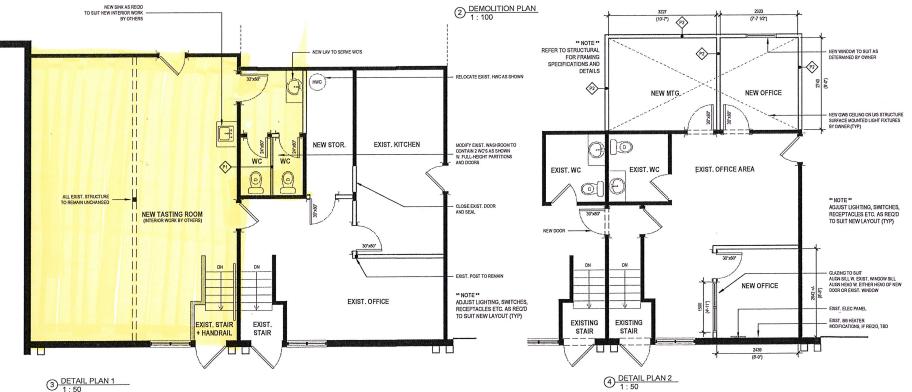
    OCCUPANT LOAD SHALL BY THE MAXIMUM CONTRACT OF THE MAXIMUM CONTRA
  - WATER CLOSETS 3.7.2.2.
    TABLE 3.7.2.2.B
    WATER CLOSETS FOR A BUSINESS AND PERSONAL SERVICES OCCUPANCY
  - NUMBER OF PERSONS OF EACH SEX: 1 25 MINIMUM NUMBER OF WATER CLOSETS FOR EACH SEX: 1
- 5.0 ZONING REQUIREMENTS
  5.1 ZONING LIGHT INDUSTRIAL (I-1)
  5.2 PERMITTED USE: LIGHT MANUFACTURING AND PROCESSING, INCL ACCESSORY RETAIL

## **ISSUED FOR BUILDING PERMIT - 2018.03.21**









NO. DATE ISSUE

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LIGHTHOUSE BREWING TENANT IMPROVEMENT

SHEET TITLE

COVER + BLDG INFO + PLANS

2018.02.28 SHEET NO. PROJECT NO. 17-025 A01 As indicated

# **TASTING ROOM**

