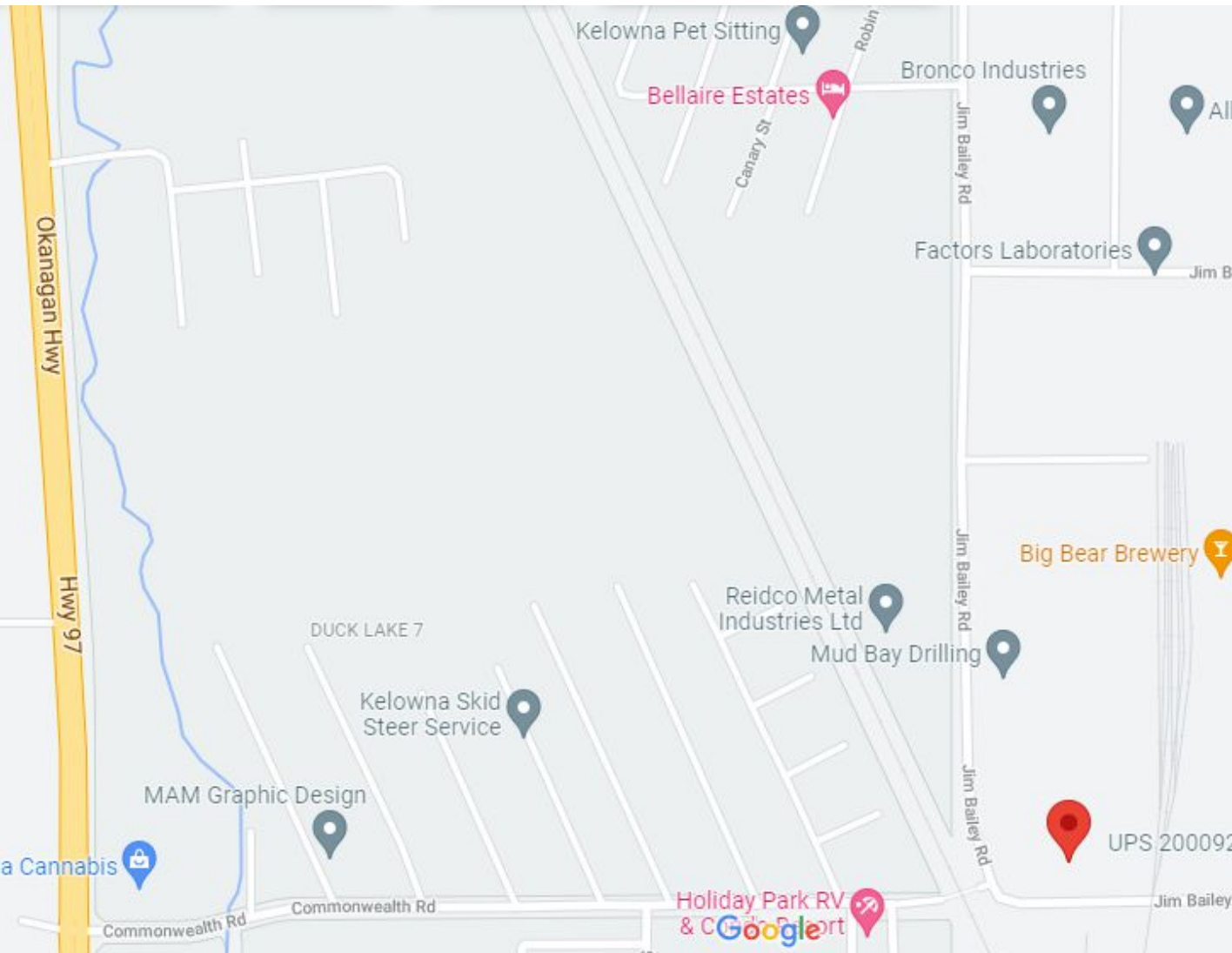


# JIM BAILEY Unit 101

## revision 1



**1** location map

**architect:**  
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**2** project contacts

Ao.o project information  
Ao.1 general notes, symbols and abbreviations  
Ao.3 code analysis, site plan  
A2.1 proposed plan  
A4.1 sections

**3** drawing index



PLACE

**JIM BAILEY Unit 101**  
8750 JIM BAILEY CRES., KELOWNA, B.C.

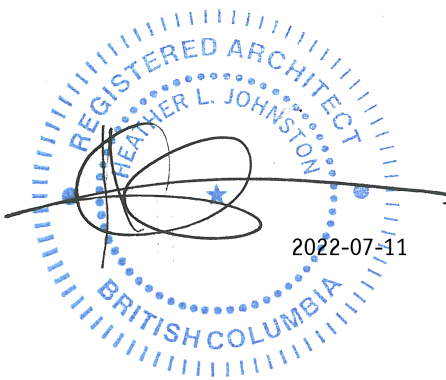
PLAN EPP08124 LOT 8 SECTION 2 TOWNSHIP 20  
031-077-803

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abbreviations

ab	anchor bolt	ko	knockout
ab	as built		
a/c	air conditioning	max	maximum
act	acoustical tile	mech	mechanical
a.d.	area drain	mtl	metal
adj	adjustable	mfr	manufacturer
aff	above finish floor	min	minimum
		m.o.	masonry opening
		mull	mullion
bd	board		
bdg	building	nic	not in contract
bm	beam	nts	not to scale
b.o.	bottom of		
CL	center line	o/	over
cl	clear	o.c.	on center
clg	ceiling	opg	opening
cj	construction joint	opp	opposite
cmu	concrete masonry unit	o.d.	overflow drain
c.o.	cleanout		
col	column	pl	plate
conc	concrete	PL	property line
conn	connection	plas	plaster
cont	continuous	plywd	plywood
ct	ceramic tile	pnl	panel
c.w.	cold water	pol	polished
		pt	point
		pvc	poly vinyl chloride
d	diameter		
dtl	detail	R	risers
dim	dimension	r	radius
ds	downspout	req	required
dwg	drawing	rm	room
		r.o.	rough opening
ea	each	r.o.w.	right of way
elec	electrical	rd	roof drain
el	elevation	ref	refer to
encl	enclosure	reinf	reinforced/ing
eng	engineer	sd	smoke detector
eq	equal	sect.	section
ex	exhaust	sf	square foot/feet
(e)	existing	sht	sheet
ext	exterior	sim	similar
		sip	struct. insulated panel
f.d.	floor drain	specs	specifications
fdn	foundation	sq	square
fin	finish	std	standard
fl	floor	stl	steel
f.o.	finished opening	stor	storage
foc	face of concrete	struct	structural
fio	furnished and installed by owner	ss	stainless steel
foic	furnished by owner installed	susp	suspended
by	contractor		
fof	face of finish	tel	telephone
fom	face of masonry	t&g	tongue and groove
fos	face of stud	t.o.	top of
ftg	footing	T	tread
		typ	typical
ga	gauge	uno	unless noted otherwise
galvi	galvanize(d)	upo	unprotected opening
gwb	gypsum wall board		
hdr	header	vfy	verify
hw	hardwood	vif	verify in field
hw	hardware	vert	vertical
hm	hollow metal	vct	vinyl composition tile
horiz	horizontal		
ht	height	w/	with
hw	hot water	wd	wood
		wdw	window
id	inside diameter	w.p.	work point
inv	invert	wr	water resistant
insul	insulation	wrb	weather resistive barrier
int	interior	ws	weather stripping
		wwf	welded wire fabric
j box	junction box		

symbols

smoke detector	
exit sign	
spot elevation	
window tag	
door tag	
wall tag	
equipment tag	
plumbing fixture tag	
floor level	
detail callout	
section tag	
elevation tag	

Division 1 General Conditions

1. All work shall comply with all applicable codes and ordinances. (2018 BC building code and local amendments) Any conflicts between the codes and the construction documents should be immediately brought to the Architect's attention.
2. The Contractor shall be familiar with all mechanical, plumbing, and electrical work on the project. The Contractor shall provide all necessary shafts, openings, bases, curbs, blocking, and structural supports for ducts, conduit and equipment as required.
3. The Contractor shall provide all items, materials, articles, operations and/ or methods listed or scheduled on the drawings including all labor, materials, equipment and incidentals necessary and/ or required for completion of the work. See specific notes in this section for divisions 2-16 or as listed on the drawings.
4. All mechanical, electrical, and plumbing work shall be completed under separate permits, and in compliance with all applicable codes and ordinances. Submit cut sheets or samples of any equipment that will be visible from the finished space to Owners for approval prior to installation. Any visible mechanical equipment not submitted and approved may be subject to removal.
5. The Contractor shall provide all shoring, bracing, and barricading necessary to ensure the structural stability of the building and the safety of all who enter the job site during construction.
6. The Architect will not be responsible for determining construction means, methods, techniques, sequences or procedures, or for safety precautions or programs in connection with the work. The Architect will not be responsible for any failure of the contractor to complete the work in accordance with the contract documents. The Architect will not be responsible for the acts or omissions of the contractor, sub-contractors, any of their agents or employees, or any other persons performing any of the work.
7. The Contractor to verify all existing conditions and dimensions, and notify Architects of any discrepancy or uncertainty.
8. The contractor shall have a preconstruction meeting with Owner, Architect, and major Sub-contractors prior to the start of any work.
9. Do not scale drawings. Written dimensions take precedence over scaled dimensions. Details take precedence over general conditions. Dimensions on drawings are taken to the face of concrete walls, to the face of studs and to the face of columns unless noted otherwise.
10. No change in scope or intent of the work shall be made without approval of the Architect and Owners. Any work completed which deviates from intended scope without prior approval can be rejected and subject to removal at the Contractor's expense.
11. Floors and walls are to be finished under and behind casework and equipment, except as specifically shown otherwise on the drawings.
12. Shop drawings and/or material samples shall be prepared by the Contractor and submitted to the Architects for review on the following items. Allow 5 days for Architects' review. Send at least two copies of every submittal, more if Contractor or Sub-contractors need multiple copies. Every effort will be made to turn submittals around as quickly as possible.
  - All finish materials
  - Casework, custom furniture and installations
  - Doors, Windows, and Frames
  - Hardware, fittings and fixtures
  - All visible HVAC equipment (cut sheets OK)
  - All visible electrical equipment (cut sheets OK)All paint and finish samples must be approved by Owners. Roll-out a 4' x 8' section of each wall paint color in the space and paint a 6' length of all trim pieces for Owner approval prior to purchase of full paint order. Do not proceed with painting until these roll-outs are approved.

13. Alternatives and substitutions to drawings and specifications may be acceptable, but the Architect or Owners must approve these. Any item substituted without approval may be subject to removal.
14. Contractor to verify rough opening requirements of fixtures and equipment prior to installation, and verify locations of wall mounted accessories and backing for accessories with Owners prior to closing of the walls.
15. Contractor to provide the necessary containers for recycling and trash removal and keep the work area reasonably clean at all times. The Contractor shall be responsible for the removal of all debris from wall and joist spaces before enclosure, from crawl and attic spaces before completion, and from the site before punch list.
16. During demolition and construction the Contractor will protect all new work and existing to remain surfaces, building components, and landscape. Damage or disturbance to existing to remain building or landscape elements shall be promptly restored, repaired, or replaced to match existing at no cost to the Owners.
17. Upon completion of the work, the Contractor shall complete a thorough cleaning and touch- up of any marked or damaged materials or surfaces in the area of work and in any other areas of the building affected during construction.
18. At the Owners' request, when the Contractor considers work substantially complete, notice may be made to Architects. Upon inspection of the work, the Architect will either notify the Contractor in writing of deficiencies in the work or the Architect will accept the work as being substantially complete. If the work is accepted, the certificate of substantial completion will be prepared, accompanied by the Contractor's list of items to be completed or corrected, as verified and amended by Architect and Owners. The Owners and Contractor must accept the responsibilities assigned to them in the certificate. Substantial completion is defined as that point in the project when the job is sufficiently complete, in accordance with the Contract Documents, that the Owners can occupy or utilize the Work or a designated portion thereof for the use for which it is intended. The final inspection performed by the governing agencies shall be signed-off at or before substantial completion.
19. When the work is accepted as substantially complete, the Contractor shall prepare the necessary closeout submittals. The project will not be considered complete without satisfaction of all lien releases as agreed upon between the Owner and Contractor.
20. Upon acceptance of the Work, the Contractor will submit to the Owners a tabbed three ring binder containing the following items:
  - Product and equipment guarantees
  - Warranties
  - Operating and maintenance information on equipment and specialized building components used in the project
  - Special maintenance information for finishes used in the project, as appropriate
  - A list of subcontractors involved in the job, their addresses and phone numbers.
21. Final payment will be made after closeout submittals are complete and based on the agreement of final payment in the contract between Owner and Contractor.

22. Contractor to site verify floor to floor heights for stair fabrication prior to commencement of work, any discrepancies from the Architectural drawings must be reported to the Architect.

Division 6 Wood

Provide 8" minimum from finish grade to any exposed lumber or siding.  
Use pressure treated wood for sill plates and exterior rated timber or cedar for all wood decks and railings.

Provide backing for wall mounted equipment and fixtures where shown on plans or interior elevations, typ.

Division 7 Thermal and Moisture Protection

Install vapor barriers of either Tyvek Housewrap or (2) layers 30 minute building paper with all seams taped on exterior walls.  
Use 2 layers 60 minute paper if the wall is to be covered with stucco.

Install 30# minimum felt or approved alternative on roofs; and 6 mil visqueen or equal around all concrete exposed to earth: footings, under slabs on grade, and over exposed dirt in basements, typ.

Waterproof wallboard is required at all wet areas including showers, tubs, and sink areas.

Ceramic tile is to be installed on waterproof wallboard (Durock, Hardiebacker, or similar) with schluter strips @ all exposed tile edges.

Division 8 Doors and Windows

All wired glass to be in conformance with CAN/CGSB-12.11-M "Wired Safety Glass." It will be 1/4" thick glass, reinforced with a steel wire mesh in the form of squares at 25mm o.c. and be a diameter of 0.45mm. The glazing will be set in fixed steel frames with metal not less than 1.35mm thick with a glazing stop (20mm) on both sides of the glass.

Required Inspections

- Contractor is required to request from the architect in writing a minimum of 48 hours in advance inspections at the following stages of construction:
1. At the time any membrane or building envelope component is to be covered up, (ie. foundation backfill, siding installation, drywall installation, etc.)
  2. Prior to covering up components making up part of a fire separation once they have been installed.
  3. Once again at final inspection.

Required Submittals

The contractor is required to provide submittals for the following items for review and approval by the architect prior to ordering or manufacturing the following building components:

1. All door hardware, and doors/ windows.
2. Stairs, handrails, or guardrails.
3. All building components making up any portion of a fire separation including, but not limited to, fire dampers, fire caulking, and fire blocking.



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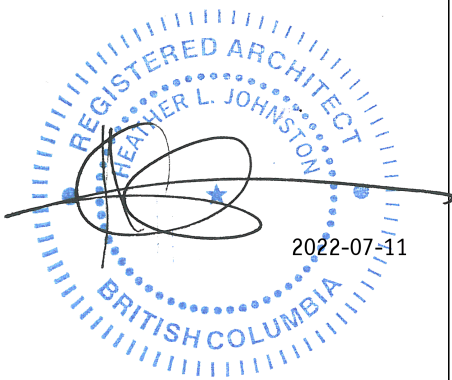
general notes,  
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PROJECT INFORMATION

PROPERTY ADDRESS	8750 JIM BAILEY CRES., KELOWNA, BRITISH COLUMBIA
LEGAL DESCRIPTION	PLAN EPP98124 LOT 8 SECTION 2 TOWNSHIP 20
P.I.D	031-077-803
APPLICABLE CODES	BRITISH COLUMBIA BUILDING CODE 2018
ZONING	I3 - HEAVY INDUSTRIAL

CODE COMPLIANCE - SOUTH BUILDING

3.1 GENERAL

Building Area:	3,480.57 m <sup>2</sup> 37,464.5 ft <sup>2</sup>
Suite Area:	Main level = 167.2 m <sup>2</sup> Second level = 83.6 m <sup>2</sup>
Sprinklered:	Yes
Building Height:	2 storeys
Occupancies:	Shop - F2 / Office - D

3.1.17.1 OCCUPANT LOAD

Number	Name	Area	Occ Load	Occupants	less 20 percents
101	SHOP	157.04 m <sup>2</sup>	28	4.5	125.63 m <sup>2</sup>
201	FUTURE OFFICE SPACE	58.98 m <sup>2</sup>	9.3	5.1	47.18 m <sup>2</sup>
Unit 101				9.6	
total				10	

3.2 BUILDING FIRE SAFETY

<b>Article 3.2.2.79</b>	Group F, Division 2, up to 2 Storeys, Sprinklered
Construction Type:	Combustible or non-combustible construction
Maximum Area:	1800 m <sup>2</sup>
Floors:	45 min if combustible
Mezzanines:	No rating required
Loadbearing:	45 min. or noncombustible construction
Roof:	No rating required
Sprinklers:	Sprinklered

<b>Article 3.2.2.63</b>	Group D, up to 2 Storeys, Sprinklered
Construction Type:	Combustible or non-combustible construction
Maximum Area:	2400 m <sup>2</sup>
Floors:	45 min if combustible
Mezzanines:	No rating required
Loadbearing:	45 min. or noncombustible construction
Roof:	No rating required
Sprinklers:	Sprinklered

3.4 EXITS

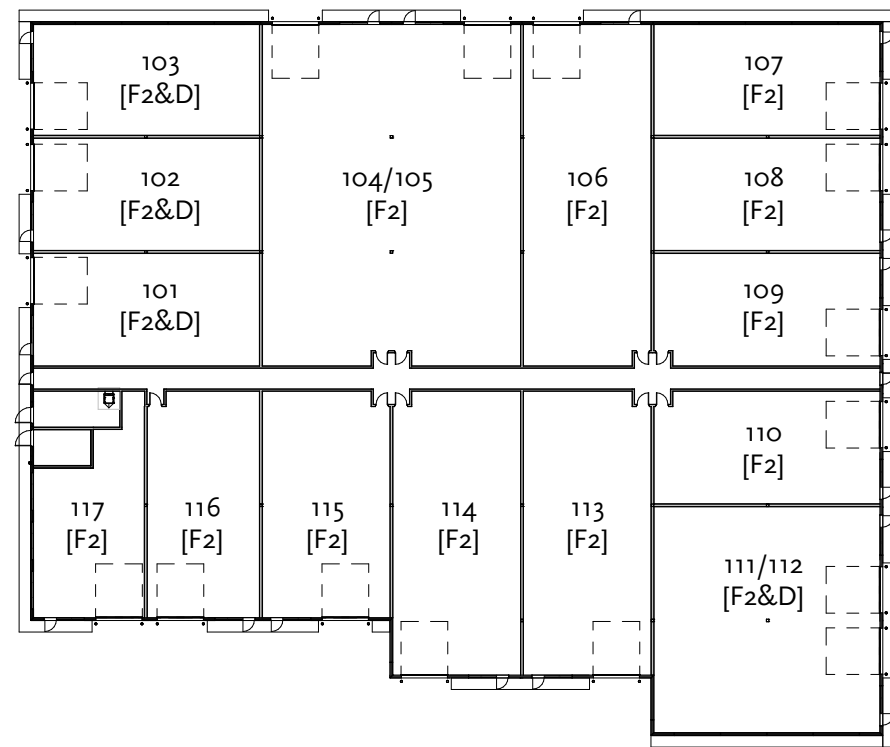
3.4.2.1.-B Number of Exits	Required 1	Provided 1
Table 3.4.2.1.-B Criteria for One Exit (Floor Area Sprinklered Throughout)		
Occupancy of Floor Area Maximum Floor Area, m <sup>2</sup> Group F, Division 2	200	167
3.4.2.5. Max Travel Distance to One Exit	45	Yes
3.4.3.2.-A. Min. Exit Clearances:		
Exit Corridors and Passageways	1100 mm	1100 mm
Ramps	1100 mm	1100 mm
Stairs	1100 mm	1100 mm
Doorways	800 mm	800 mm
3.4.3.4.(1) Headroom General	2050 mm (min.)	2050 mm

3.7.2.2.C- WATER CLOSETS

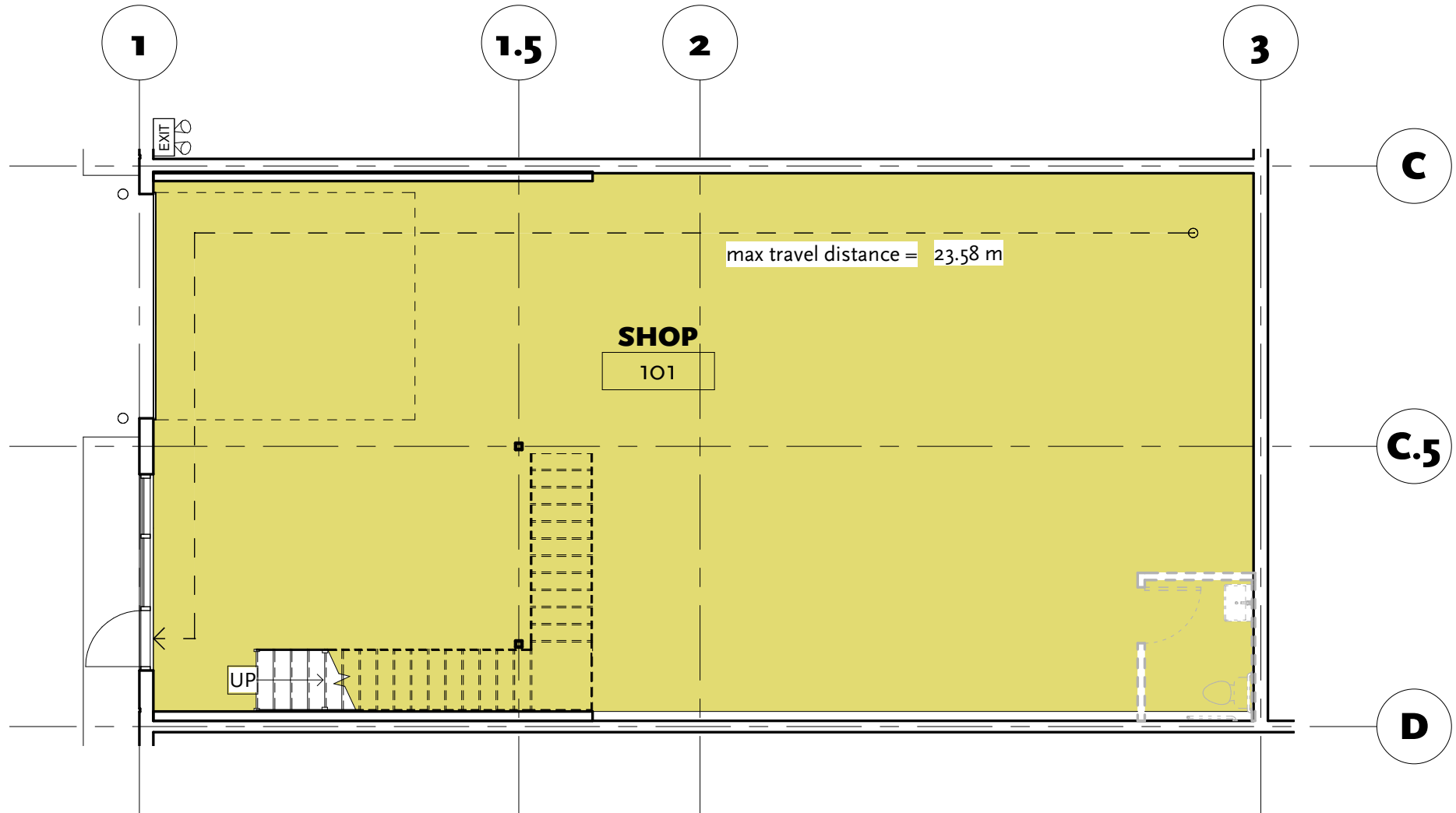
Both sexes	Required 1	Provided separate tenant improvement
One water closet required as per 3.7.2.2.4)		

**FIRE ALARM:**  
single stage fire alarm required

NOTE: demising walls as per building permit # **BP 67927**



**4** occupancy key plan  
SCALE 1" = 50'-0"



**1** level 1 - proposed - Occupant Load  
SCALE 1/8" = 1'-0"

EXISTING PARKING SCHEDULE

stall type existing (base building)

standard parking stall	- 2.5m x 6.0m	55
small parking stall	- 2.3m x 6.0m	5
small parking stall	- 2.3m x 4.8m	4
barrier free parking stall -		2

total stalls provided

66

warehouse: 3480.57 m<sup>2</sup> [37,464.5 ft<sup>2</sup>]

warehouse parking = 1.0 stalls per 100 m<sup>2</sup>  
3480.57/100 \* 1.0 = 34.8 [35 stalls] required

PROPOSED PARKING SCHEDULE

mezzanine: 58.98 m<sup>2</sup>

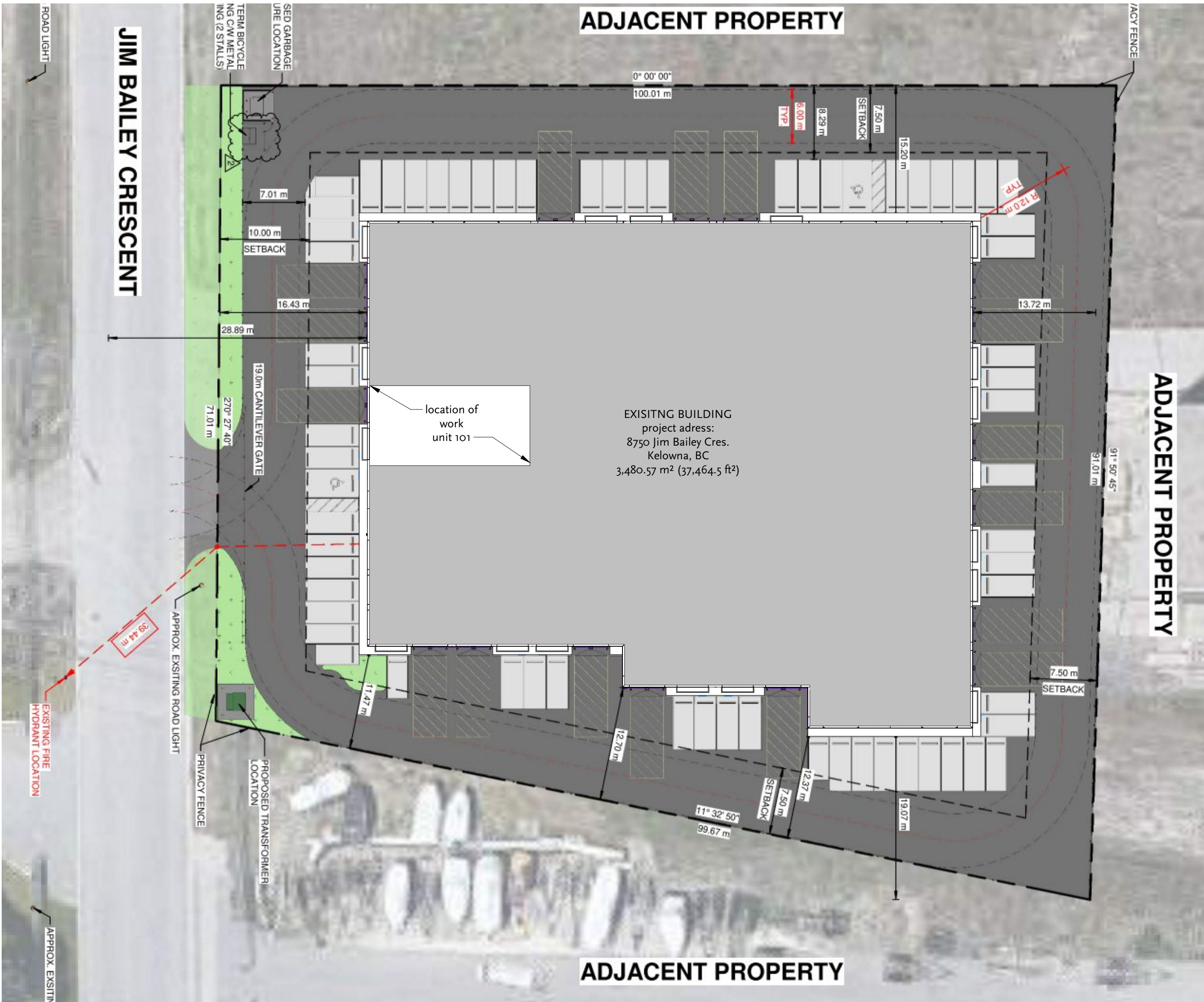
warehouse parking = 2.5 stalls per 100 m<sup>2</sup>  
58.98/100 \* 2.5 = 1.47 [2 stalls]

stall increase for proposed unit 101

standard parking stall	-2.5m x 6.0m	count 2
------------------------	--------------	------------

total stalls required

37



**3** site plan  
SCALE 1" = 30'-0"



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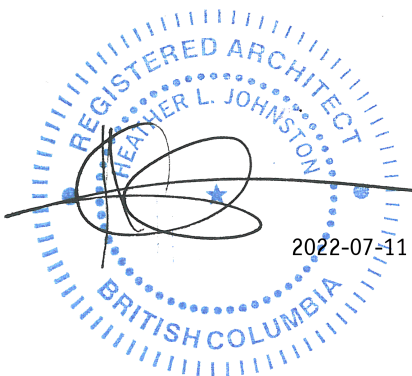
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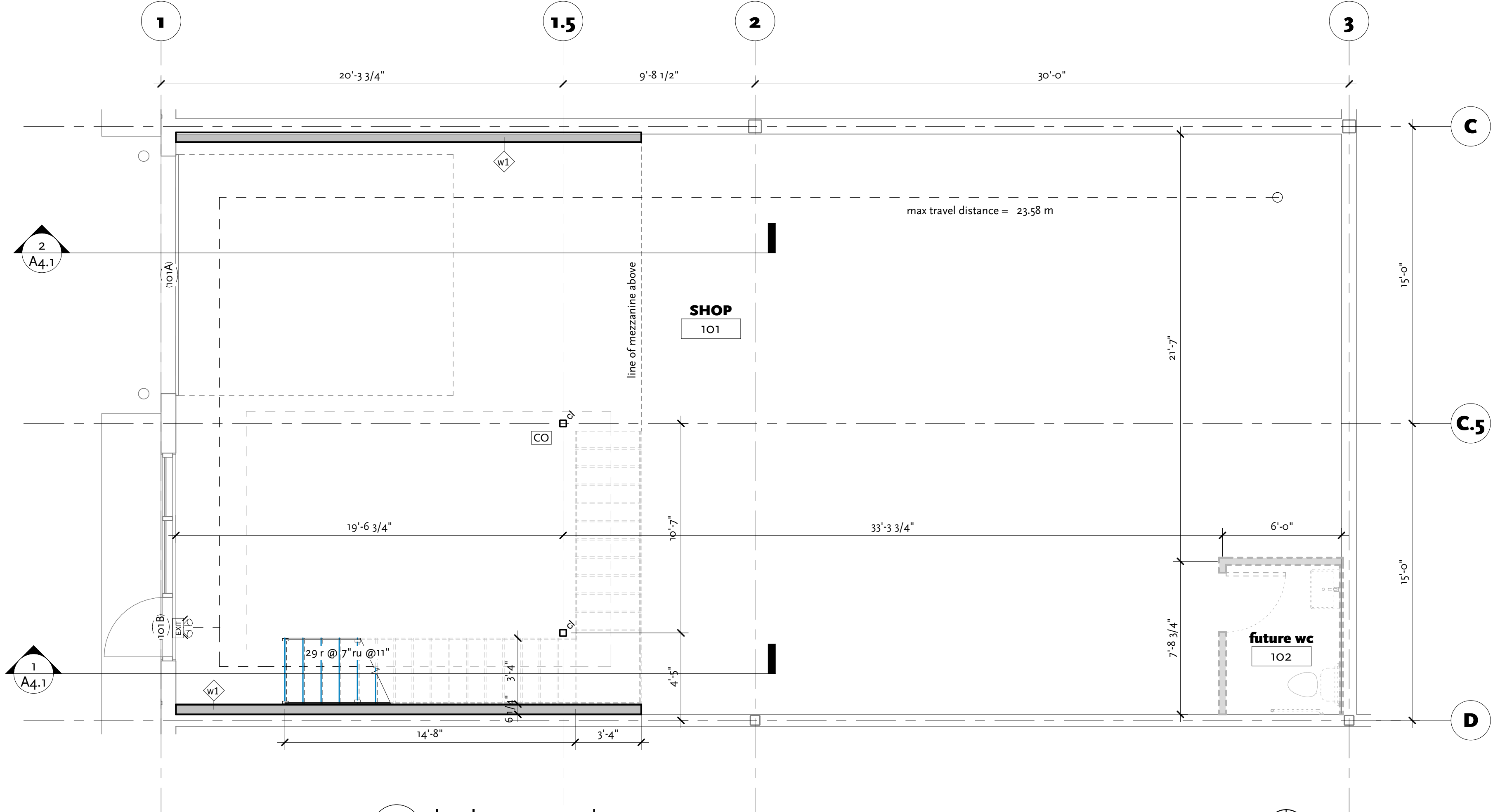
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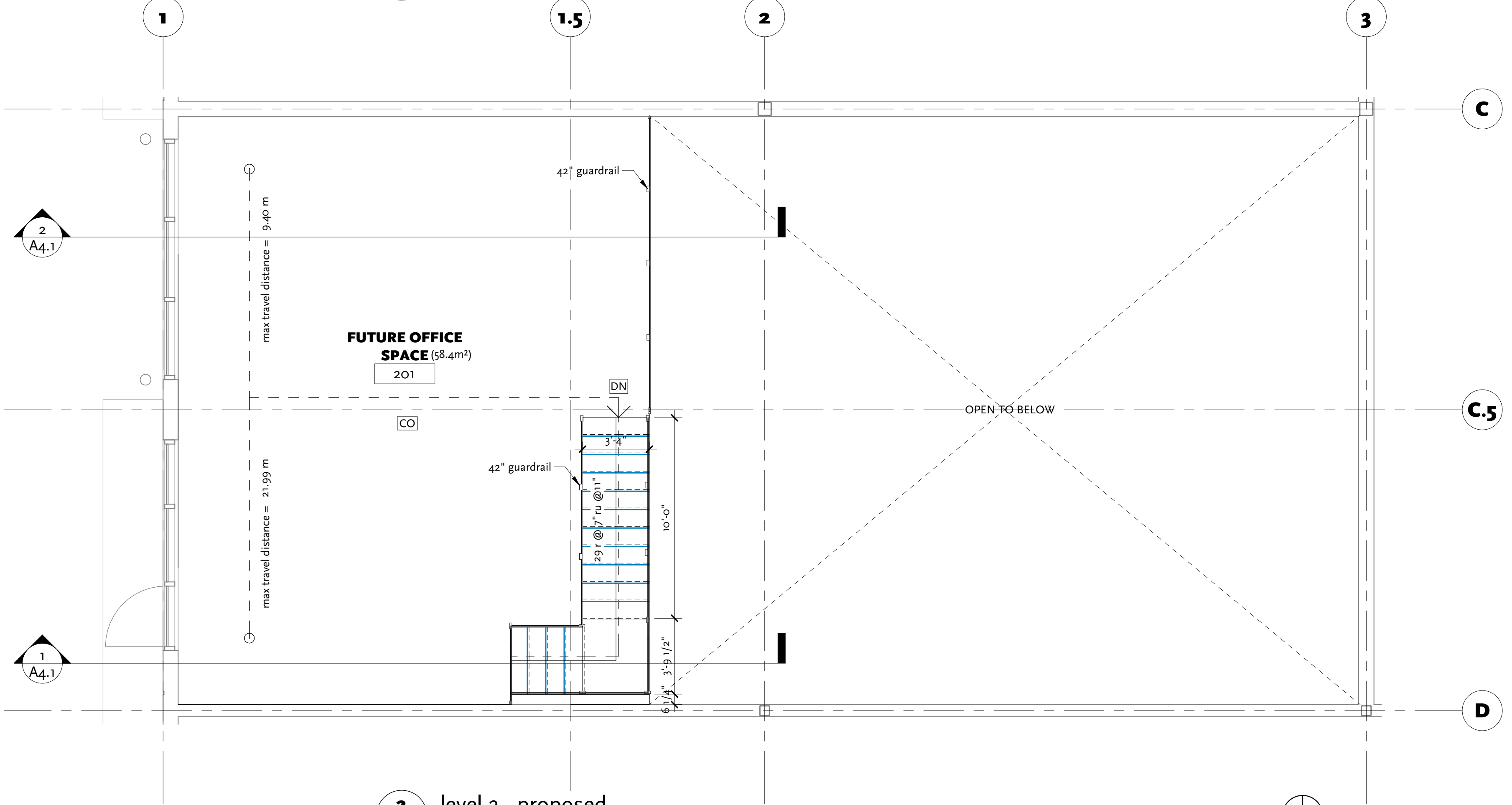
**Ao.3**

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**1** level 1 - proposed  
A2.1 SCALE 1/4" = 1'-0"



**2** level 2 - proposed  
A2.1 SCALE 1/4" = 1'-0"

TAC	PHASE	WIDTH	HEIGHT
101A	Existing	144"	168"
101B	Existing	36"	81 1/2"

- floor plan legend:**
- new walls
  - interior walls to be 2x4 w/ 1/2" gwb ea. side u.n.o.
  - existing building elements shown half toned
  - 2x6 wood studs @ 16" o.c.
  - emergency light c/w battery backup
  - running man style exit light c/w emergency light and battery backup
  - carbon monoxide alarms



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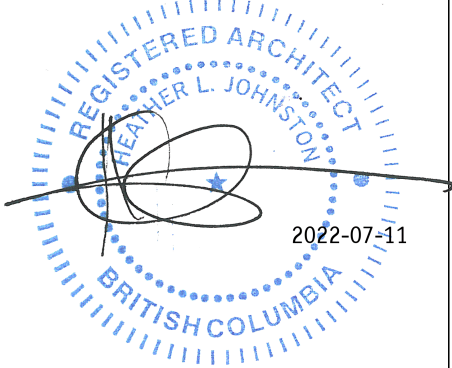
proposed plan

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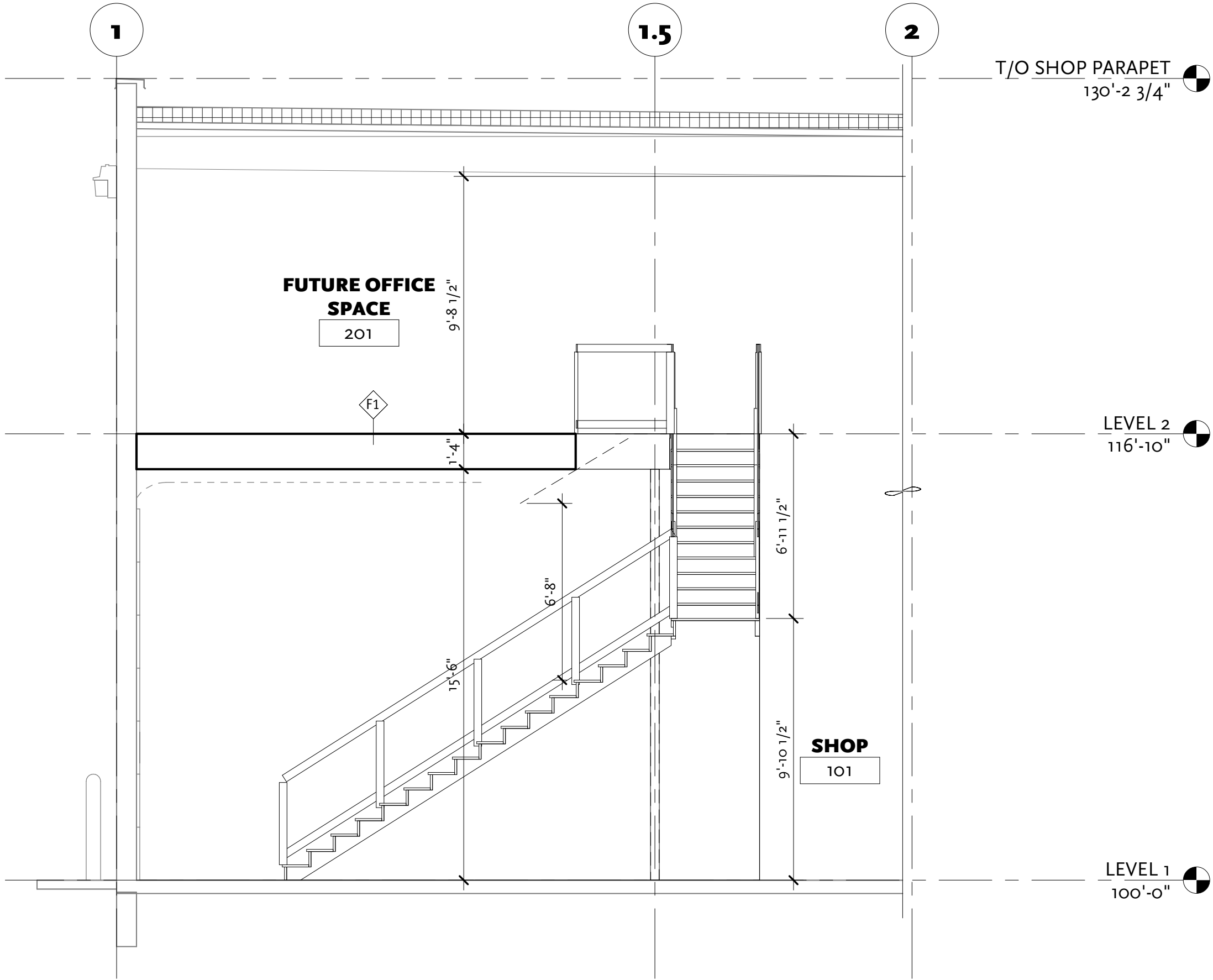
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**A2.1**

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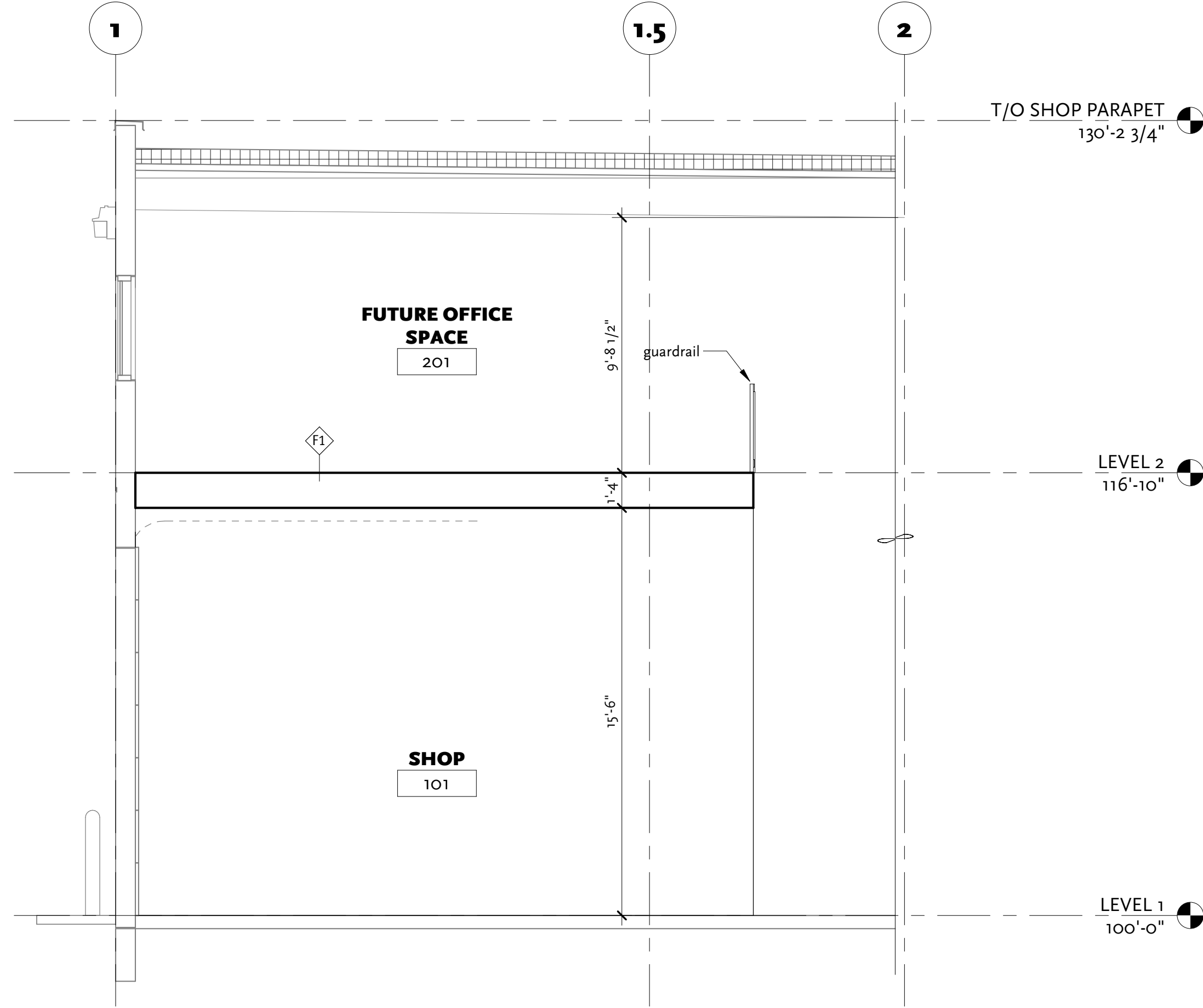
- F1 - Mezzanine Floor
- floor finish
  - 5/8" plywood sheathing (refer to structural)
  - engineered floor joist (refer to structural)



1  
A4.1

Section 1

SCALE 1/4" = 1'-0"



2  
A4.1

Section 2

SCALE 1/4" = 1'-0"



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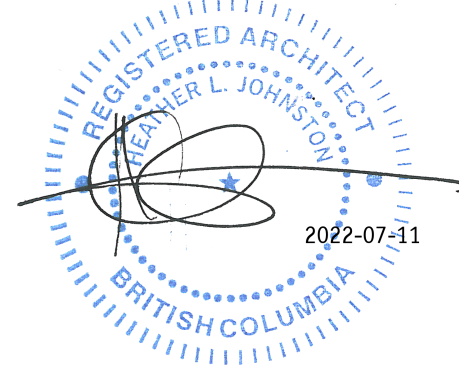
sections

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