

TENANT IMPROVEMENT FOR:  
**TAKEOUT RESTAURANT TI #102-1100 BAY AVENUE**

| CONTACT LIST  | DRAWING LIST  | GENERAL SCOPE OF WORK   |
|---|---|---|
| <p>MECHANICAL ENGINEERS:</p> <p>CRP TAG ENGINEERING CONSULTANTS LTD.<br/>SATWINDER SINGH, P.ENG, PRINCIPAL<br/>a: #401, 14640 64 AVE, SURREY BC V3S 1X7<br/>e: SAT@TAGENGINEERING.CA<br/>f: 604.564.6800<br/>o: 604.790.0579</p> <p>DECOR CONSULTANT:</p> <p>D.A. HORVATH CONSULTANTS INC.<br/>19 – 15268 28TH AVE<br/>SURREY, BC V4P0E8<br/>IRENE HORVATH<br/>604-538-2496<br/>irene@horvathid.com</p> | <p>ELECTRICAL ENGINEERS:</p> <p>D.AVI SINGH, P.ENG<br/>ZOOM ENGINEERING LTD<br/>#202 – 16055 FRASER HWY,<br/>SURREY, BC, V4N 0G2<br/>CELL: 604-379-1446<br/>EMAIL: ENGINEERS@ZOOMENG.CA</p> | <p>DWG NO. NAME</p> <p>1.0 COVER, KEY PLAN AND SPECIFICATIONS<br/>1.1 SITE PLAN<br/>1.2 CODE REVIEW PLAN AND BUILDING SECTION<br/>2.0 LAYOUT AND EXISSTING PLANS<br/>3.0 PARTITION PLAN AND DETAILS</p> <p>1. CONSTRUCT NEW INTERIOR PARTITIONS PER PARTITION PLAN.<br/>2. SUPPLY AND INSTALL HVAC SYSTEM AND PLUMBING PER MECHANICAL ENGINEER'S DRAWINGS.<br/>3. SUPPLY AND INSTALL NEW ELECTRICAL AND DATA AS PER ELECTRICAL ENGINEER'S PLAN DRAWINGS.<br/>4. PREP SUB FLOOR, SUPPLY AND INSTALL NEW FLOORING AS PER SPECIFICATIONS.<br/>5. SUPPLY AND INSTALL NEW LIGHTING PER REFLECTED CEILING.<br/>6. SUPPLY AND INSTALL INTERIOR DOORS AND MILLWORK AS LAID OUT ON MILLWORK DRAWINGS.<br/>7. MAKE GOOD EXISTING STOREFRONT ENTRANCE/EXIT DOORS.<br/>8. COORDINATE WITH EQUIPMENT SUPPLIER FOR INSTALLATION OF NEW EQUIPMENT SUPPLIED BY OWNER.<br/>9. FIRE ALARM, EMERGENCY LIGHTING AND EXIT SIGNS ALL TO CODE, AS REQUIRED BY OFFICIALS HAVING JURISDICTION.</p> |

**NOTE:**  
**DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. ANY DIMENSIONAL DISCREPANCIES MUST BE VERIFIED WITH THE DESIGNER PRIOR TO ANY FABRICATION.**

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|                          |            |
|--------------------------|------------|
| REVISED FOR DECLARED O/L | 07/25/2010 |
| ISSUED FOR PERMIT        | 06/19/2010 |
| ISSUED FOR REVIEW        | 05/17/2010 |
| REVISIONS                | DATE       |

CONSULTANT:  
**D.A. HORVATH CONSULTANTS INC.**

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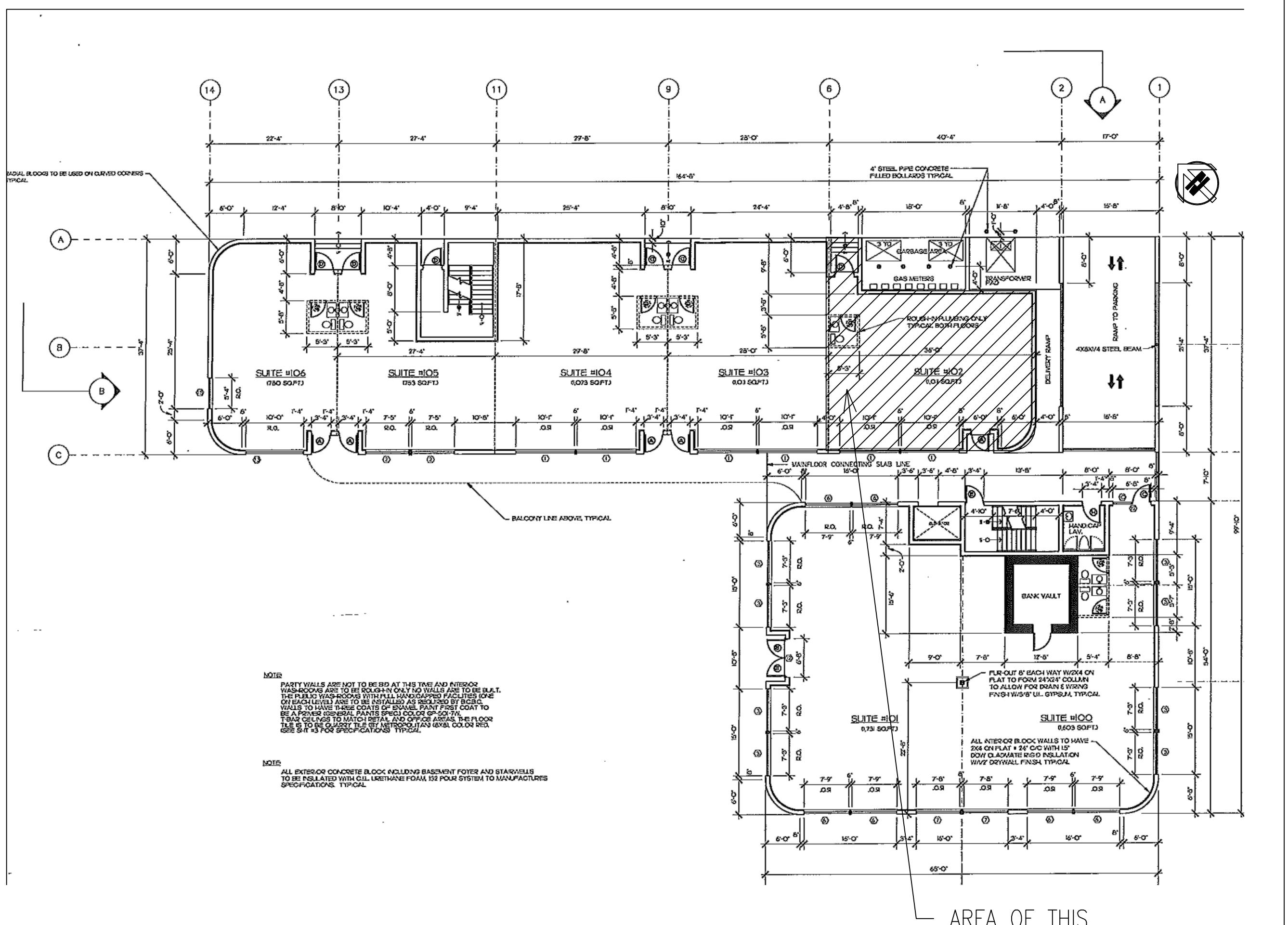
UT RESTAURANT  
100 BAY AVENUE,  
TRAIL

|  |                    |
|--|--------------------|
| <p>PROJECT: TAKE 102-</p> <p>SHEET TITLE: COVER AND SPECIFICATIONS</p> |                    |
| SCALE: N/A<br>DRAWN BY: IH   | PROJECT No.<br>798 |

SCALE: 1/4  
DRAWN BY: IH  
DATE OF DRAWING: JUL 25, 2021  
DATE OF PRINT: JUL 25, 2021

PROJECT No. 798

SHEET No. 1.0



## KEY PLAN

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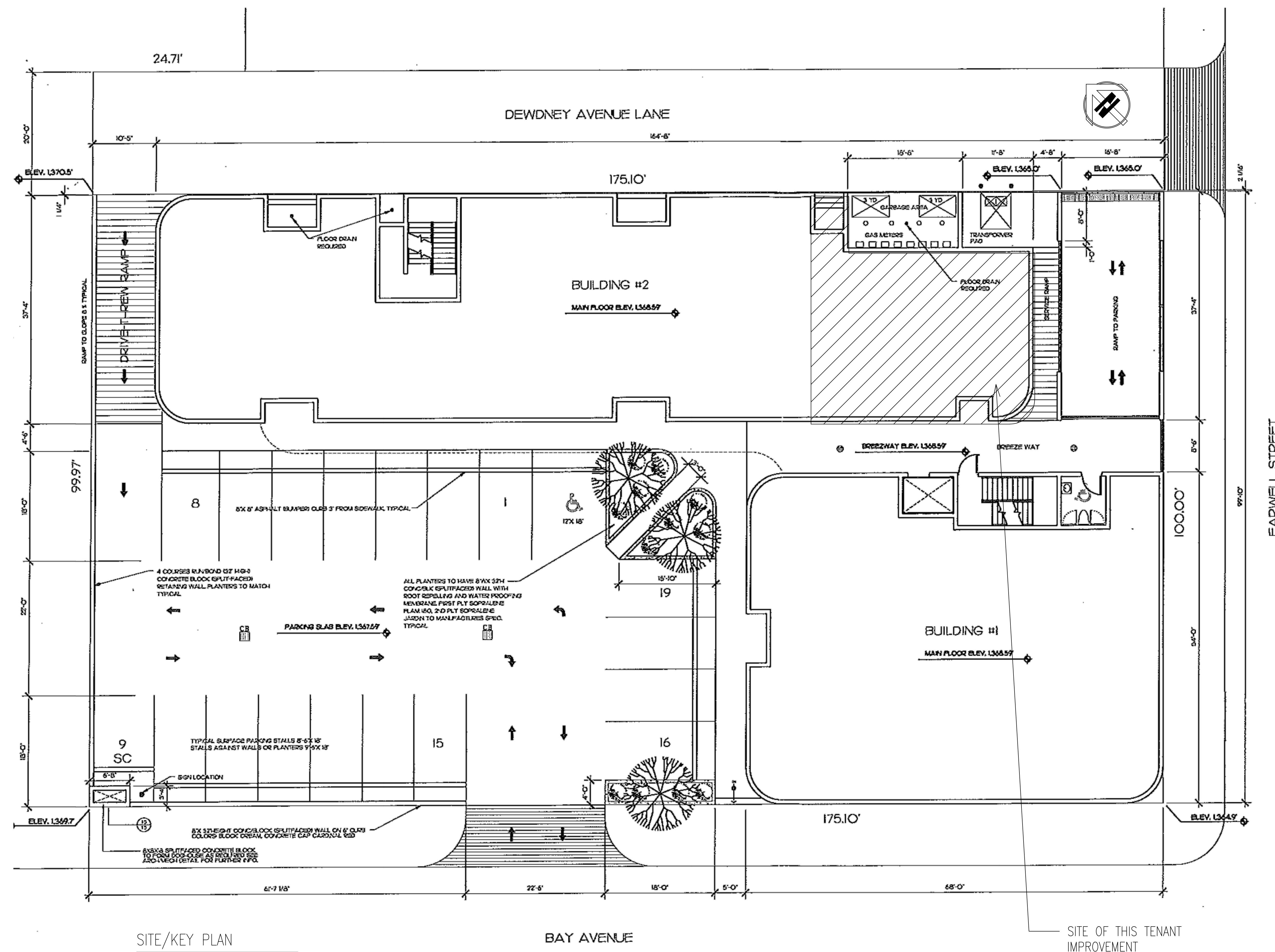
Scale 1/16"=1'-0"

## AREA OF THIS PROJECT

## SPECIFICATIONS:

## 0.0 GENERAL NOTES

## 2.0 REFLECTED CEILING PLAN NOTES



## SITE/KEY PLAN

Scale 1/8"=1'-0"

## BAY AVENUE

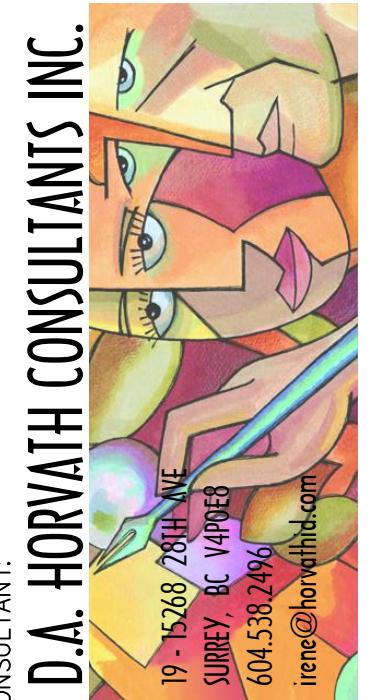
## SITE OF THIS TENANT IMPROVEMENT

SITE  
PLAN

|                 |             |
|-----------------|-------------|
| LE: 3/32"=1'-0" | PROJECT No. |
| WN BY: IH       | 798         |
| OF DRAWING:     | SHEET No.   |
| 25, 2021        |             |
| OF PRINT:       |             |
| 25, 2021        | <b>1.1</b>  |

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REvised FOR DELCARED O/L 07/25/21  
ISSUED FOR PERMIT 06/19/21  
ISSUED FOR REVIEW 05/17/21  
REVISIONS DATE



PROJECT: TAKEOUT RESTAURANT  
102-1100 BAY AVENUE,  
TRAIL

SHEET TITLE: CODE REVIEW PLAN  
BASE BUILDING SECTION  
PLAN

SCALE: 1/4"=1'-0" PROJECT No. 798  
DRAWN BY: DATE OF DRAWING: JUL 25, 2021  
DATE OF PRINT: JUL 25, 2021  
1.2

## CODE REVIEW 2018 BCBC

OCCUPANCY (NO CHANGE): ASSEMBLY OCCUPANCIES NOT ELSEWHERE CLASSIFIED  
A-2;  
A-2 CLAUSE 3.2.2.25 1) AND 2)

BUILDING TYPE: TWO STOREY, COMBUSTIBLE AND NON  
COMBUSTIBLE CONSTRUCTION,

DEMISING WALLS: EXISTING DEMISING WALL 2 HR F.R.R.  
EXISTING ROOF 45M F.R.R.

NO. OF STREETS FACING: TWO

WASHROOM REQUIREMENTS PER 3.7.2.2

WASHROOM PROVIDED: 1 UNIVERSAL/ACCESSIBLE WASHROOMS

NUMBER AND LOCATION OF EXITS: 3.4.2

AS PER REQUIREMENTS TWO EXITS PROVIDED.

REQUIREMENTS FOR ACCESSIBILITY AS PER 3.8.2.1 – AND – 3.8.4.5 (1)(B)

RESTAURANT KITCHEN: PROVIDING SUCH AS WOULD BE IMPRACTICAL BECAUSE ALL  
FUNCTIONS WITHIN A KITCHEN CANNOT BE DESIGNED TO MEET THE REACH OR  
CLEARANCE REQUIREMENTS FOR ACCESSIBILITY;

MAJOR OCCUPANCY: RESIDENTIAL

AREA OF SUITE: 931 SQ FT +/- 86.5 M<sup>2</sup>

OCCUPANT LOAD: KITCHEN = 4 STAFF

DINING AREA 6 PEOPLE

TOTAL OCCUPANT LOAD = 10 DECLARED

LOCATED ON GROUND FLOOR-ONE STOREY

MINIMUM NUMBER OF EXITS/EGRESSES REQUIRED: 2

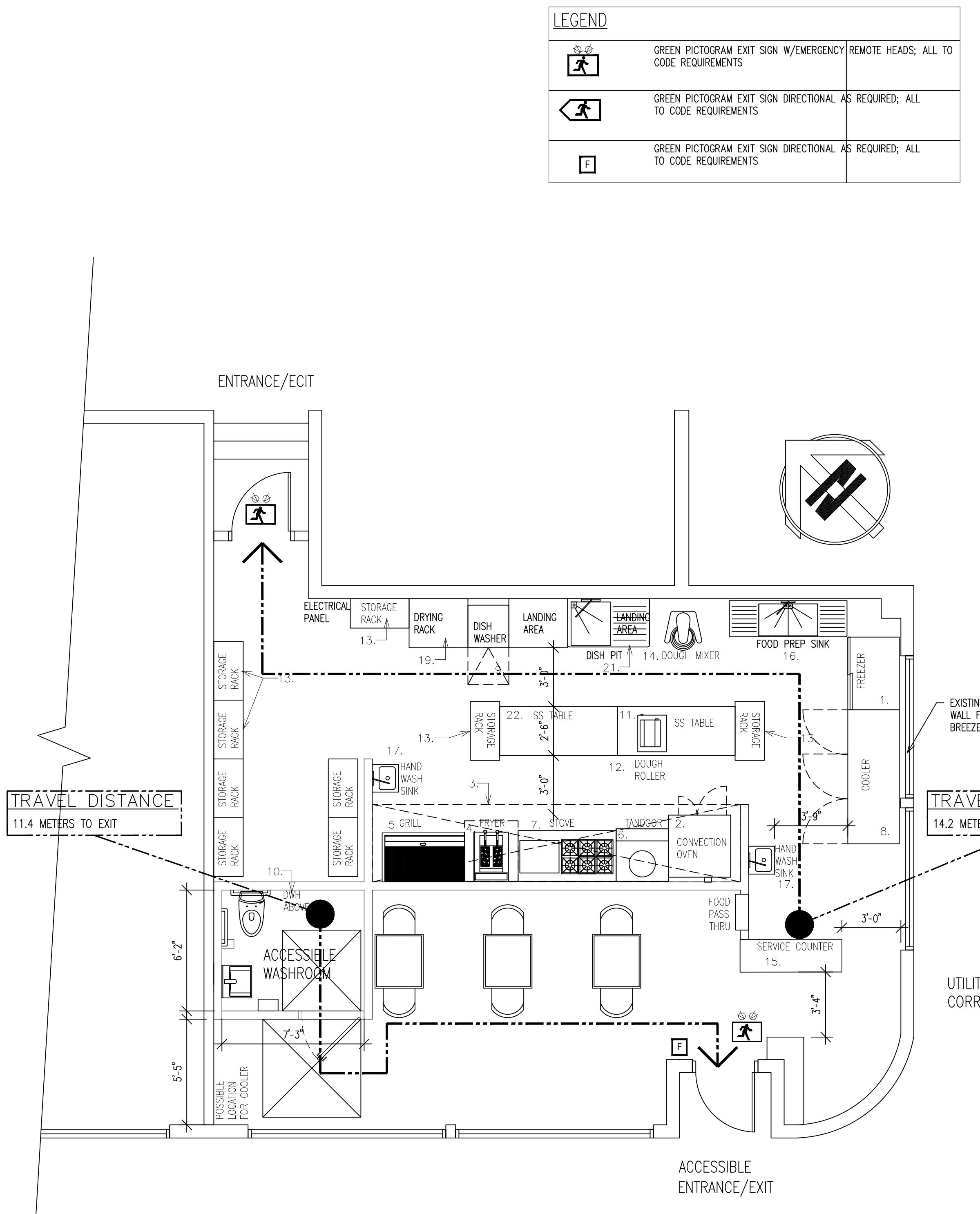
NUMBER OF EXITS/EGRESSES PROVIDED: 2

MAXIMUM TRAVEL DISTANCE PERMITTED TO AT LEAST ONE EXIT:

30M AS PER 3.4.2.5 (f)

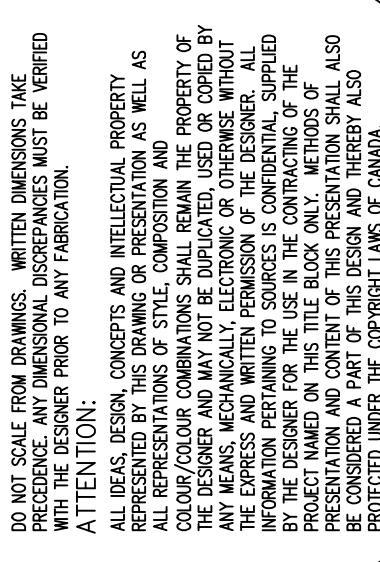
MAXIMUM TRAVEL DISTANCE PROVIDED TO ONE EXIT: 14.2 M

AS PER 3.8.2.1. 1) WORK AREA DOES NOT APPLY WHERE WORK FUNCTIONS CAN  
BE REASONABLY BE EXPECTED TO BE PERFORMED BY PERSONS WITH DISABILITIES



## CODE ANALYSIS

Scale 1/4"=1"-0"



|                          |            |
|--------------------------|------------|
| ADVISED FOR DECLARED O/L | 07/25/2012 |
| SUED FOR PERMIT          | 06/19/2012 |
| SUED FOR REVIEW          | 05/17/2012 |
| REVISIONS                | DATE       |

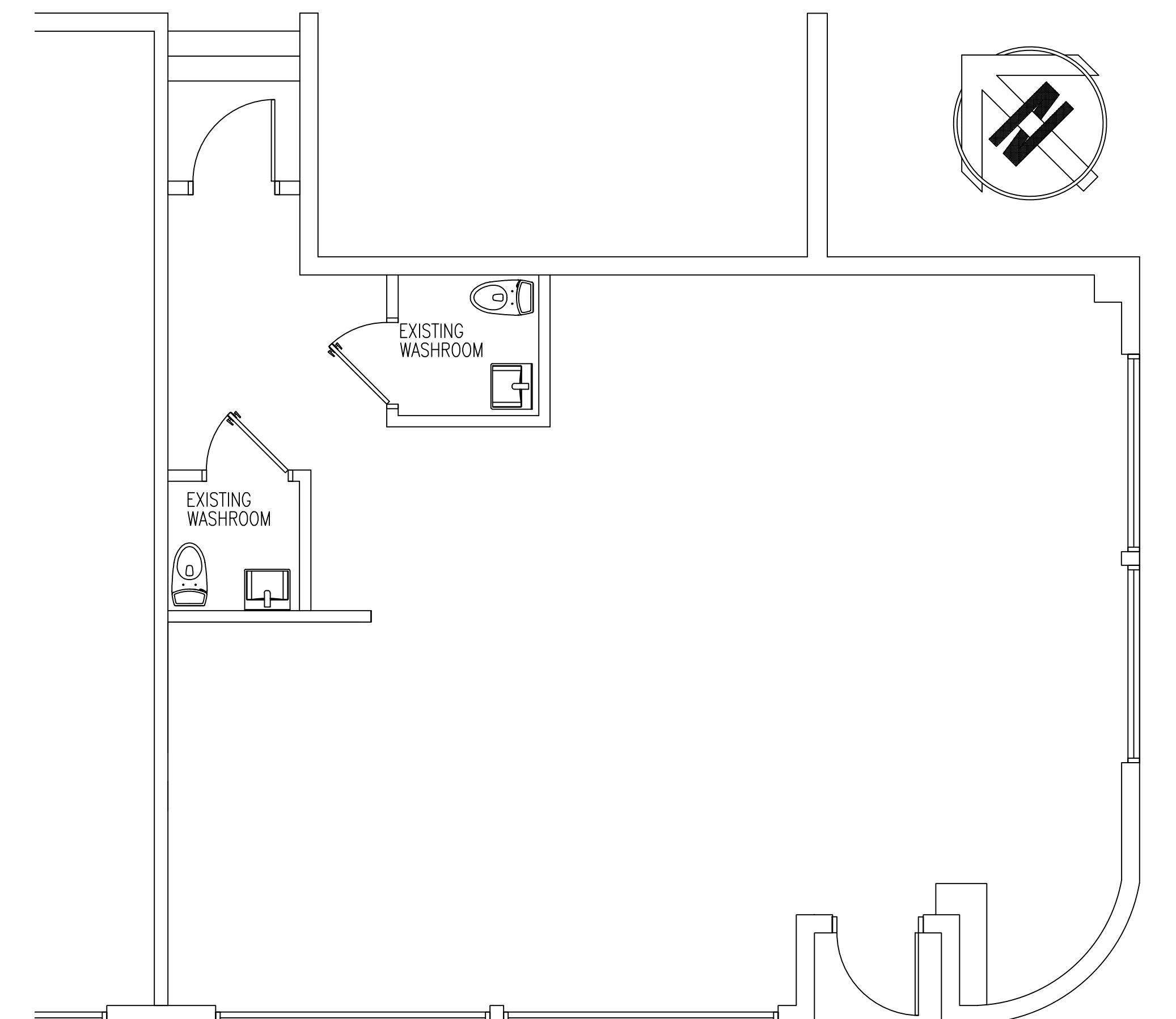


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KEOUT RESTAURANT  
2-1100 BAY AVENUE,  
TRAIL

# DOOR LAYOUT PLANANS

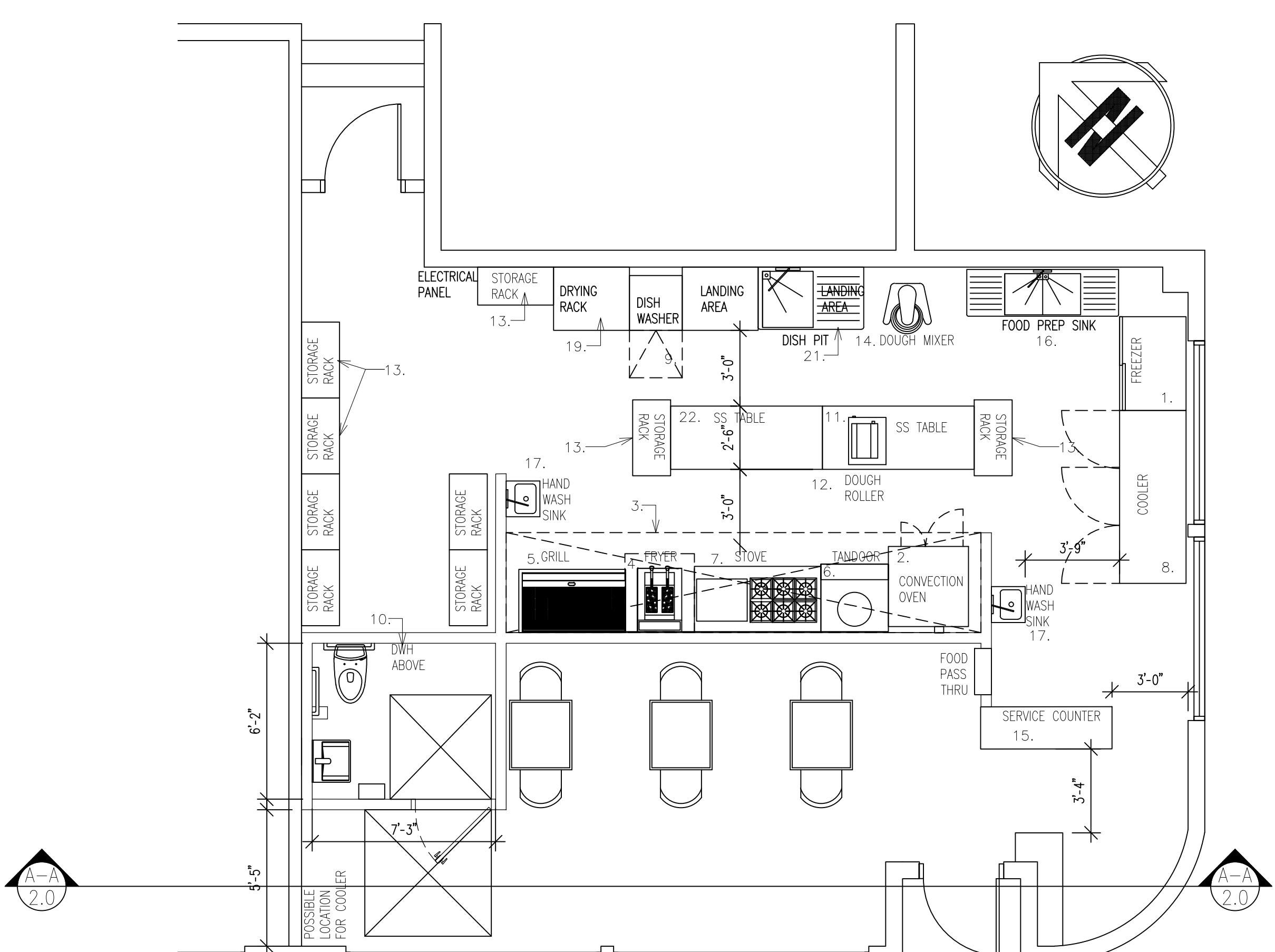
|                   |             |
|-------------------|-------------|
| SCALE: 1/4"=1'-0" | PROJECT No. |
| AWN BY: IH        | 798         |
| TE OF DRAWING:    | SHEET No.   |
| 25, 2021          | 2.0         |
| TE OF PRINT:      |             |
| 25, 2021          |             |



## EXISTING

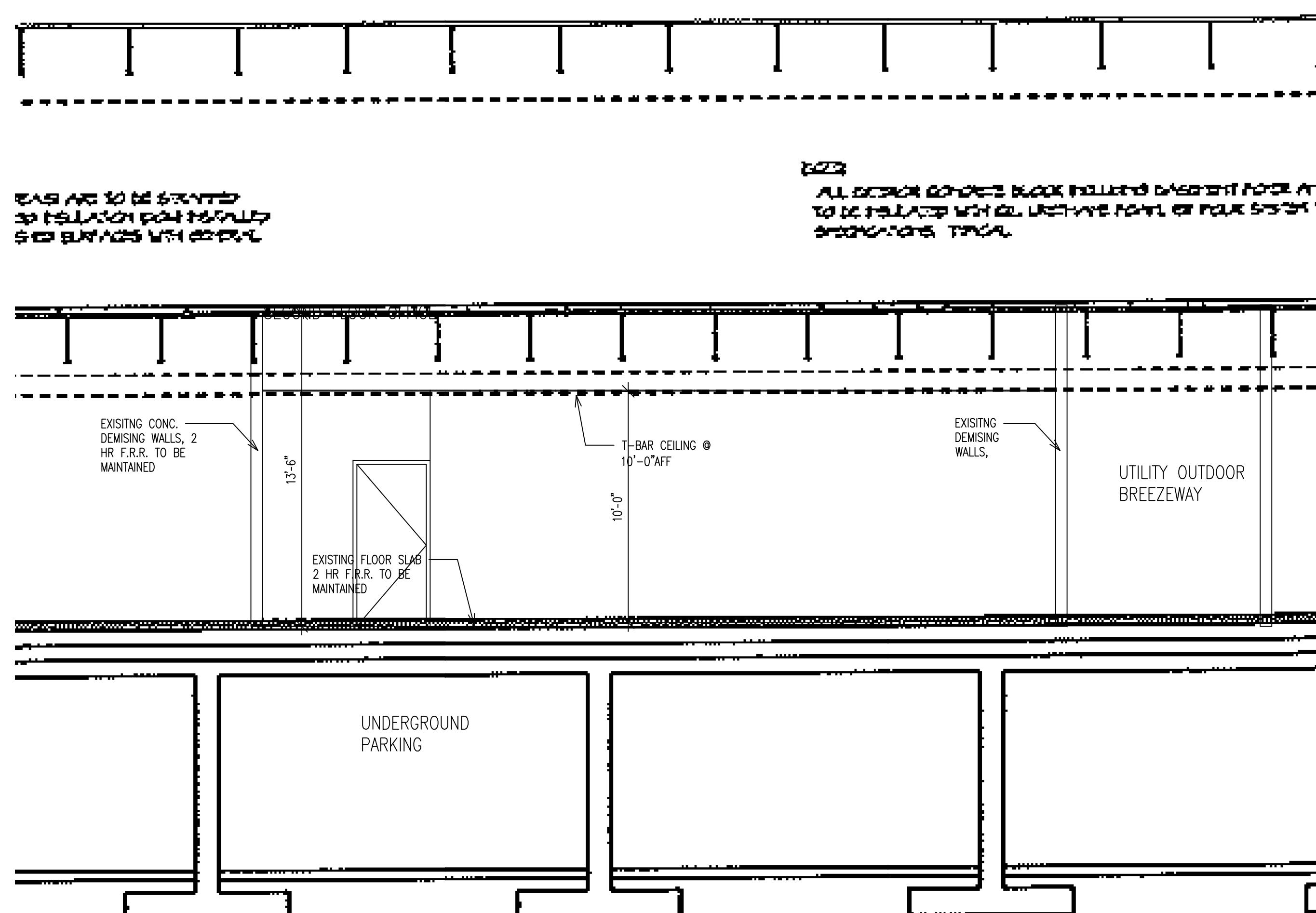
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Scale 1/4"=1'-0"



## FLOOR LAYOUT PLAN

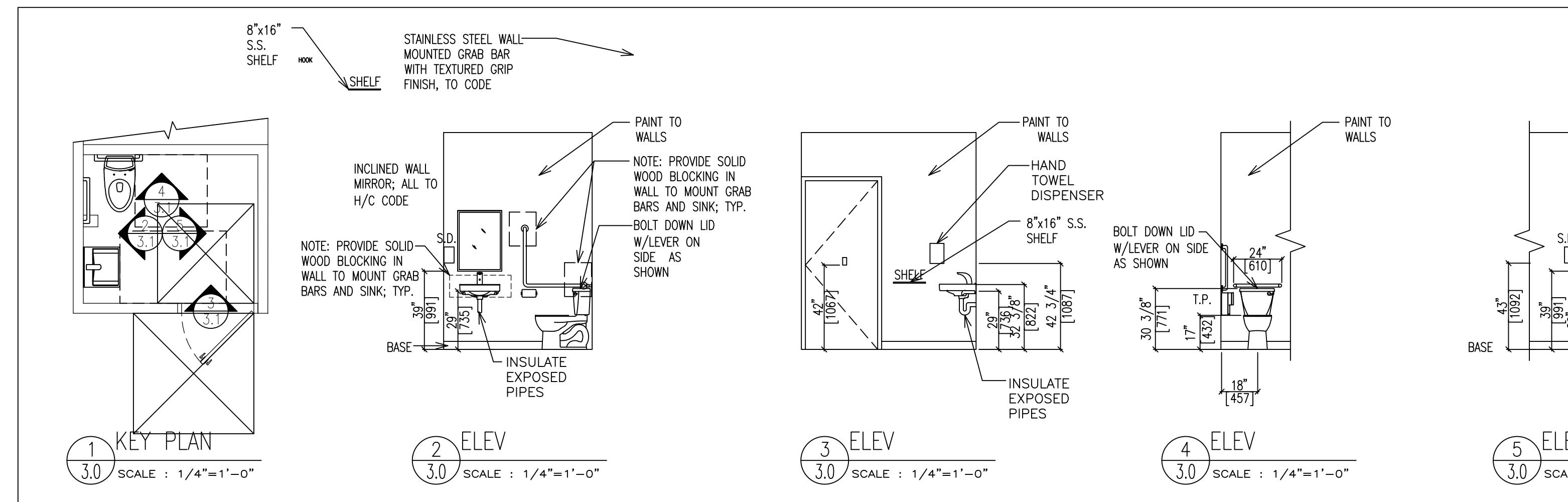
Scale 1/4"=1"-0"



ARCHITECTURAL BUILDING SECTION

2.0 SCALE : 1/4" = 1'-0"

1960-1961



## INTERIOR FINISHES—TO BE CONFIRMED

| TYPE    | DESCRIPTION  |
|---------|--|
| (PNT-1) | PAINT TO WALLS – TBD   |
| (PNT-2) | PAINT TO DOORS & TRIMS – TBD                                   |
| (PNT-3) | PAINT TO BULKHEAD FACES – TBD                                  |
| (PL-1)  | CABINET BASES – NEVAMAR CHALK WHITE TO MATCH M2 WHERE NEEDED   |
| (PL-2)  | COUNTERTOPS – WILSONART PRESSED LINEN 4991-38                  |
| (SOL-1) | COUNTERTOPS – MEGANITE COLOURB TBD                             |
| (ML-1)  | KUSTOM BOND KMD701 (ALL CABINETS EXCLUDING RECEPTION AREA)     |
| (ML-2)  | EDGEWOOD KMAW600 (EDGEWOOD FINISH GALAXY WHITE) RECEPTION AREA |
| (B-1)   | 4" COLOUR TBD BASE TO ALL MILLWORK CABINETS BASES/GABLES       |

NOTE: ALL CABINETS TO BE LINED WITH WHITE MELAMINE.

## PLUMBING | LF

| SYMBOL  | DESCRIPTION  |
|---|--|
|  | AMERICAN STANDARD DECORUM UNIVERSAL DESIGN WALL-HUNG LAVATORY MODEL #9024.001; ALL EXPOSED PIPES TO BE INSULATED TRIM: MOEN AUTO SENSOR FAUCET MODEL #8553 (OPTIONAL AC); ALL TO ACCESSIBILITY CODE                                      |
|  | AMERICAN STANDARD CADET COMPACT CADET 3 FLOWISE RIGHT HEIGHT ELONGATED PRESSURE ASSISTED TOILET; IN ACCESSIBLE WASHROOM C/WITH LOCKING DEVICE FOR TANK COVER AND COMPLETE WITH SEAT, GRAB BARS, PAPER HOLDER, ALL TO ACCESSIBILITY CODE. |
|   | REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR KITCHEN SINKS AND FOOD PREP EQUIPMENT  |

NOTE:

1. PROPOSED SUBSTITUTIONS TO PLUMBING FINISH AND TRIMS TO BE PRE-APPROVED BY THE ENGINEER/DESIGNER. PLUMBING CONTRACTOR TO PROVIDE SHOP DRAWINGS/SPEC SHEETS ON ALL FIXTURES TO THE DESIGNER/ENGINEER FOR REVIEW PRIOR TO INSTALLATION. SUBSTITUTIONS OF ANY SPECIFIED ITEMS, MATERIALS OR FIXTURES WITHOUT PRIOR WRITTEN APPROVAL FROM THE DESIGNER, OWNER OR ENGINEER WILL BE REPLACED WITH THE ORIGINAL SPECIFIED PRODUCT AT THE CONTRACTOR'S EXPENSE.
2. ALL SLAB PENETRATIONS TO BE FIRE STOPPED WITH TYPE 'FT' 1.5 HR RATED ULC OR CUL LISTED FIRESTOP SYSTEM WITH CAN/ULC-S115 "FIRE TESTS OF FIRESTOP SYSTEMS" IN ACCORDANCE WITH THE CURRENT BRITISH COLUMBIA BUILDING AND FIRE CODES; CONFIRM WITH BASE BUILDING ARCHITECT

## DOOR LEGEND

| SYMBOL | DESCRIPTION   | DRAWER SLIDE | HAFELE DRAWER SLIDES EASY ACCURIDE 3832EC |
|--------|---|--------------|---|
| A      | WASHROOM DOOR:<br>3'0" x 7'0" x 1 $\frac{3}{4}$ " SOLID CORE, PAINT GRADE, SLAB DOOR W/<br>MEDITE FRAME, LEVER TYPE PRIVACY SET, 1 $\frac{1}{2}$ PAIR BUTT HINGES,<br>12" ALUM. KICK PLATES EACH SIDE, ACCESSIBLE GENDER NEUTRAL<br>SIGN, PAINT FINISH TO DOOR AND FRAME PER COLOUR SPEC. | HINGES       | HAEFLE CONCEALED HINGES OPENING ANGLE 120 |
| X      | EXISTING DOORS:<br>CONTRACTOR TO INSTALL "CONSTRUCTION" LOCK CYLINDERS FOR<br>USE DURING CONSTRUCTION; OWNER(S) WILL RE-KEY UPON<br>POSSESSION.   | LOCKS        | HAEFLE CYLINDER MODULE SYSTEM DEADBOLT LC |

SPECIFICATION FOR ALL INTERIOR DOOR PASSAGE/PRIVACY SETS:  
WEISER TRISTAN SQUARE ROSE LEVERS – MATTE BLACK

## GENERAL NOTE

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK OUTLINED ON ALL OF THESE DRAWINGS AS DETAILED AND SPECIFIED.
2. CONTRACTOR SHALL INCLUDE ALL PERIPHERAL WORK RELATED TO OR RESULTANT FROM THE SPECIFIC WORKS OUTLINED, DETAILED OR SHOWN ON THESE DRAWINGS.
3. ALL WORK SHALL COMPLY WITH LOCAL, PROVINCIAL AND NATIONAL BUILDING CODES.
4. ALL NEW ARCHITECTURAL, MECHANICAL AND ELECTRICAL COMPONENTS ARE REQUIRED TO COMPLY WITH THE BC BUILDING CODE, CURRENT EDITION.
5. T-BAR CEILING/DRYWALL/STEEL STUD CONTRACTORS TO PROVIDE SEISMIC REVIEW/SEALS BY ENGINEER FOR ALL WORK AS REQUESTED BY THE OFFICIALS HAVING JURISDICTION FOR THIS PROJECT.
6. PAINT FINISH: TWO SEPARATELY APPLIED FINISH COATS WITH 24 HOUR DRYING TIME BETWEEN COATS, APPLIED TO BASE PRIME COAT, IN ACCORDANCE WITH MPDA STANDARDS, TYPICAL.
7. UNLESS NOTED OTHERWISE, ALL DRYWALL FACES TO BE FINISHED TO A LEVEL 4 STANDARD.

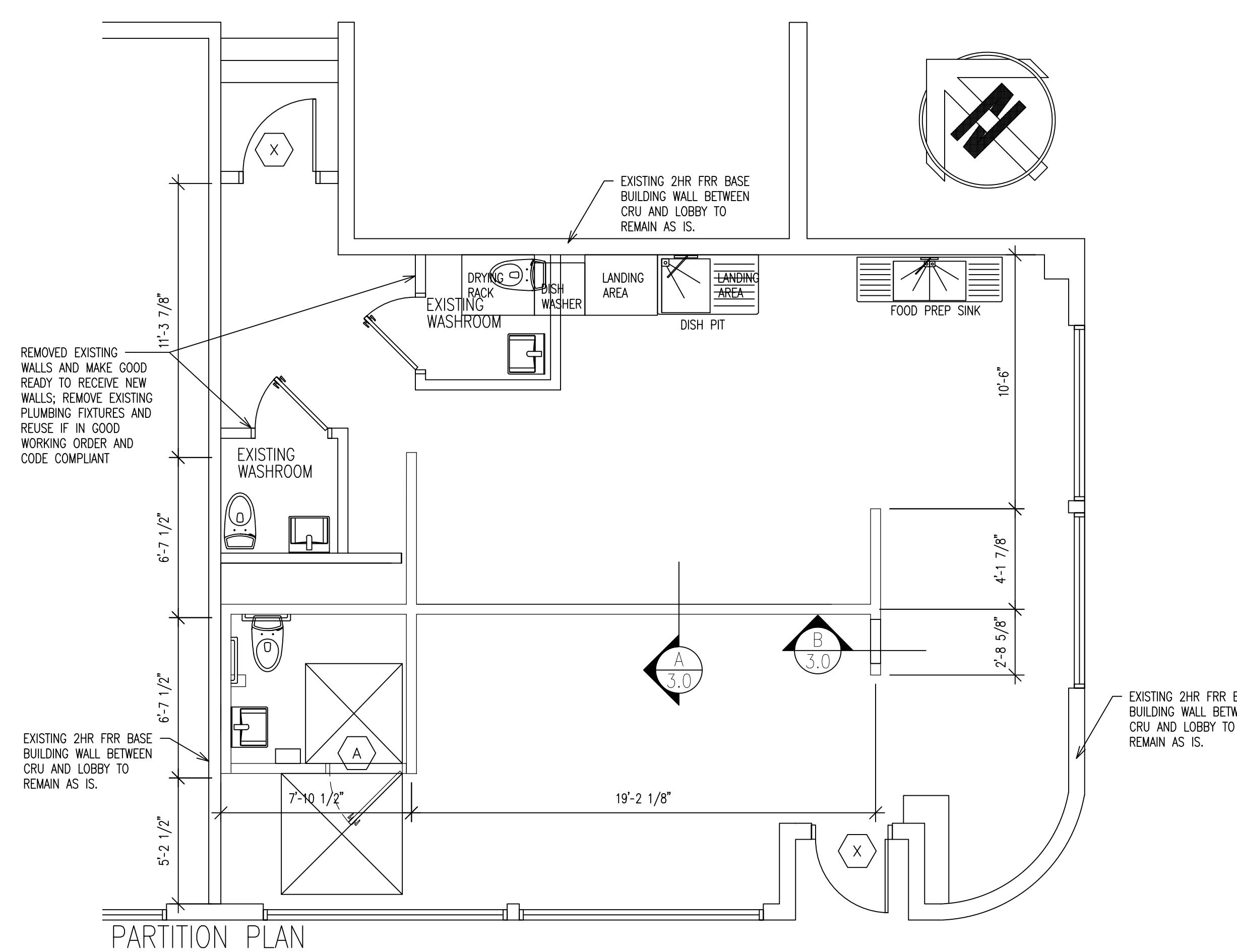
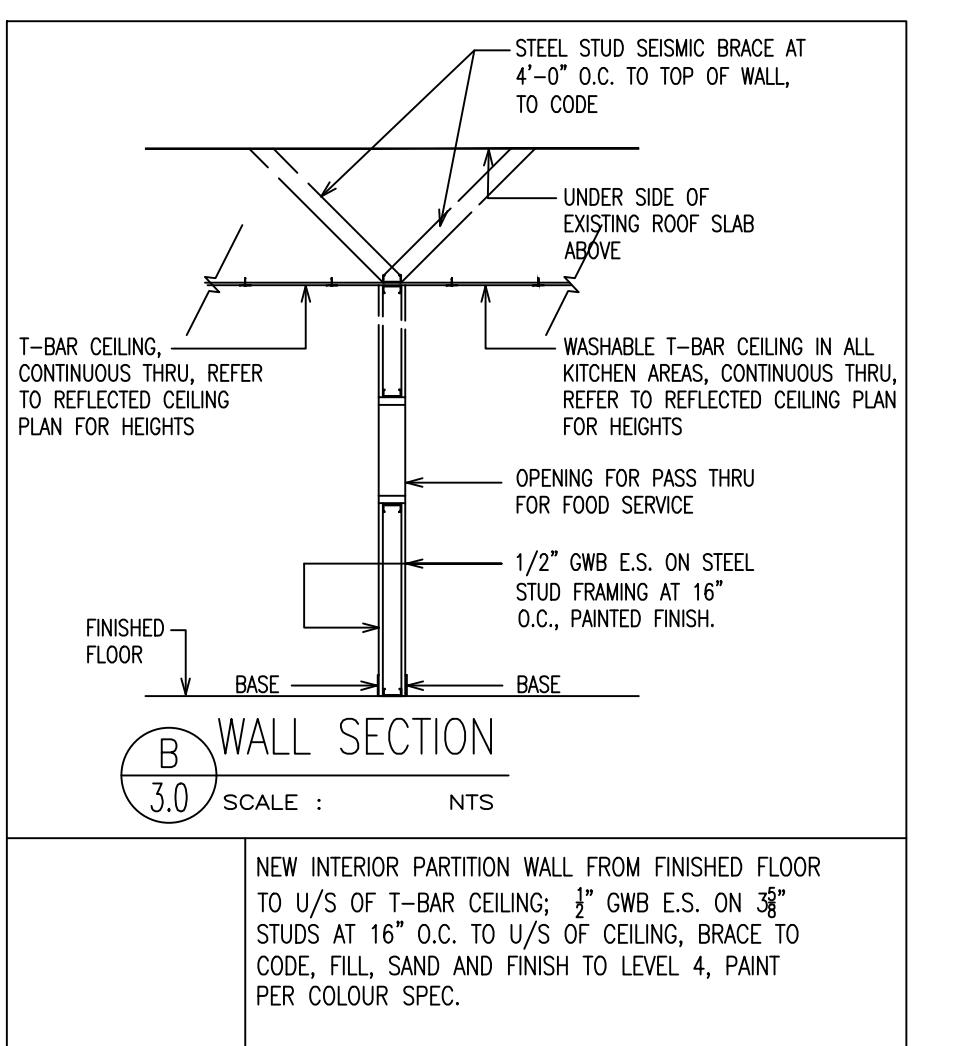
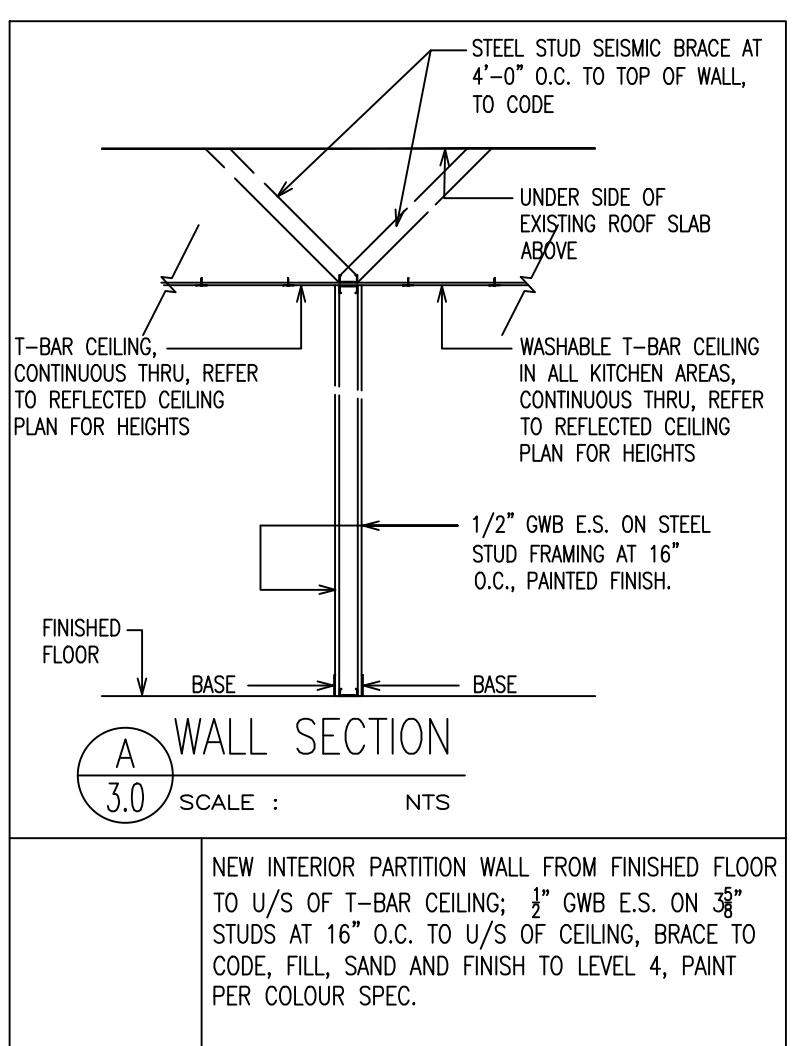
# FINISH HARDWARE

|    |  |  |
|----|--|--|
| 1. | ALL DOORS AND CLOSERS TO HAVE BALL BEARING HINGES; DOORS WITHOUT CLOSERS TO HAVE NON-BALL BEARING HINGES. EXTERIOR DOORS TO HAVE NON-CORROSIVE HINGES WITH NON-REMOVABLE PINS. |  |
| 2. | THE HARDWARE LISTED ESTABLISHES THE STANDARD FOR THIS PROJECT.   |  |
| 3. | ALL DOOR PASSAGE SETS TO BE LEVER TYPE, TYPICAL THRU OUT   |  |
| 1. | HINGES:  | MONTRÉAL HARDWARE STANLEY WORKS OF CANADA<br>HAGER HINGE COMPANY OF CANADA ANAGAMA<br>INDUSTRIES INC. LTD. |
|    | 2. CLOSERS:  | SARGENT OF CANADA 1230 SERIES L.C.N. OF<br>CANADA 1460 SERIES CORBIN DC 2400K                              |
|    | 3. CYLINDER LOCKSETS:  | BY OTHERS  |
|    | 4. MORTISE LOCKSETS:   | BY OTHERS  |
|    | 5. PASSAGE SETS:   | BEST OR BETTER   |
|    | 6. PANIC HARDWARE:   | VON DUPRIN 99 SERIES   |
|    | NOTE:  | BAR FULL DOOR WIDTH. ALL FIRE RATED DOOR<br>HARDWARE SHALL HAVE ULC LABELS AS<br>REQUIRED.                 |
|    | 7. PUSH & PULLS:   | MONTRÉAL HARDWARE  |
|    | 8. KICK PLATES   | CANADIAN BUILDERS HARDWARE MFG. INC.   |
|    | 9. WALL & FLOOR STOPS:   | HAGER  |
|    | 10. WEATHER-STRIPPING &<br>THRESHOLDS:   | BUR-VAN INDUSTRIES AK<br>DRAFTSEAL PEMKO MFG. CO.<br>K.N. CROWDER MFG. CO.                                 |
|    | 11. ASTRAGALS:   | A.K. DRAFTSEAL K.N. CROWDER<br>MFG. CO.  |
|    | 12. THRESHOLD:   | A.K. DRAFTSEAL<br>PEMKO MFG. CO.   |
|    | 13. DOOR VIEW  | PEEL-O PEMKO MFG.<br>CO.   |

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Scale       $1/4'' = 1'' - 0''$

## EEET TITLE: PARTITION LAN

NSULTANT:  
**D.A. H**

# TRAIL BAY AVENUE, RESTAURANT

TRAIL  
O BAY AVENUE,  
T RESTAURANT

CT:  
KEO  
02-11

PROJECT  
TA  
10

SCALE: 1/4"=1'-0"  
DRAWN BY: IH  
DATE OF DRAWING  
JUL 25, 2021  
DATE OF PRINT:  
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PROJECT No.  
798  
G: SHEET No.  
**3.0**