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| BUILDING CODE REVIEW | DATE: 03-MAR-2016 |
| CIVIC: 1335 7TH AVENUE, PRINCE GEORGE, BC V2L 3N9 | |
| LEGAL: LOTS 6-7 & 8, BLOCK 183, DISTRICT LOT 343, C, D, PLAN 1288 | |
| BASIS: BRITISH COLUMBIA BUILDING CODE 2012 | |
| GENERAL DESCRIPTION | |
| USE: PERSONAL SERVICES (TENANT IMPROVEMENT) | |
| HEIGHT: 2 STORIES | |
| ORIGINAL CONSTRUCTION DATED: 1962 | |
| CONSTRUCTION: NON-COMBUSTIBLE/COMBUSTIBLE | |
| OVERALL BUILDING FLOOR AREA: 870 SQM. [9364.6 SQFT.] | |
| SPRINKLERED: NO | |
| NO. OF FACING STREETS: 1 STREET (7TH AVENUE) | |

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| OCCUPANCY | |
| PREVIOUS OCCUPANCY: MAJOR - GROUP A DIVISION 2 - ASSEMBLY | |
| PROPOSED OCCUPANCY: MAJOR - GROUP D - PERSONAL SERVICES | |
| LOAD CALCULATIONS: TABLE 3.1.17.1 BCBC 2012 | |
| * EXIT CAPACITY CALCULATIONS & RATES ARE PER ARTICLE 3.4.3.2 | |
| TOTAL CALCULATED OCCUPANT LOAD = ESTIMATED FOR 171 PEOPLE (WORST CASE PERSONAL SERVICES) | |

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| HEALTH/WATER CLOSETS | | |
| 3.7.2.2.(12) | NO. OF PERSONS EACH SEX | MIN. NO. OF WATER CLOSETS FOR EACH SEX |
| | 1-25 | 1 |
| | 26-50 | 2 |
| | OVER 50 | 3, PLUS 1 FOR EACH ADDITIONAL INCREMENT OF 50 PERSONS OF EACH SEX IN EXCESS OF 50 |

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| BUILDING CONSTRUCTION/SEPARATIONS | | |
| CONSTRUCTION | | |
| 3.2.2.60 | GROUP D, UP TO 2 STOREYS | |
| SEPARATIONS/FIRE RESISTANCE RATING (FRR) | | |
| 3.2.2.60.(2) | COMBUSTIBLE AND NON-COMBUSTIBLE CONSTRUCTION PERMITTED | |

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| | REQUIRED | PROVIDED |
| (a) FLOOR ASSEMBLIES | 0.75 HR | 0.75 HR |
| (b) MEZZANINE | N/A | N/A |
| (d) LOADBEARING | 0.75 HR | EXISTING |
| 3.1.3.1 | OCCUPANCY SEPARATION (GROUP D TO GROUP A/D/E) | 1 HR 1 HR |
| 3.1.8.10 | RATING OF CLOSURE ONLY DOORS IN PUBLIC CORRIDORS | 20 MIN. 20 MIN. |

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| EXITING SYSTEM REQUIREMENTS | | |
| 3.4.3.2 | EXIT WIDTH | REQUIRED PROVIDED |
| 3.4.3.2(1)(a) | 6.1mm/PERSON x 171 | 1056mm 1524mm |
| LOCATION OF EXITS | | |
| 3.4.2.3 | MIN. DISTANCE BETWEEN EXITS (1/2 DIAGONAL) | 1/2 diag. SEE PLAN |
| 3.4.2.5.(1)(b) | MAX. TRAVEL DISTANCE TO ONE EXIT | 40m SEE PLAN |
| CLEARANCES | | |
| 3.4.3.2.(8) | GENERAL | 1.100mm 1.524mm |
| 3.4.3.2.(8) | DOORWAYS | 800mm 914mm |

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| HEADROOM CLEARANCES | | |
| 3.4.3.4.(1) | EXIT: MINIMUM 2.05m CLEAR [6'-8 3/4"] | |
| 3.4.3.4.(4) | DOORS: MINIMUM 2.03m [6'-8"] | |
| 3.4.3.4.(5) | DOORS CLOSURES: MINIMUM 1.98m [6'-6"] | |

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| FIRE STOPPING | | |
| | TO COMPLY WITH CAN4-115-M STANDARDS ULC LISTED FOR APPLICABLE F, FH, OR FTH RATING | |

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| FIRE ALARM | | |
| 3.2.4.9 | ANNUNCIATOR PANEL NOT REQUIRED | |

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| DOOR RELEASE HARDWARE | | |
| 3.4.6.16 | EXIT DOORS TO BE READILY OPENED FROM THE INSIDE WITH NOT MORE THAN ONE RELEASING OPERATION AND WITHOUT REQUIRING KEYS, SPECIAL DEVICES OR SPECIALIZED KNOWLEDGE OF THE DOOR OPENING MECHANISM. | |
| | PRIMARY CUSTOMER ENTRY DOOR WITH NOT MORE THAN A 90 DEGREE THUMBTURN ACTION. | |

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| FIRE RESISTANCE RATING | | |
| 3.6.2.1.(1) | MECH. ROOM REQUIRES 1 HR F.R.R. (SERVICE ROOM CONTAINING FUEL FIRED APPLIANCE) | |
| 3.3.1.2.1.2.(a) | JANITOR ROOM REQUIRES 45 MIN. F.R.R. | |
| 3.3.1.4.(2) | PUBLIC CORRIDORS REQUIRE 45 MIN. F.R.R. | |

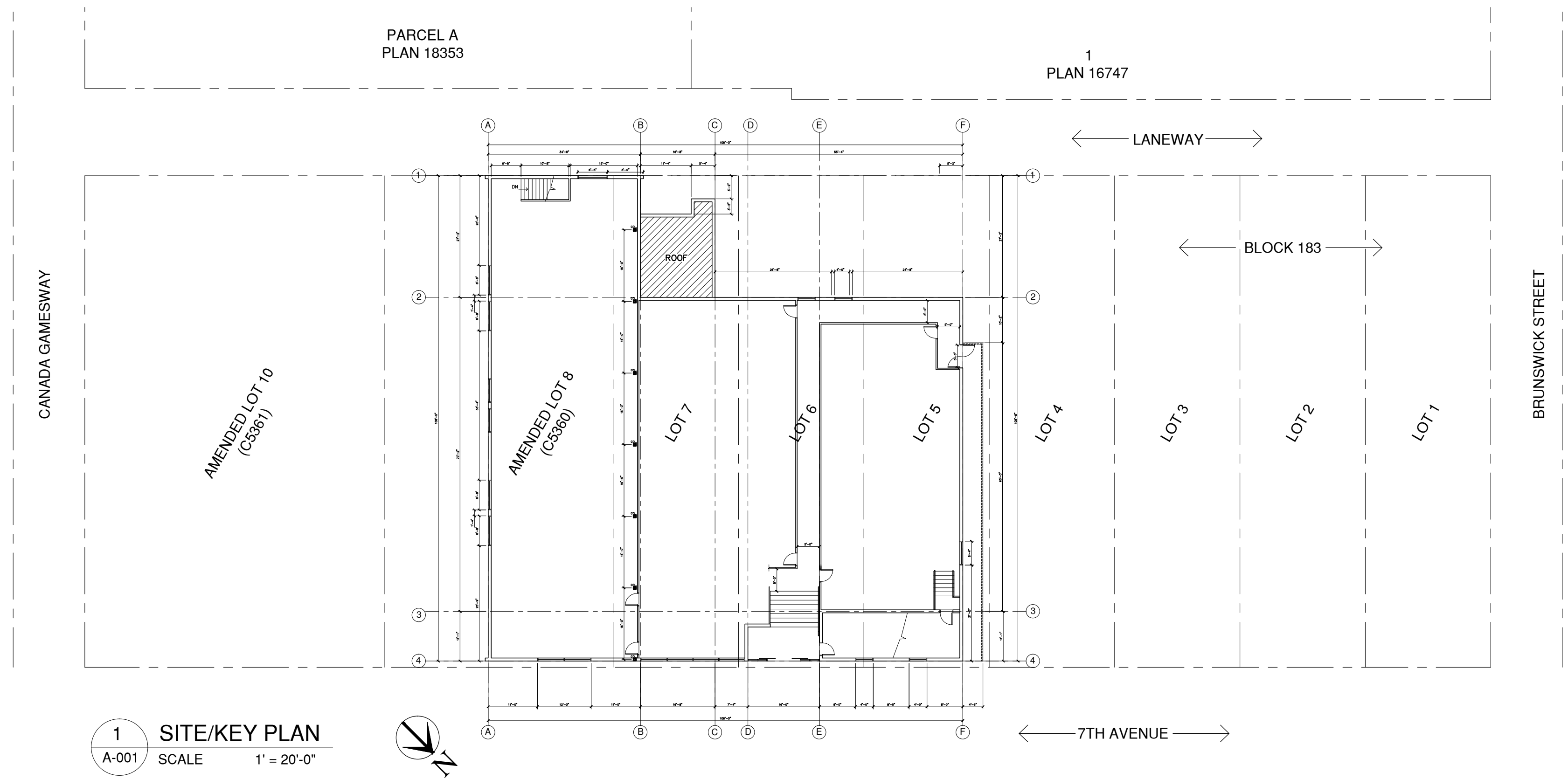
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| DRAWING LIST: | |
| SHEET # | SHEET NAME |
| A-001 | GENERAL NOTES & SITE PLAN |
| A-101 | CONSTRUCTION PLAN |
| A-102 | REFLECTED CEILING PLAN |
| A-301 | SECTIONS |
| A-401 | LARGE SCALED PLANS |
| A-402 | LARGE SCALED PLANS - EXTERIOR WHEELCHAIR RAMP |
| A-600 | NORTH FACADE DEMOLITION PLAN & ELEVATION |
| A-601 | NORTH FACADE CONSTRUCTION ELEVATION |
| A-602 | FACADE CONSTRUCTION DETAILS |
| A-603 | EAST FACADE CONSTRUCTION ELEVATION |
| A-604 | SOUTH FACADE CONSTRUCTION ELEVATION |
| A-605 | WEST FACADE CONSTRUCTION ELEVATION |

TENTATIVE ROOM AND OCCUPANCY SCHEDULE (WORST CASE LOADING)

| RM # | RM NAME | OCCUPANCY | SQFT | SQM | SQM PER PERSON | OCCUPANT LOAD |
|------|----------------------|-----------|--------------|-------------|----------------|---------------|
| | ENTRANCE | | 121.33 sqft. | 11.27 sqm. | | |
| | CORRIDOR | | 563.96 sqft. | 52.39 sqm. | | |
| | SUITE A | OFFICE | 3443.06 sqft | 319.87 sqm. | 4.60 | 69 |
| | SUITE B | OFFICE | 2635.67 sqft | 244.86 sqm. | 4.60 | 53 |
| | SUITE C | OFFICE | 1881.17 sqft | 174.77 sqm. | 4.60 | 37 |
| | SUITE C UPPER OFFICE | OFFICE | 305.44 sqft | 28.38 sqm. | 4.60 | 6 |
| | SUITE D | OFFICE | 305.44 sqft | 28.38 sqm. | 4.60 | 6 |

- CONSTRUCTION NOTES**
- THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND EXISTING CONDITIONS AT THE SITE BEFORE COMMENCING WORK AND ORDERING MATERIALS. INFORM THE CONSULTANT OF ANY DISCREPANCIES/INCONSISTENCIES UNKNOWN PRIOR TO COMMENCING WORK.
 - WORK DONE AS PER CONTRACT DRAWINGS SHALL CONFORM TO B.C. BUILDING CODE 2012 AND ALL PROVINCIAL & MUNICIPAL BYLAWS & CODES.
 - IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE PROPER SEQUENCE, COORDINATION AND PHASING OF CONSTRUCTION TO MEET CLIENT'S CONSTRUCTION COMPLETION DEADLINE.
 - ALL MATERIALS USED SHALL BE INSTALLED AND/OR APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - ALL MATERIALS USED SHALL BE INSTALLED AND/OR APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL MAINTAIN AT HIS COST ALL NECESSARY INSURANCES AND INSURANCE ASKED FOR BY THE PROPRIETOR. THE PROPRIETOR SHALL INFORM HIS FIRE INSURANCE CO. OF WORK TO BE DONE.
 - INSTALL TEMPORARY DUSTPROOF PARTITIONS & ACCESS AROUND THE WORK AREA.
 - FIRE RATINGS OF ALL EXISTING CONSTRUCTION TO BE MAINTAINED.
 - NEW PARTITIONS: 5/8" GWB ON BOTH SIDES OF MET. STUDS 6" @ 16" O.C. UNLESS NOTED OTHERWISE.
 - EXISTING PARTITIONS: REPAIR EXISTING GWB AND/OR STUDS TO RECEIVE GWB, GWB TO BE TAPED & SANDED AND PREPARED FOR PAINT FINISH, CONFIRM REQUIRED RATING.
 - WINDOW AND DOOR SIZES ARE NOTED AS WIDTH BY HEIGHT.
 - WINDOW AND DOOR ARE NOTED AS NOMINAL SIZES, ROUGH OPENINGS TO BE CONFIRMED WITH WINDOW/DOOR MANUFACTURER REQUIREMENTS.
 - EXIT DOORS: ALL EXIT DOORS TO BE COMPLETE WITH REQUIRED EXIT DOOR HARDWARE AS PER RELEVANT BUILDING CODE. ALL NON-COMPLIANT DOOR HARDWARE TO BE REMOVED. ENSURE ALL DOOR RELEASE HARDWARE COMPLIES WITH 3.3.1.13(13) AND 3.3.1.13(10)(c) OF THE BRITISH COLUMBIA BUILDING CODE 2012.
 - PROVIDE BACKING IN STUD SPACE TO MECHANICALLY FASTEN WALL-MOUNTED ACCESSORIES, SHELVING & DISPLAY SYSTEMS TO SEISMIC AND STRUCTURAL REQUIREMENTS.
 - PROVIDE ALARM VERIFICATION FOR F/A ALTERATIONS.
 - GC TO PROVIDE ELECTRICAL PERMIT FOR ELECTRICAL WORK INDICATED ON DRAWINGS. SUBMIT COPY OF PERMIT & INSPECTION REPORTS TO CONSULTANTS FOR RECORD.
 - GC TO PROVIDE PLUMBING PERMIT FOR MECHANICAL & PLUMBING WORK. SUBMIT COPY OF PERMIT & INSPECTION REPORTS TO CONSULTANTS FOR RECORD.
 - WALL SHELVING AND WALL DISPLAY SYSTEMS SHALL BE CONSTRUCTED ON SEISMICALLY DESIGNED CONSTRUCTION. DO NOT CONSTRUCT ON EXISTING SEISMICALLY UNSUPPORTED CONSTRUCTION, INCLUDING CLAY TILE.
 - SEISMIC RESTRAINT - PROVIDE PHOTOS FOR CONFIRMATION OF NON-STRUCTURAL SEISMIC RESTRAINT SUITABLE FOR LOCAL SEISMIC CONDITIONS FOR NON-STRUCTURAL ELEMENTS INCLUDING: BACKING, WALL SHELVING, STEEL STUD & GWB PARTITIONS, SUSPENDED GWB & ACOUSTIC PANEL CEILINGS, ELECTRICAL SEISMIC, MECHANICAL SEISMIC.
 - DRAWING CONSULTANT & ARCHITECT TO BE NOTIFIED OF ANY/ALL MUNICIPALITY COMMENTS ON APPROVED PERMIT APPLICATION DRAWINGS AS SOON AS RECEIVED. SCANS/PHOTOS TO BE FORWARDED FOR REFERENCE.
 - STRUCTURAL, MECHANICAL AND/OR ELECTRICAL DRAWINGS TO BE PROVIDED BY TENANT AS REQUIRED BY THE CITY/MUNICIPALITY.
 - ALL DEMISING WALL FIRE SEPARATIONS TO BE CONFIRMED WITH THE BUILDING INSPECTOR. UPGRADES TO DEMISING WALL TO BE DONE AT OWNER/LANDLORD EXPENSE.

- DESIGN NOTES - PRE-LEASE GENERAL BUILDING IMPROVEMENTS**
- TENANT IMPROVEMENT DRAWINGS PROVIDED TO SUIT PROFESSIONAL TENANTS AS REQUIRED IN FUTURE PHASE(S).
 - SPRINKLER SYSTEM NOT REQUIRED.
 - FIRE ALARM SYSTEM NOT REQUIRED BUT INSTALLED FOR INCREASED SAFETY/INSURANCE BENEFITS.
 - INTERNAL WHEELCHAIR ENTRANCE/EXIT HALLWAY = 44" WIDE
EXTERNAL WHEELCHAIR RAMP = 4.5' WIDE
WEATHER AWNINGS OVER EXTERIOR WHEEL CHAIR RAMP - EXTENDING 4.5' FROM BUILDING
 - SINGLE HANDICAP W/C 7'x7' - 8'x8' INSIDE DIMENSION TYPICAL.
W/C QUANTITIES / SIZES / LOCATIONS DETERMINED AT SAME TIME AS TENANT SUITES FINALIZED IN A LATER PHASE.
MINIMUM SINGLE W/C ACCESSED FROM PUBLIC/VESTIBULE AREA FOR SUITE D. POSSIBLY COMBINE PUBLIC W/C WITH JANITOR CLOSET / MOP SINK.
 - DHW IN BASEMENT SHOULD BE BIG ENOUGH FOR MAIN FLOOR REQUIREMENTS, BUT CAN CONSIDER SMALL DHW IN EACH SUITE IF REQUIRED (LATER).
 - ALL STEEL STUD PARTITION CONSTRUCTION. 2x4 TYPICAL, BUT 2x6 USED FOR PLUMBING WALLS.
 - 2" SPF SPRAY INSULATION (R12) OR 2" RIGID XPS BOARD INSULATION INSTALLED AROUND INTERIOR PERIMETER FROM FLOOR TO CEILING (12" HEIGHT). ALL INSULATION JOINTS TAPED AND SEALED WITH TUCK TAPE. STEEL CHANNEL/SUDS 24" OC AROUND INTERIOR PERIMETER.
 - ELECTRICAL OUTLET BOXES INSTALLED AROUND INTERIOR PERIMETER WALLS WITH EMT CONDUIT STUBBED TO CEILING SPACE - AS SHOWN ON DRAWINGS. EXTRA RECEPTACLES WILL BE ADDED TO INTERIOR PARTITIONS TO SUIT TENANT REQUIREMENTS.
 - 1/2" GWB INSTALLED ON INTERIOR PERIMETER WALLS TO 10' HEIGHT.
 - 5/8" TYPE X GWB BOTH SIDES BETWEEN SUITES AND SUITES TO PUBLIC AREAS - FROM FLOOR TO CEILING (1 HR FRR), 16" OC. CONSIDER INSULATION FOR SOUNDPROOFING.
 - 1/2" GWB FOR INTERIOR PARTITIONS. CONSIDER EXTENDING TO CEILING AND ALSO INSULATION FOR SOUNDPROOFING WHERE REQUIRED. 24" OC.
 - 45 MIN (FRR) DOORS FROM SUITES TO REAR WHEEL CHAIR EXITS, AND ON PUBLIC W/C JANITOR CLOSET. AUTOMATIC CLOSERS REQUIRED.
 - NEW WEST WHEEL CHAIR ENTRANCE DOOR TO HAVE 2 OPPOSING OPENING DOORS - SPEC TBD. ELECTRIC DOOR OPENER, REMOTE CONTROL UNLOCK, SECURITY CAMERA AND TELEPHONE CALL STATION PROVIDED. EACH SUITE HAS VIDEO VIEW OF DOORWAY, CAN UNLOCK DOOR AND ANSWER CALLS.
 - GLASS PARTITIONS AND/OR GLASS DOORS ALLOWED BETWEEN SUITES AND 7TH AVENUE ENTRANCE VESTIBULE.
 - 7TH AVE MAIN ENTRANCE DOOR TO BE AUTOMATIC SLIDING DOOR WITH THERMAL BREAK TO REPLACE EXISTING HINGED DOOR.
 - ALL EXIT DOORS TO BE READILY OPENED FROM THE INSIDE WITH NOT MORE THAN ONE RELEASING OPERATION AND WITHOUT REQUIRING KEYS, SPECIAL DEVICES OR SPECIALIZED KNOWLEDGE OF DOOR OPENING MECHANISM.
 - DOOR/HARDWARE SCHEDULES NOT REQUIRED - JUST GENERAL DESIGN NOTES ABOVE.
 - CONSIDER GYPCRETE OR OTHER CEMENTIOUS PRODUCT FOR FLOOR LEVELING AND SOUNDPROOFING FROM MAIN TO LOWER FLOOR. CARPET TILE WITH ATTACHED SOUNDPROOF UNDERLAY TYPICAL INSIDE MAIN FLOOR SUITES. VESTIBULE FLOOR EITHER CONCRETE, CERAMIC OR VINYL TILE FOR EASE OF CLEANING. WALK OFF CARPETS PROVIDED IN VESTIBULE ALSO.
 - INTERNAL DROP CEILING WITH CEILING TILES PROVIDED. CEILING WILSON JOISTS AND ROOF DECKING NOT FIRE PROTECTED. CEILING DETAIL DRAWINGS NOT REQUIRED FOR STANDARD DROP/T-BAR CEILING.
 - NEW TORCH ON ROOF WITH EXTERNAL RIGID FOAM INSULATION. xx" THICK, R??
 - SKYLIGHTS MAY BE PROVIDED IN SOME SUITES FOR NATURAL LIGHT. ENTRANCE VESTIBULE WILL HAVE ADEQUATE GLASS FOR NATURAL LIGHT.
 - SEPARATE HVAC UNITS INSTALLED ON SUITES A, B, C ROOFTOPS TO REPLACE EXISTING OLD UNITS. NEW HW BOILER PIPED TO EACH HVAC UNIT DISCHARGE HX.
 - 100A 3 PHASE 120/208V ELECTRICAL PANEL IN EACH SUITE.



1 SITE/KEY PLAN
A-001 SCALE 1" = 20'-0"

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CONTRACTOR SHALL SPECIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOBSITE. IN THE EVENT THAT ANY DISCREPANCY APPEARS BETWEEN THE DRAWING AND SPECIFICATIONS OR ANY OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT. PROVIDED IN THE EVENT THAT SUCH DISCREPANCIES ARE NOT OBSERVED, THE SPECIFICATION SHALL TAKE PRECEDENCE OVER THE DRAWINGS.

REVISIONS:

1. ISSUED FOR PRELIMINARY INFORMATION ONLY MAY 4, 2016

DATE: 05-04-2016

JOB NO.: --

SCALE: --

DRAWN BY: RCDA

CHECKED BY: RW

PROJECT TITLE:

PROFESSIONAL BUILDING

1335 7th Avenue,
Prince George,
BC, V2L 3N9

DRAWING TITLE:

GENERAL NOTES AND SITE PLAN

DRAWING SHEET:

