

**CONSTRUCTION NOTES:**

- 1 42" AFF BAR TABLE C/W SEATING
- 2 1 1/2" STEEL TOP RAIL C/W SAFETY GLASS PANELS. SUPPORT POSTS ATTACHED TO SIDE OF STAIR STRINGERS
- 3 SLOPED & SEALED CONCRETE FLOOR C/W TROWEL FINISH; TO BE SLOPED TOWARDS FLOOR DRAIN
- 4 4' HIGH PONY WALL COMPOSED OF:
  - 1/2" GWB, TAPED & SEALED, PAINTED,
  - 2X4 STUDS AT 16" O.C.
  - 1/2" GWB, TAPED & SEALED, PAINTED
  - MILLWORK SILL TO BE INSTALLED ON TOP OF PONY WALL @ 4' AFF
  - GLAZING SYSTEM TO BE INSTALLED ON TOP OF MILLWORK SILL TO 8' AFF
- 5 HOIST SYSTEM FROM BREWHA, TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- 6 BAR DOOR TO BE HINGED ON EAST SIDE OF ACCESS PANEL
- 7 FLOOR DRAIN CONNECTED TO SEWER SYSTEM
- 8 STAINLESS STEEL DOUBLE SINK C/W 2" DRAIN CONNECTION TO SEWER SYSTEM
- 9 BREW CONTROLLER FROM BREWHA, TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, 208V / 50A 3 PHASE SERVICE & 208V / 30A SINGLE PHASE SERVICE REQUIRED
- 10 STAINED WOOD BAR C/W BAR SEATING AND SUPPORT AS REQUIRED
- 11 DISHWASHER BELOW COUNTER
- 12 GLASS WASHER BELOW COUNTER
- 13 LOCATION OF BEER TAPS MOUNTED TO THE WALL. MOUNTING HEIGHT TO BE CONFIRMED. GLASS FILL TAPS AND GROWLER FILL TAPS TO BE SEPARATE
- 14 INSULATED WALK-IN COOLER C/W INSULATED FLOOR SLAB
- 15 STAINLESS STEEL SERVICE COUNTER @ 30" AFF
- 16 BENCH SEATING ALONG WEST WALL
- 17 1" WATER MAIN TO BE CONNECTED TO WATER FILTRATION SYSTEM
- 18 HOT WATER SOURCE VIA WALL-MOUNTED HOSE BIB ACCESSIBLE VIA OPEN SPACE UNDER SINK COUNTER
- 19 BREWERY FEATURE WALL
- 20 STAINLESS STEEL COUNTER AND BACKSPLASH
- 21 PERFORATED METAL DRAINAGE GRATE BELOW BEER TAPS C/W DRAIN CONNECTION TO SEWER SYSTEM
- 22 STAINLESS STEEL SINGLE SINK C/W 2" DRAIN CONNECTION TO SEWER SYSTEM
- 23 MAIN ENTRANCE DOOR
- 24 SECONDARY ENTRANCE DOOR
- 25 SERVICE ENTRY DOOR
- 26 STORAGE C/W SHELVING
- 27 42" HIGH WOOD 'VIEWING TABLES' SECURED TO PONY WALL AND C/W HIGH CHAIR SEATING
- 28 GC TO COORDINATE DROPPED GWB CEILING WITH HVAC UNITS ABOVE THE WASHROOMS. ENSURE HVAC UNITS ARE SEISMICALLY RESTRAINED. LANDLORD TO PROVIDE COPY OF ENGINEERED SCHEDULE C-B AND COMMISSIONING REPORTS FOR HANGING UNITS.
- 29 GC TO INSTALL FROSTING FILM OVER I/S SURFACE OF WINDOWS IN THE WASHROOMS
- 30 UNIVERSAL WASHROOM WITH CLEAR FLOOR SPACE OF NOT LESS THAN 4.0m<sup>2</sup> WITH NO DIMENSION LESS THAN 1800mm (5'-11") AND SERVED BY AN ACCESSIBLE PATH OF TRAVEL, REFER TO UNIVERSAL WASHROOM DETAIL PLAN ON SHEET A301
- 31 EXTERIOR WALK COMPLETE WITH A SLIP-RESISTANT, CONTINUOUS AND EVEN SURFACE TO BE NOT LESS THAN 1500mm WIDE AND HAVE A LEVEL AREA CONFORMING TO BCBC 2018 CLAUSE 3.8.3.5.(1)(c) ADJACENT TO THE ENTRANCE DOORWAY (WORK ASSUMED TO BE COMPLETED BY BASE BUILDING CONTRACTOR AT TIME OF BUILDING CONSTRUCTION)

MAIN FLOOR USAGE: TASTING ROOM  
 OCCUPANT LOAD: 36

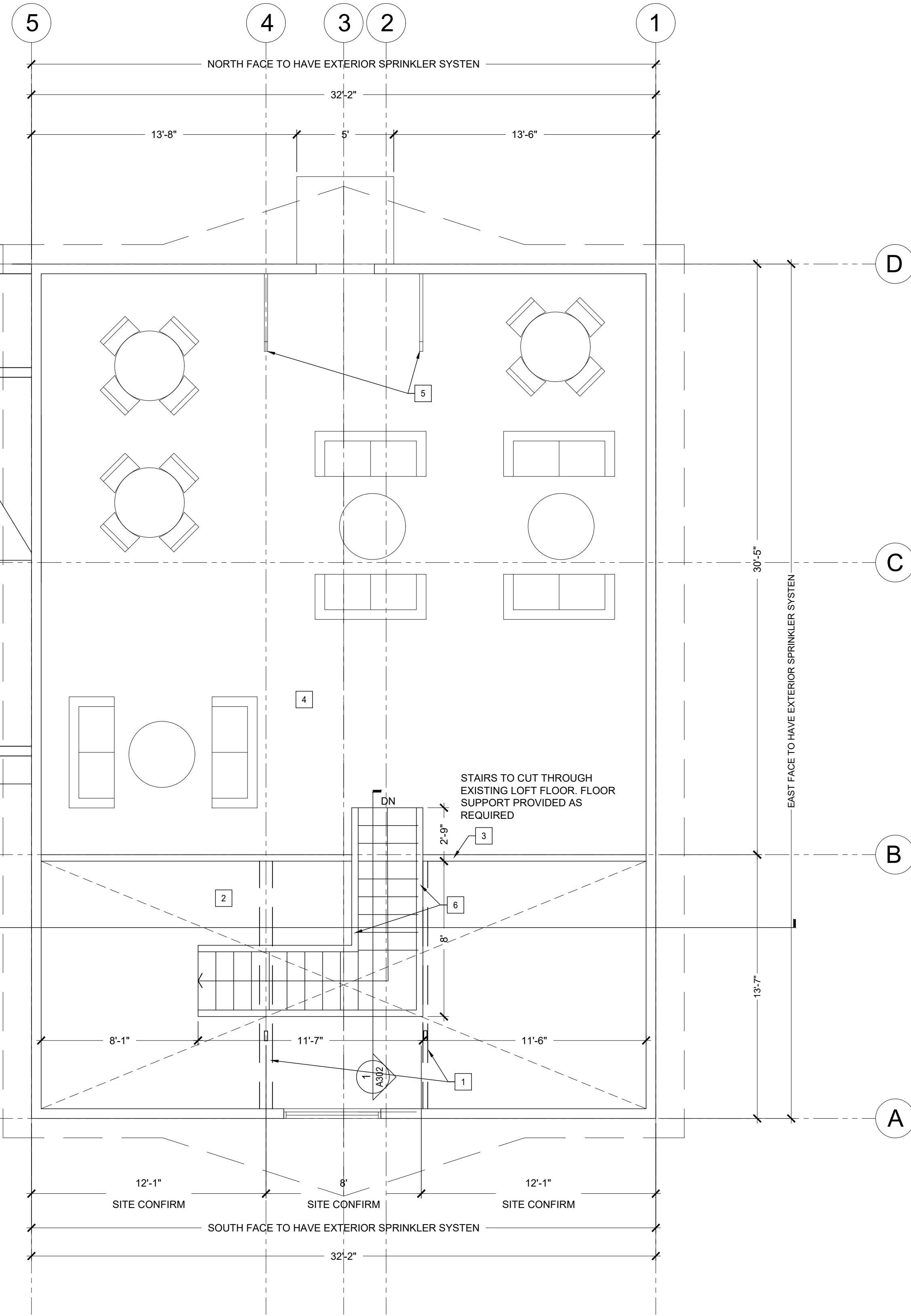
**BARN OWL BREWING**

4629 LAKESHORE ROAD  
 KELOWNA, BC

Drawing Title  
**MAIN FLOOR PLAN**

Scale  
 1/4" = 1'-0"

REV.	DATE	DESCRIPTION	BY
3	APR 28 2019	ISSUED FOR CLIENT REVIEW	CK
2	MAR 10 2019	ISSUED FOR BP REVISIONS	CK
1	OCT 23 2018	ISSUED FOR LIQUOR LICENSE APPLICATION	CK



- CONSTRUCTION NOTES:**
- 1 NEW 8"x8" HEAVY TIMBER FOR EXISTING END WALL BRACES
  - 2 OPEN TO BELOW
  - 3 GLASS GUARD RAIL
  - 4 FINISHED FLOOR ELEVATION = 11'-0"
  - 5 EXISTING END WALL BRACES
  - 6 1 1/2" STEEL TOP RAIL C/W SAFETY GLASS PANELS. SUPPORT POSTS ATTACHED TO SIDE OF STAIR STRINGERS
- GENERAL CONSTRUCTION NOTES:**
- 1. ALL WALLS TO BE FINISHED IN GWB AND PAINTED, UNLESS NOTED OTHERWISE
  - 2. TYPICAL 2X4 WALL CONSTRUCTION FOR ALL INTERIOR WALLS. WALLS TO BE INSTALLED TO U/S OF FLOOR ABOVE, TYP
  - 3. ALL CONSTRUCTION TO COMPLY WITH BCBC 2012

NOTES	
<b>PROJECT TYPE:</b> INTERIOR TENANT IMPROVEMENT	<b>PROJECT AREA:</b> 124.5 m <sup>2</sup> (1340.0 SF)
<b>CIVIC ADDRESS:</b> 4629 LAKESHORE ROAD KELOWNA, BC	<b>OCCUPANCY:</b> ASSEMBLY OCCUPANCY GROUP A, DIVISION 2
BUILDING CODE DATA	
<b>APPLICABLE BUILDING CODE:</b>	BC BUILDING CODE 2018 - PART 3
<b>MAJOR OCCUPANCY:</b> GROUP A-2 ASSEMBLY	
<b>EXISTING TENANT AREA:</b> 124.5 m <sup>2</sup>	
<b>EXISTING BUILDING AREA:</b> 190 m <sup>2</sup>	
<b>NO. OF STOREYS:</b> 2 STOREY TENANT SPACE	
<b>STREETS FACING:</b> 1 STREET	
<b>3.1 OCCUPANT LOAD (BY AREA):</b> TABLE 3.1.17.1	
<b>MAIN FLOOR:</b>	
ASSEMBLY AREA (DINING, BEVERAGE AND CAFETERIA SPACE): 44.1 m <sup>2</sup> / 1.20 m <sup>2</sup> per person = 36 persons	
<b>SECOND FLOOR (LOFT AREA):</b>	
ASSEMBLY AREA (DINING, BEVERAGE AND CAFETERIA SPACE): 86.4 m <sup>2</sup> / 1.20 m <sup>2</sup> per person = 72 persons	
*LIQUOR LICENSE APPLICATION LIMITS SECOND FLOOR TO 24 PERSONS	
TOTAL OCCUPANT LOAD = 60 persons	
<b>3.7 HEALTH REQUIREMENTS</b>	
60 TOTAL OCCUPANTS	
THE TOTAL NUMBER OF PERSONS IN THE BUILDING USED TO DETERMINE THE NUMBER OF WATER CLOSETS TO BE PROVIDED IS PERMITTED TO BE REDUCED BY 10 BEFORE APPLYING SENTENCE (6) 3.7.2.2.(2)	
50 / 2 = 25 FEMALES; 25 MALES	
TOTAL REQUIRED: 1 PER SEX	
TOTAL PROVIDED: 1 MALE WC; 1 FEMALE WC; 1 UNIVERSAL	
TABLE 3.7.2.2.B	

**BARN OWL BREWING**

4629 LAKESHORE ROAD  
KELOWNA, BC

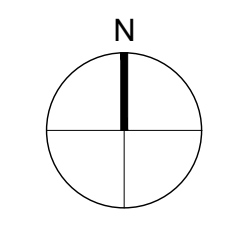
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**SECOND FLOOR PLAN**

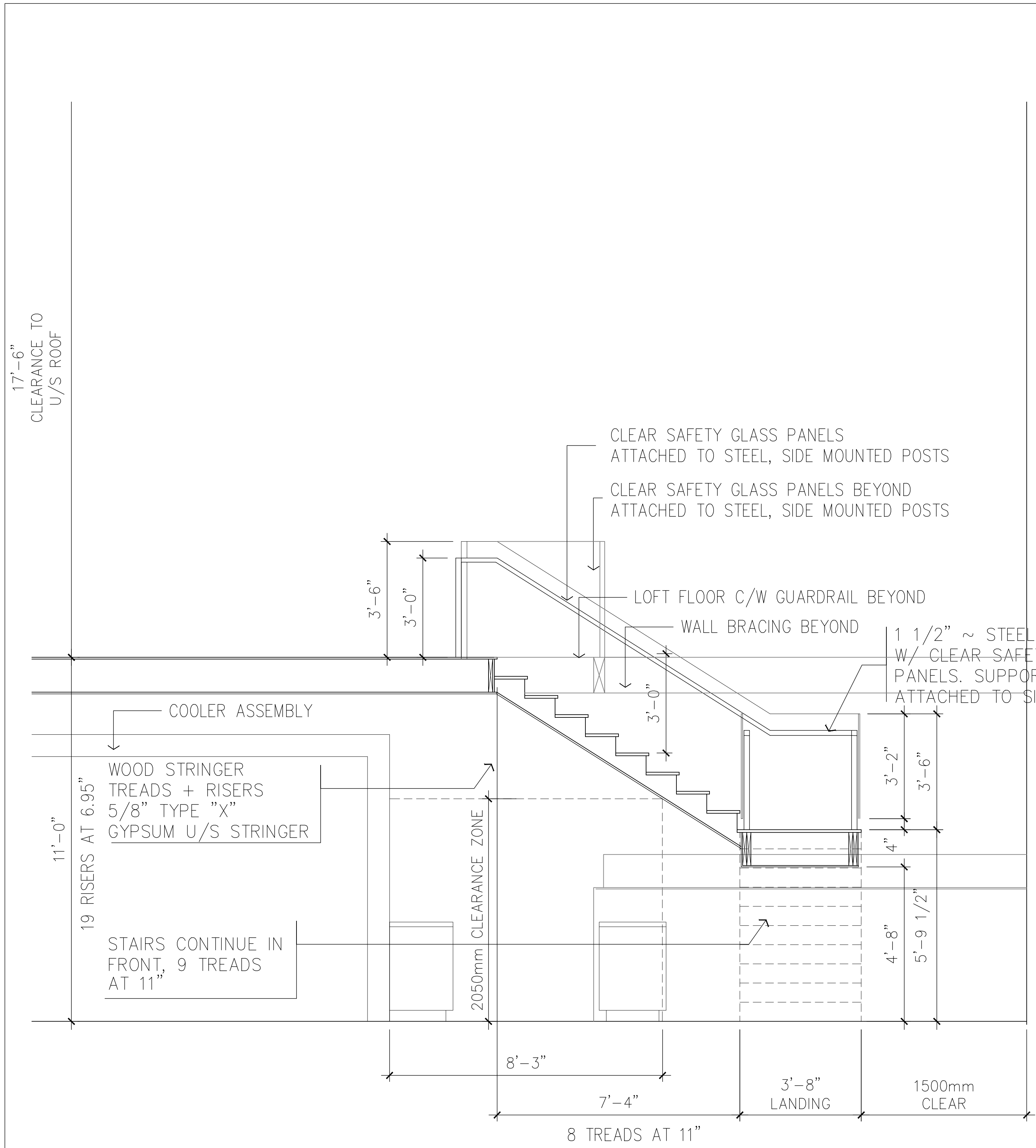
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Date  
**28 APR 2019**

Sheet No.  
**A102**

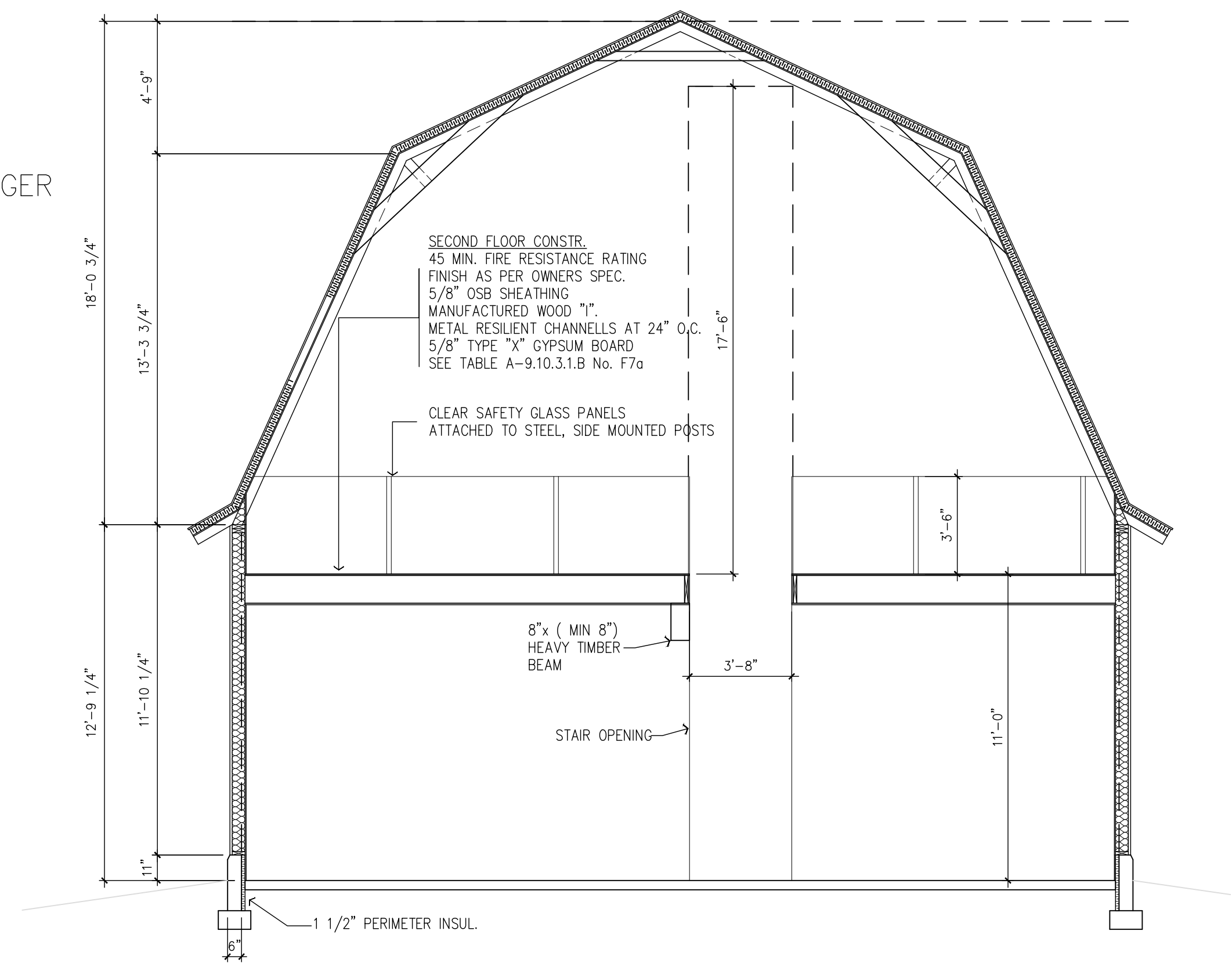




1 STAIR - SECTION  
1/2" = 1'-0"

**STAIR DESIGN NOTES:**

1. STAIR DESIGN SHALL COMPLY TO ALL APPLICABLE DESIGN REQUIREMENTS AS STATED IN THE BRITISH COLUMBIA BUILDING CODE 2018 EDITION.



2 SECTION  
1/4" = 1'-0"

BARN OWL BREWING

4629 LAKESHORE ROAD  
KELOWNA, BC

Drawing Title  
STAIR SECTION

Scale  
AS NOTED

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Date  
28 APR 2019

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A302