

PAPA SITA'S SPAG SHACK

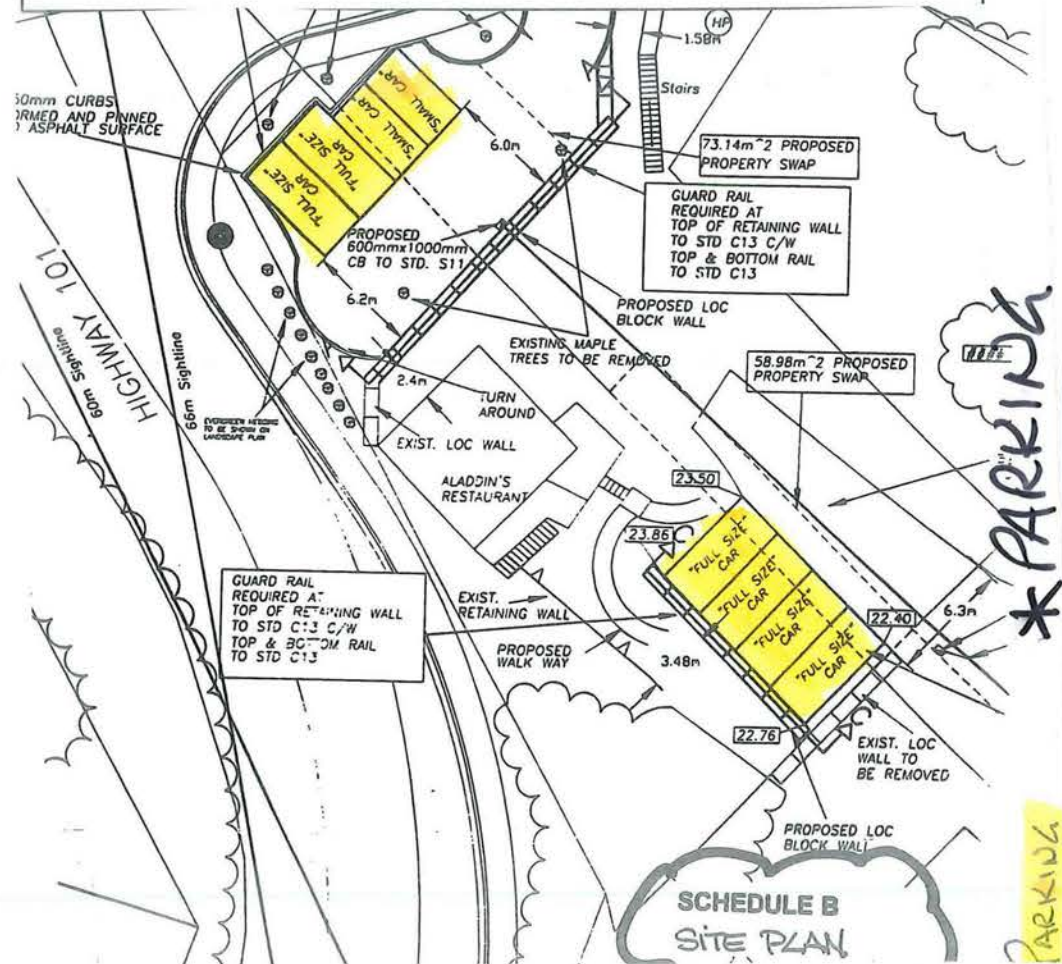
LEGAL DESCRIPTION:

SUBDIVISION PLAN OF LOT 6, BLOCK G, PLAN, 6486, AND CLOSED ROAD.

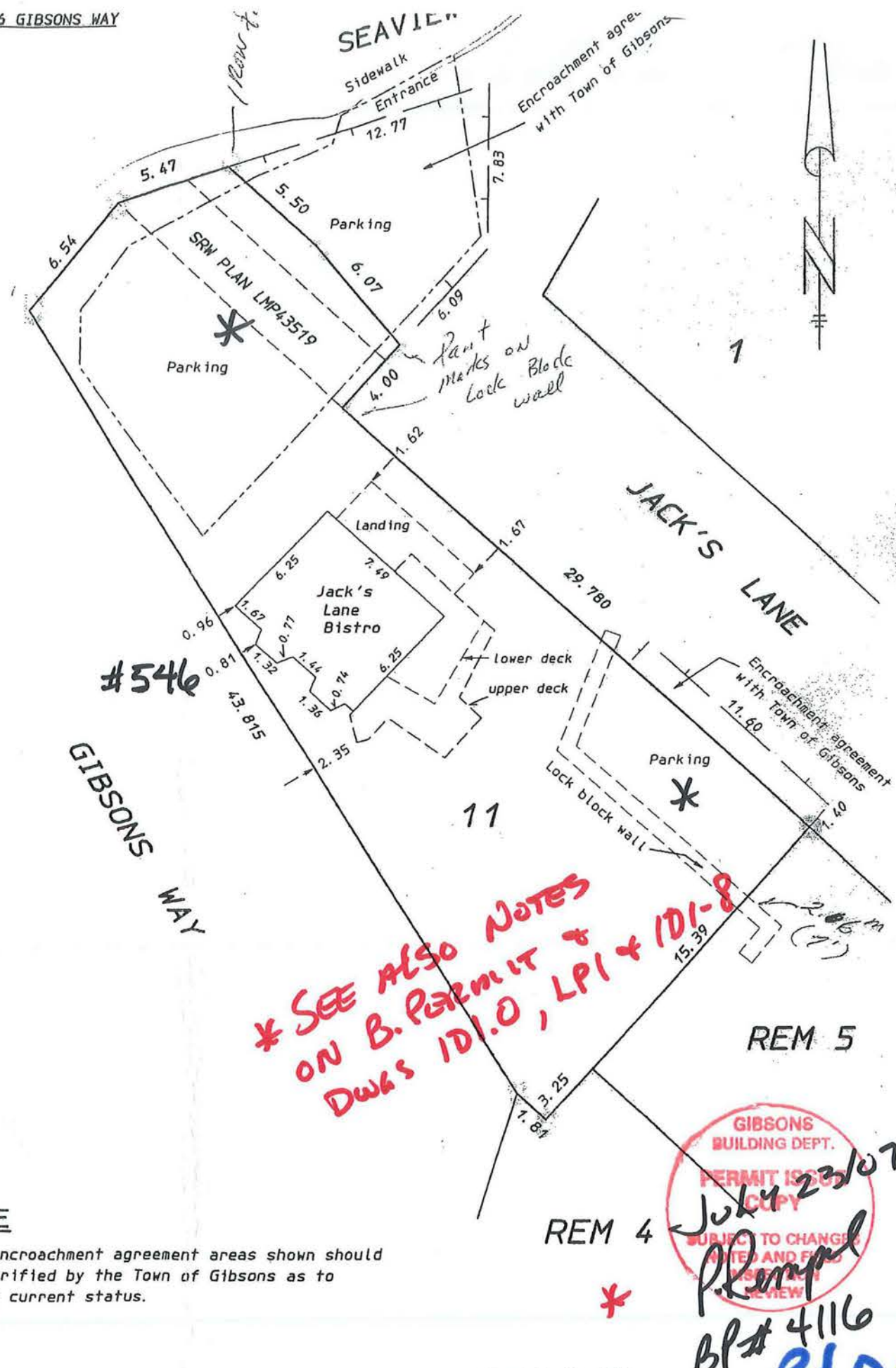
REFERENCE PLAN LMP 43517 (DEDICATED ROAD ON PLAN 4028)
BOTH OF D.L. 686, GROUP 1, NEW WESTMINSTER DISTRICT

AREA OF CONSTRUCTION:

MAIN FLOOR: 487 SQ. FT.
BASEMENT: 428 SQ. FT.
TOTAL AREA: 915 SQ. FT.



546 GIBSONS WAY



NOTE

The encroachment agreement areas shown should be verified by the Town of Gibsons as to their current status.

SITE PLAN: NTS

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DESIGN CONSULTANTS INC.

200 - 1558 WEST 6TH AVENUE
VANCOUVER BC V6J 1R2
T 604 738 7976 M-STUDIO.CA

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PAPA SITA'S SPAG SHACK

546 GIBSONS WAY
GIBSONS, BC

COVER SHEET

SCALE 1/2"=1'-0"
DATE MAY 2007
DRAWN EC

PROJECT NO. 0705

DWG. NO.

ID0.0

PAPA SITA'S SPAG SHACK

LEGAL DESCRIPTION:

SUBDIVISION PLAN OF LOT 6, BLOCK G, PLAN, 6486, AND CLOSED ROAD.
 REFERENCE PLAN LMP 43517 (DEDICATED ROAD ON PLAN 4028)
 BOTH OF D.L. 686, GROUP 1, NEW WESTMINSTER DISTRICT

GENERAL NOTES

1. The contractor shall provide for all necessary permit fees (except Building Permit) and applications required by the local authority.
2. Contractor to make good any construction damage to base building due to new construction.
3. All materials used shall be installed and/or applied according to the manufacturer's recommendations and specifications.
4. It shall be the contractor's sole responsibility to ensure proper sequence, coordination and phasing of construction to meet Earl's construction completion deadline.
5. All fitting and construction to be carried out in compliance with applicable building and accessibility codes.
6. All millwork to be per dimensioned specification drawings and field verified prior to fabrication.
7. It is the contractor's responsibility to order all long term order and delivery items at project start to ensure timely installation.
8. Any discrepancies between plans and existing construction to be site measured and verified with earl's designer prior to continuation of work.
9. All work shall conform with the provincial building code in which the work is located and all applicable City bylaws.

AREA OF CONSTRUCTION:

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 BASEMENT: 428 SQ. FT.
 TOTAL AREA: 915 SQ. FT.



DRAWING LIST

- ID0.0 - Cover Sheet
- ID1.0 - Main Floor Construction Plan
- ID1.0A - Partition Schedule
- ID1.1 - Main Floor Finishes Plan
- ID1.1A - Finishes Plan Specifications
- ID1.2 - Main Floor Millwork Plan
- ID1.3 - Main Floor Furniture Plan
- ID1.4 - Main Floor Reflected Ceiling Plan
- ID1.4A - Luminaire Schedule
- ID1.5 - Basement Construction Plan
- ID1.6 - Basement Finishes Plan
- ID1.7 - Basement Reflected Ceiling Plan
- ID1.8 - Basement Equipment Plan
- ID2.0 - Interior Elevations
- ID2.1 - Interior Elevations
- ID2.2 - Interior Elevations
- ID3.0 - Details
- ID3.1 - Details
- ID3.2 - Details

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546 GIBSONS WAY
 GIBSONS, BC

COVER SHEET

SCALE 1/2"=1'-0"
 DATE MAY 2007
 DRAWN EC

PROJECT NO. 0705

DWG. NO.

ID0.0

NOTES

- ① CONSTRUCT TO B.C. B. CODE FOR 'PERSONS WITH DISABILITIES'. DESIGNATE AS M/F, H/C AND NOTE ADDITIONAL PUBLIC WASHRM. ON LOWER FLOOR.
- ② RESTAURANT VENTILATION TO ASHRAE STANDARDS.
- ③ COMMERCIAL KITCHEN VENTILATION + FIRE PROTECTION TO NFPA-96; KITCHEN ON LOWER FLOOR. PROVIDE 'LETTERS OF ASSURANCE'
- ④ PROVIDE A PLUMBING DRAWING TO SHOW CHANGES.
- ⑤ SIGNAGE - A PERMIT IS REQUIRED + SHALL CONFORM TO O.C.P. + BYLAW

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WASHROOM TO HAVE NEW PLUMBING FIXTURES. SEE ID22

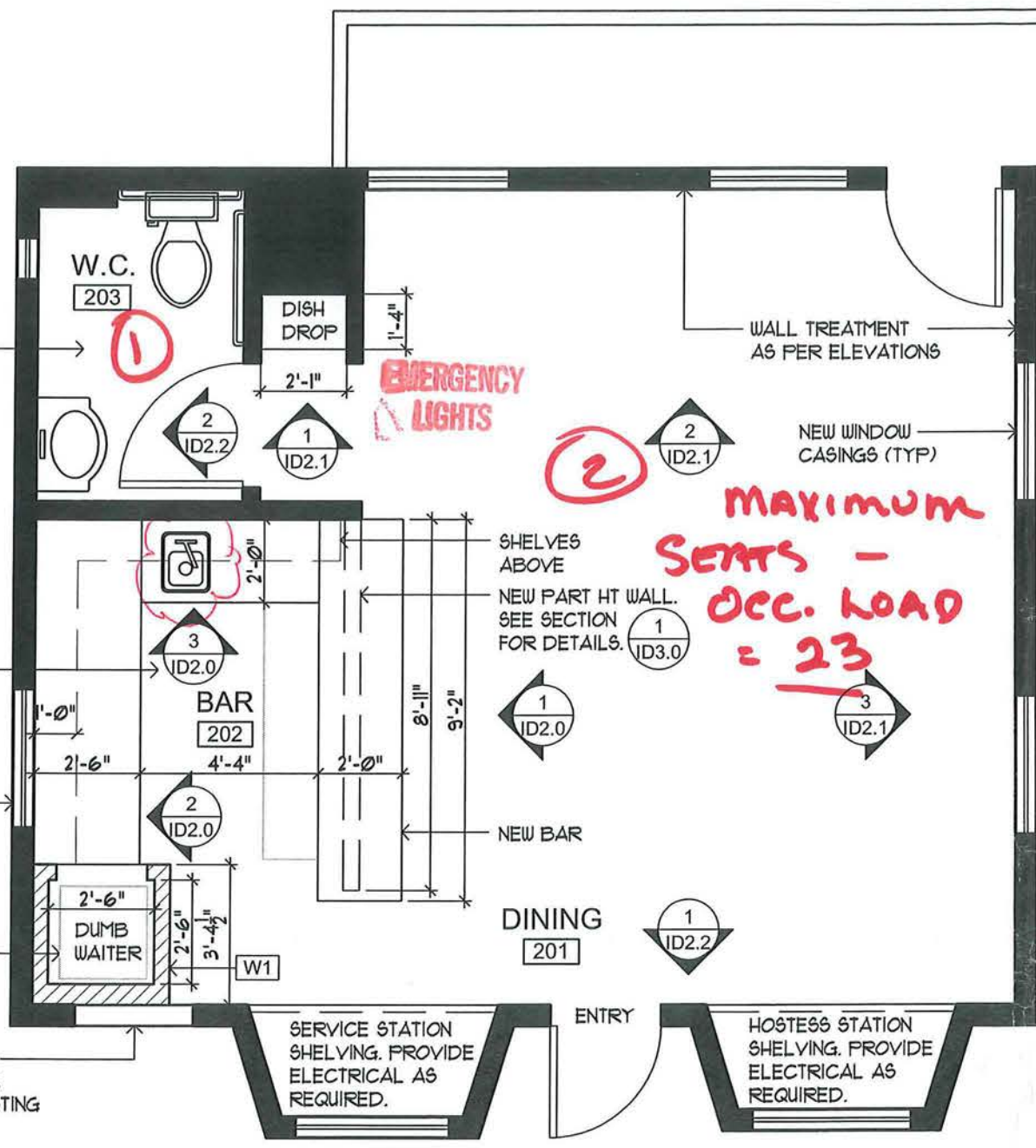
BAR EQUIP. DIMENSIONS + ELECTRICAL REQUIREMENTS TO BE CONFIRMED W/ OWNER PRIOR TO CONSTRUCTION

UNCOVER EXISTING WINDOW. RESTORE FRAME.

DUMB WAITER SPEC TBD.

REMOVE DOOR CASING + FILL DOOR W/ GIB INTERIOR ONLY. EXTERIOR TO REMAIN AS EXISTING W/ DOOR LOCKED SHUT.

NOTE: BAR EQUIPMENT BY OTHERS.



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PAPA SITA'S SPAG SHACK

546 GIBSONS WAY
 GIBSONS, BC

MAIN FLOOR CONSTRUCTION PLAN

SCALE 1/4"=1'-0"
 DATE MAY 2007
 DRAWN EC

PROJECT NO. 0705

DWG. NO. **ID1.0**

GIBSONS BUILDING DEPT.
 PERMIT COPY
 JULY 23/07
 SUBJECT TO CHANGES NOTED AND FIELD IN INSPECTION REVIEW
 P. Rempel
 BP# 4116

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546 GIBSONS WAY
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OCCUPANT LOAD DRAWINGS

SCALE 1/4"=1'-0"
DATE MAY 2007
DRAWN EC

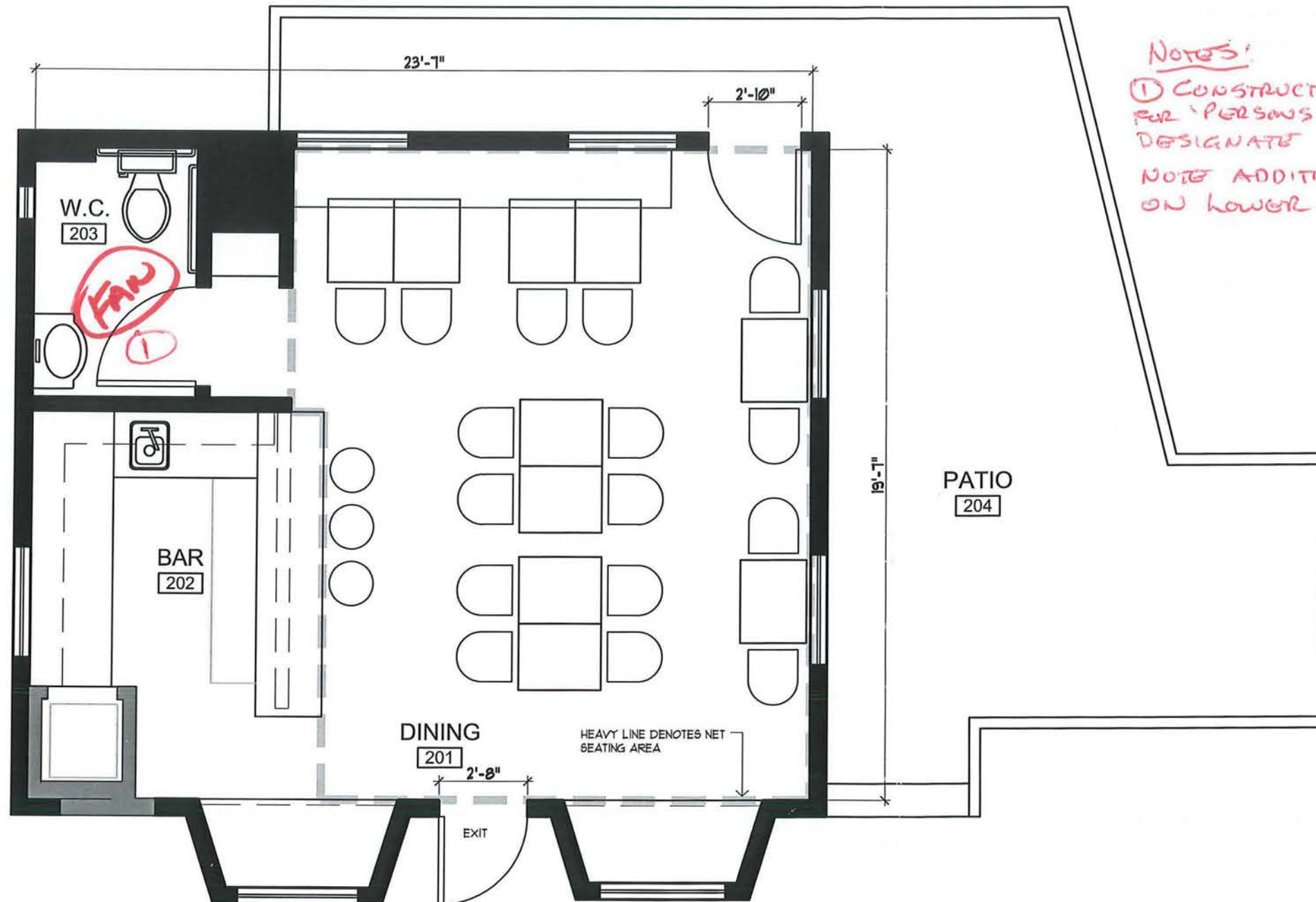
PROJECT NO. 0705

DWG. NO.

LP1

NOTES:

① CONSTRUCT TO MEETING CODE
FOR 'PERSONS WITH DISABILITIES'.
DESIGNATE MALE/FEMALE H/C AND
NOTE ADDITIONAL PUBLIC WASHROOM
ON LOWER FLOOR.



SEAT COUNT	# OF SEATS
TOTAL RESTAURANT:	20
TOTAL BAR:	3
TOTAL SEATS:	23

OCCUPANT LOAD (RESTAURANT)	
NET FLOOR AREA	
NET FLOOR AREA (SEATING) (291 SQ FT) 216 SQ M @ 12 SQ M PER PERSON	= 23 PERSONS

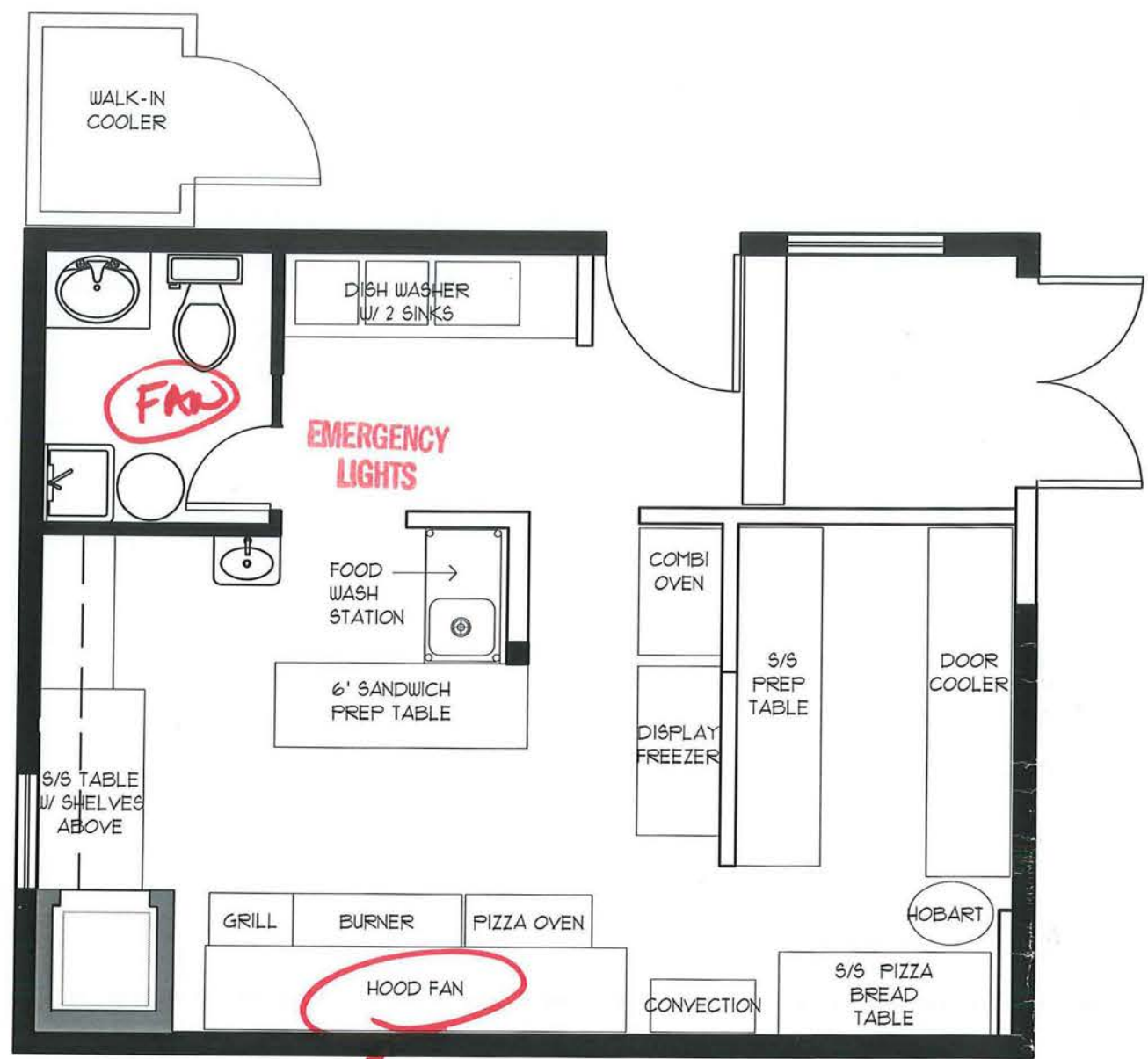
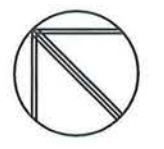


SEATING &
OCC. LOAD.

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(3) PROVIDE APPRAVAL OF DESIGN & INSTALLATION TO NFPA-96

SEE DWG ID1.0

GIBSONS BUILDING DEPT.
PERMIT ISSUE COPY
JULY 23/07
SUBJECT TO CHANGES NOTED AND FIELD INSPECTION REVIEW
P. Rampal
BP# 4116

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PAPA SITA'S SPAG SHACK

546 GIBSONS WAY
GIBSONS, BC

BASEMENT EQUIPMENT PLAN

SCALE DATE DRAWN 1/4"=1'-0" MAY 2007 EC

PROJECT NO. 0705

DWG. NO.

ID1.8

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GENERAL NOTES

1. The contractor shall provide for all necessary permit fees (except Building Permit) and applications required by the local authority.
2. Contractor to make good any construction damage to base building due to new construction.
3. All materials used shall be installed and/or applied according to the manufacturer's recommendations and specifications.
4. It shall be the contractor's sole responsibility to ensure proper sequence, coordination and phasing of construction to meet construction completion deadline.
5. All fitting and construction to be carried out in compliance with applicable building and accessibility codes.
6. All millwork to be per dimensioned specification drawings and field verified prior to fabrication.
7. It is the contractor's responsibility to order all long term order and delivery items at project start to ensure timely installation.
8. Any discrepancies between plans and existing construction to be site measured and verified with early designer prior to continuation of work.
9. All work shall conform with the provincial building code in which the work is located and all applicable City bylaws.
10. Contractor to provide stain samples and paint draw downs for Designer review and approval.

PARTITION SCHEDULE

-  EXISTING LANDLORD DEMISING WALLS TO REMAIN.
-  NEW FULL HEIGHT PARTITION WALLS.
-  NEW PART HEIGHT PARTITION WALLS. HEIGHT AS NOTED.

- W1 NEW FULL HEIGHT WALL
3 5/8" STEEL STUDS @ 16" O.C., 1/2" GIBB CONSTRUCTION
@ BOTH SIDES
FINISHED AS SCHEDULED.

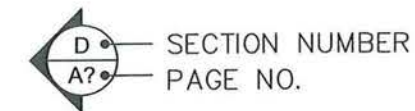
NOTE:

ALL EXISTING CONSTRUCTION, FIXTURES AND EQUIPMENT TO REMAIN UNLESS OTHERWISE NOTED.

REPLACE FURNITURE AND BOOTH SEATS AS PER MILLWORK & FURNITURE PLANS.



NEW FINISHES AS PER FINISHES PLAN.

LEGENDS



ROOM NUMBER



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GIBSONS, BC

PARTITION SCHEDULE

SCALE NTS
DATE MAY 2007
DRAWN EC

PROJECT NO. 0705

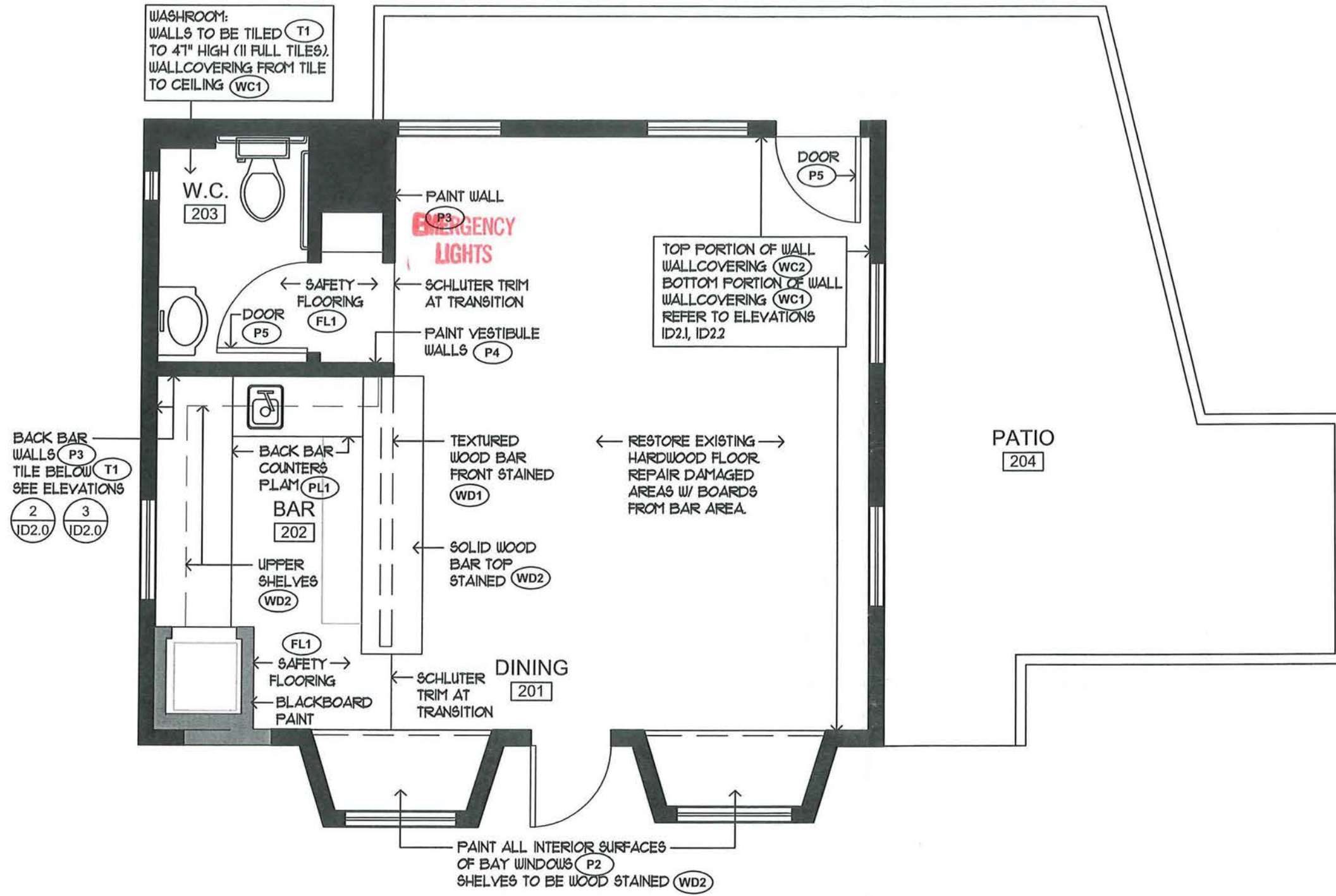
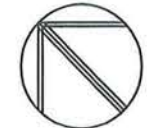
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ID1.0A

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546 GIBSONS WAY
GIBSONS, BC

MAIN FLOOR FINISHES PLAN

SCALE 1/4"=1'-0"
DATE MAY 2007
DRAWN EC

PROJECT NO. 0705

DWG. NO. **ID1.1**

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FINISH SPECIFICATIONS		
LEGEND	CATALOGUE	DESCRIPTION
FLOORING		
FL1	MATERIAL: MANUFACTURER: PATTERN: COLOUR: SUPPLIER: EXTENT:	SAFETY FLOORING ALTRO FLOORING HIGH PERFORMANCE SAFETY, ALTRO DESIGNER 25 TEAL D25406 ERY PARENT, CONTACT 604.525.4142 BAR + WASHROOM
P1	MATERIAL: MANUFACTURER: COLOUR: FINISH: EXTENT:	PAINT GENERAL PAINT T721W 'LIGHT HONEY' (OFF WHITE) FLAT CEILING
P2	MATERIAL: MANUFACTURER: COLOUR: FINISH: EXTENT:	PAINT GENERAL PAINT T685A 'LIVERPOOL' (GREEN) SATIN WALLS AS NOTED
P3	MATERIAL: MANUFACTURER: COLOUR: FINISH: EXTENT:	PAINT GENERAL PAINT T746N 'MYTHIC FIRE' (ORANGE) SATIN WALLS AS NOTED
P4	MATERIAL: MANUFACTURER: COLOUR: FINISH: EXTENT:	PAINT GENERAL PAINT T746N 'GOLDEN GLOVE' SATIN WALLS AS NOTED
P5	MATERIAL: MANUFACTURER: COLOUR: FINISH: EXTENT:	PAINT GENERAL PAINT T836N 'COPPER CANYON' SEMI GLOSS INTERIOR DOORS

FINISH SPECIFICATIONS		
LEGEND	CATALOGUE	DESCRIPTION
FLOORING		
WC1	MATERIAL: MANUFACTURER: DESCRIPTION: EXTENT: SUPPLIER: CONTACT:	VINYL WALLCOVERING SANITAS, SONDR ALEXANDER COPA, COLOUR: BURNT SUGAR 404T-5G21-45 WALLS AS NOTED, WASHROOM WALLS (REFER TO ELEVATIONS) METRO WALLCOVERINGS KRISTY WOODS, TEL: 604.736.9756
WC2	MATERIAL: MANUFACTURER: DESCRIPTION: EXTENT: SUPPLIER: CONTACT:	VINYL WALLCOVERING E&B WALLCOVERINGS POLONAISE P521 COLOUR: BITTERSWEET 58 WALLS AS NOTED METRO WALLCOVERINGS KRISTY WOODS, TEL: 604.736.9756
T1	MATERIAL: MANUFACTURER: DESCRIPTION: GROUT: EXTENT:	CERAMIC TILE, 4 1/4" X 4 1/4" OLYMPIA TILE, CONTACT: PAULA NICKERSON 604.294.2244 MLF C/C, COLOUR: CHARTREUSE MAPEI, COLOUR: STRAW 94 BACK BAR WALLS + WASHROOM WALLS (REFER TO ELEVATIONS)
PL1	MATERIAL: MANUFACTURER: DESCRIPTION: EXTENT:	PLASTIC LAMINATE NEVAMAR LUSH LABYRINTH WZ5002T-TEXTURED BACK BAR COUNTER TOP
WD1	MATERIAL: EXTENT:	PINE STAINED TO MATCH 'SIERRA BROWN' SAMPLE PROVIDED BY DESIGNER BAR FRONT
WD2	MATERIAL: EXTENT:	OAK OR PINE STAINED TO MATCH 'CHOCOLATE CHERRY' SAMPLE PROVIDED BY DESIGNER BAR TOP

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PAPA SITA'S SPAG SHACK

546 GIBSONS WAY
GIBSONS, BC

FINISHES SPECIFICATIONS

SCALE	NTS
DATE	MAY 2007
DRAWN	EC

PROJECT NO.	0705
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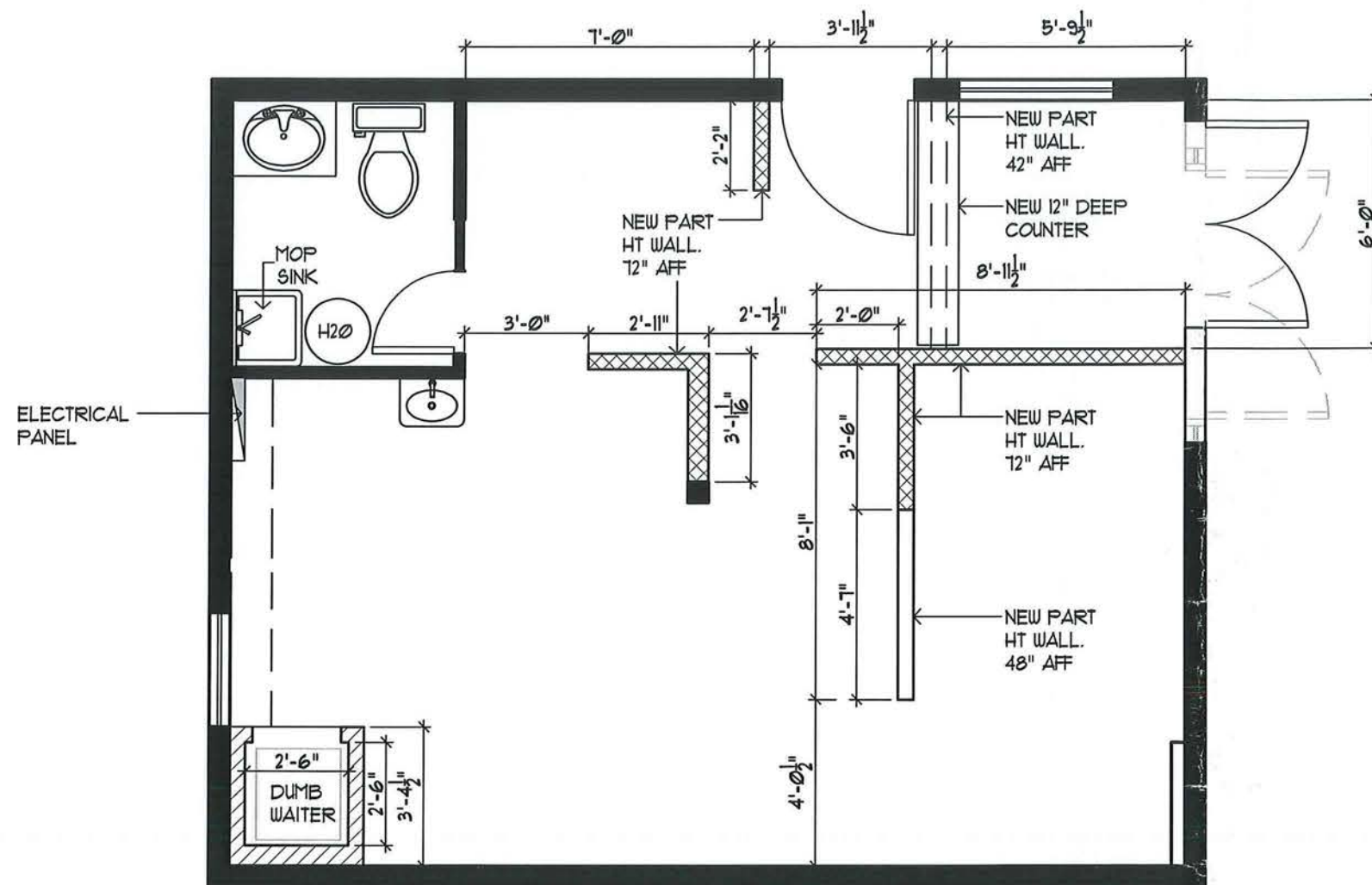
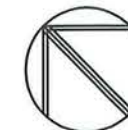
DWG. NO.	
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ID1.1A

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PAPA SITA'S SPAG SHACK

546 GIBSONS WAY
GIBSONS, BC

BASEMENT CONSTRUCTION PLAN

SCALE 1/4"=1'-0"
DATE MAY 2007
DRAWN EC

PROJECT NO. 0705

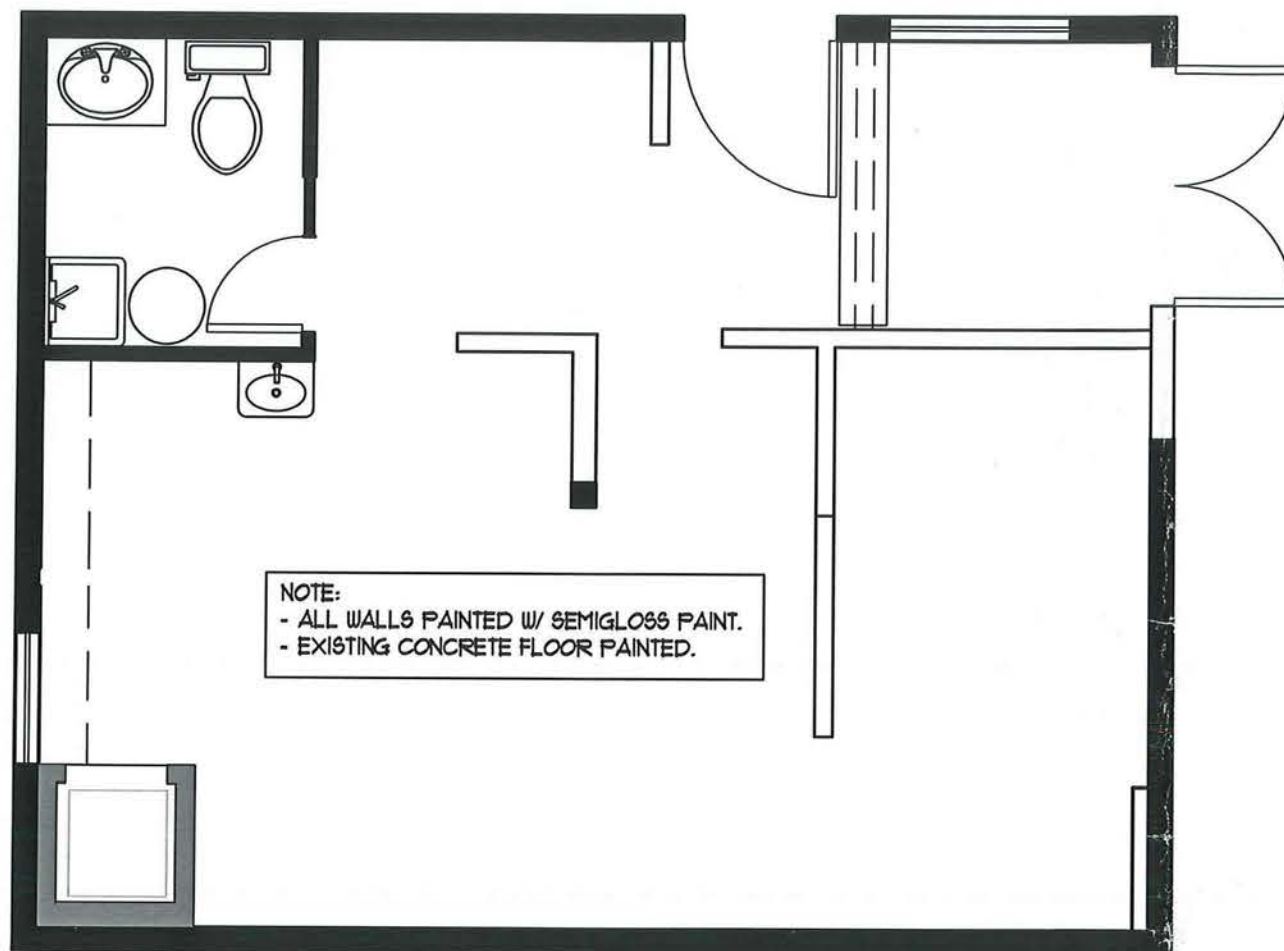
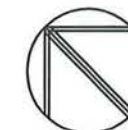
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546 GIBSONS WAY
GIBSONS, BC

BASEMENT FINISHES PLAN

SCALE 1/4"=1'-0"
DATE MAY 2007
DRAWN EC

PROJECT NO. 0705

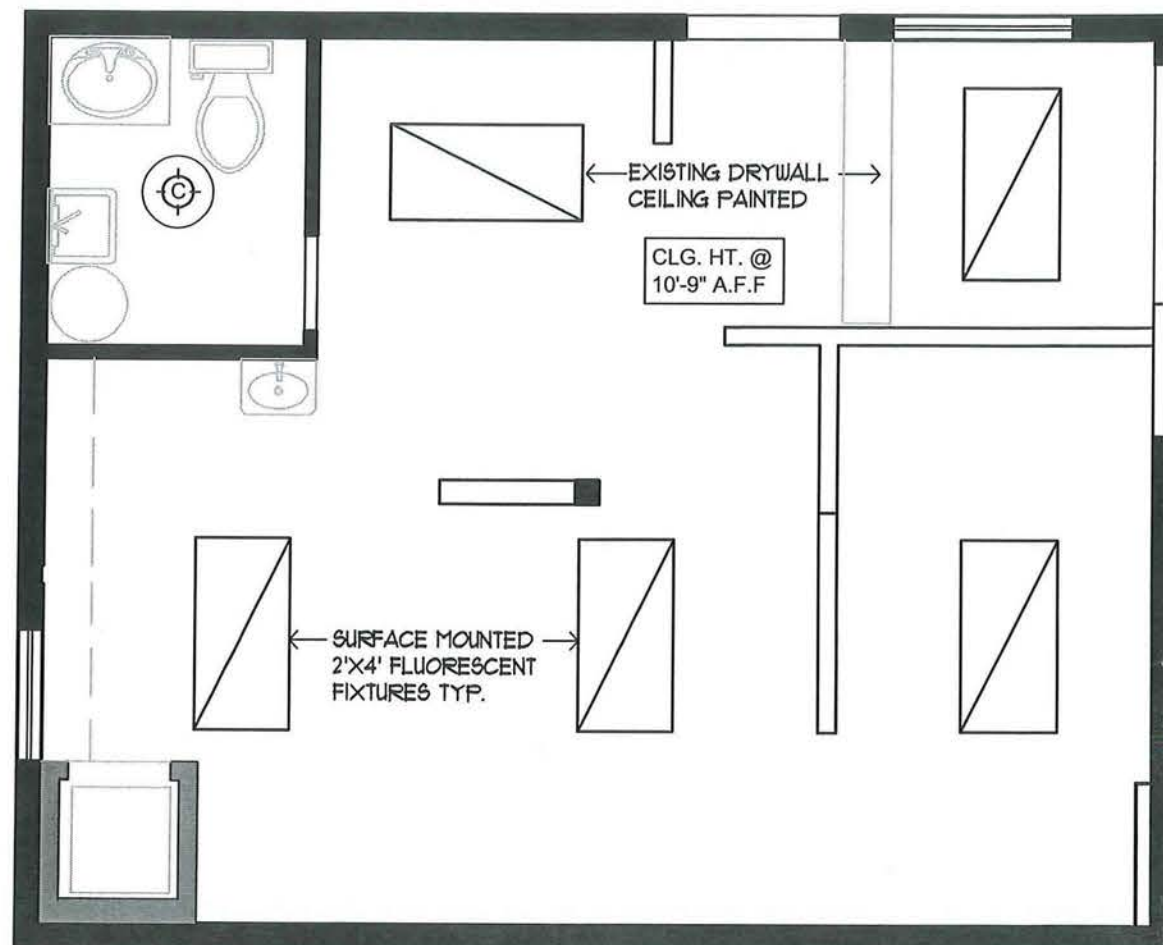
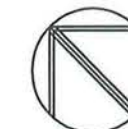
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ID1.6

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NOTE:
REFER TO MECHANICAL CONSULTANT
DRAWINGS FOR HVAC.

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PAPA SITA'S SPAG SHACK

546 GIBSONS WAY
GIBSONS, BC

BASEMENT REFLECTED CEILING PLAN

SCALE	1/4"=1'-0"
DATE	MAY 2007
DRAWN	EC

PROJECT NO. 0705

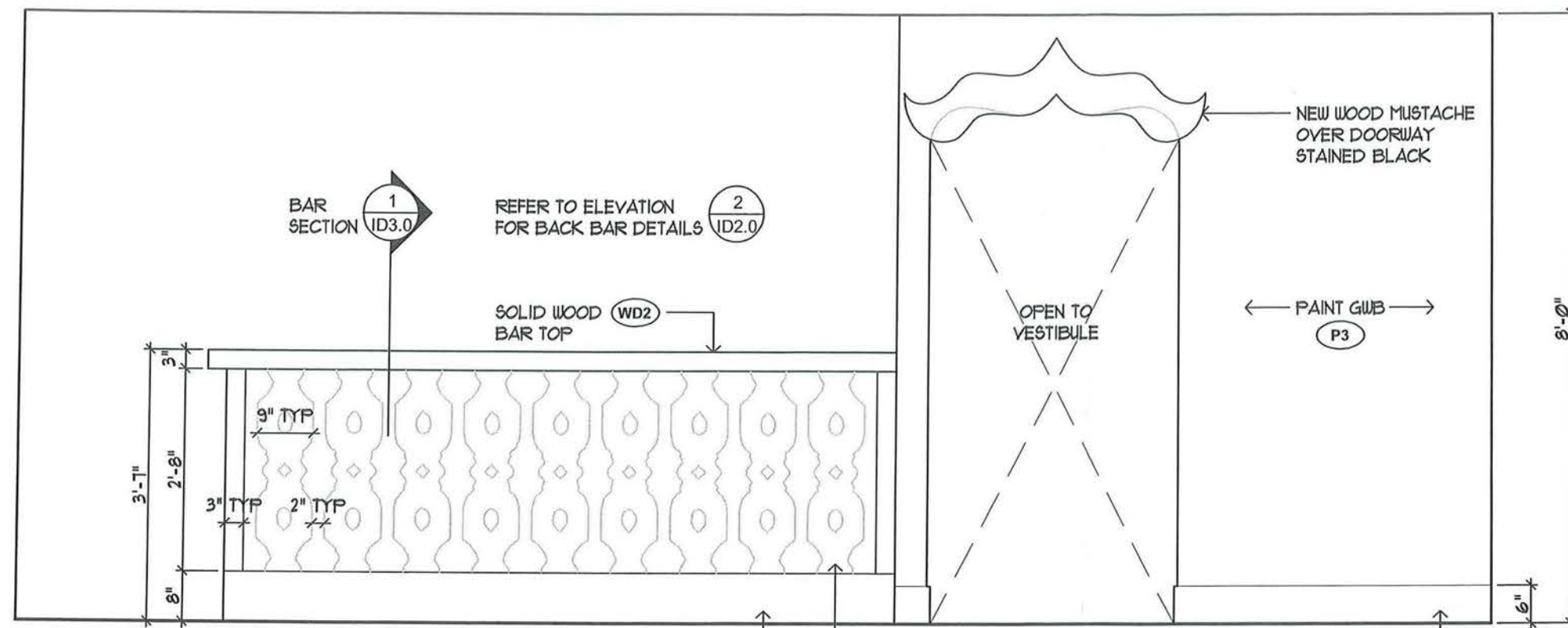
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ID1.7

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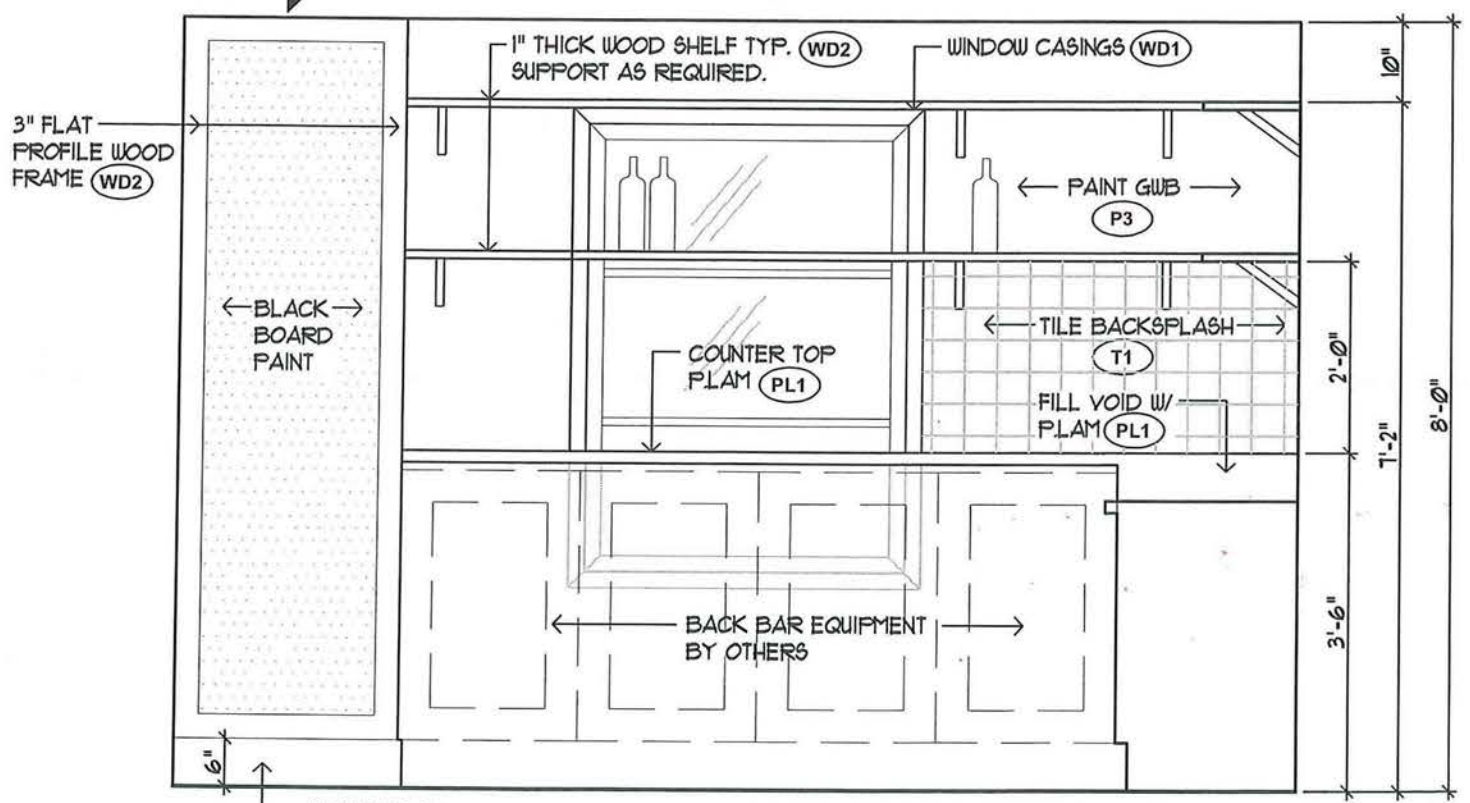
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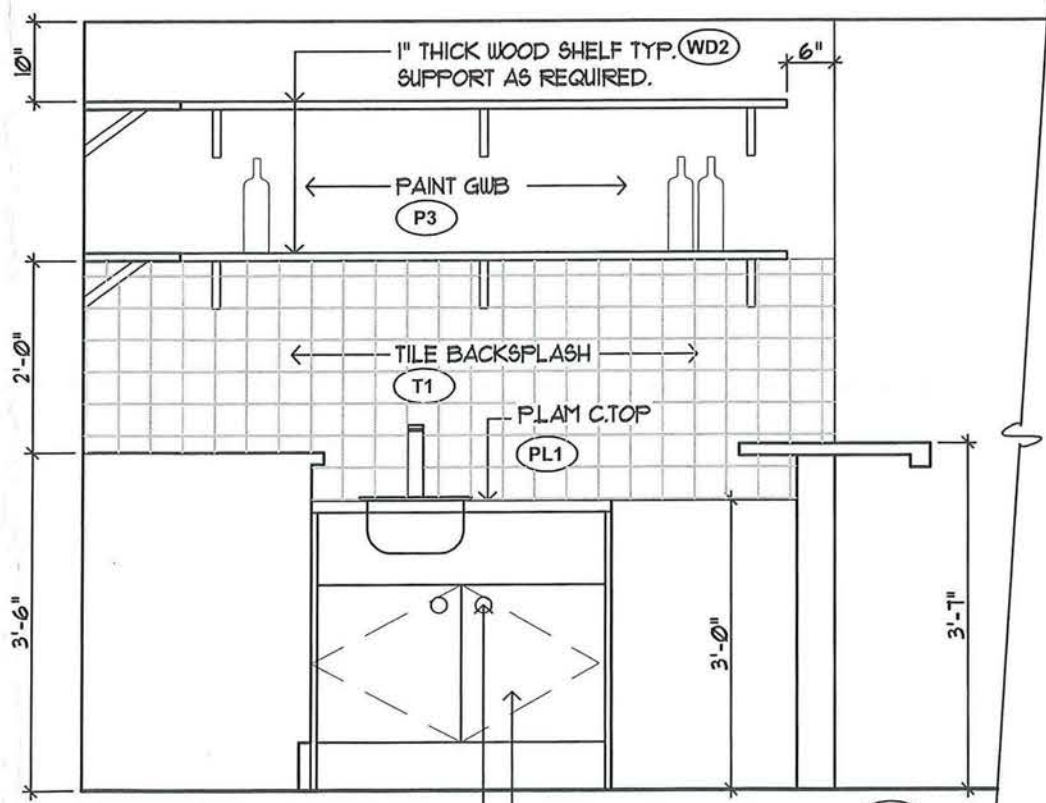


1 FRONT BAR ELEVATION
ID2.0 SCALE: 1/2" = 1'-0"

SOLID WOOD BASE (WD1)
BAR FRONT TO BE STAINED (WD1)
FIX WOOD PANELS (WD1) TO FRONT
SEE **1** ID3.1



2 BACK BAR ELEVATION
ID2.0 SCALE: 1/2" = 1'-0"



3 SIDE BAR ELEVATION
ID2.0 SCALE: 1/2" = 1'-0"

CABINET DOORS STAINED (WD1)
INTERIOR SURFACES WHITE MELAMINE.
HARDWARE: RICHELIEU #B1820838,
FINISH #5. STAIN TO MATCH (WD1)

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PAPA SITA'S SPAG SHACK

546 GIBSONS WAY
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INTERIOR ELEVATIONS

SCALE 1/2"=1'-0"
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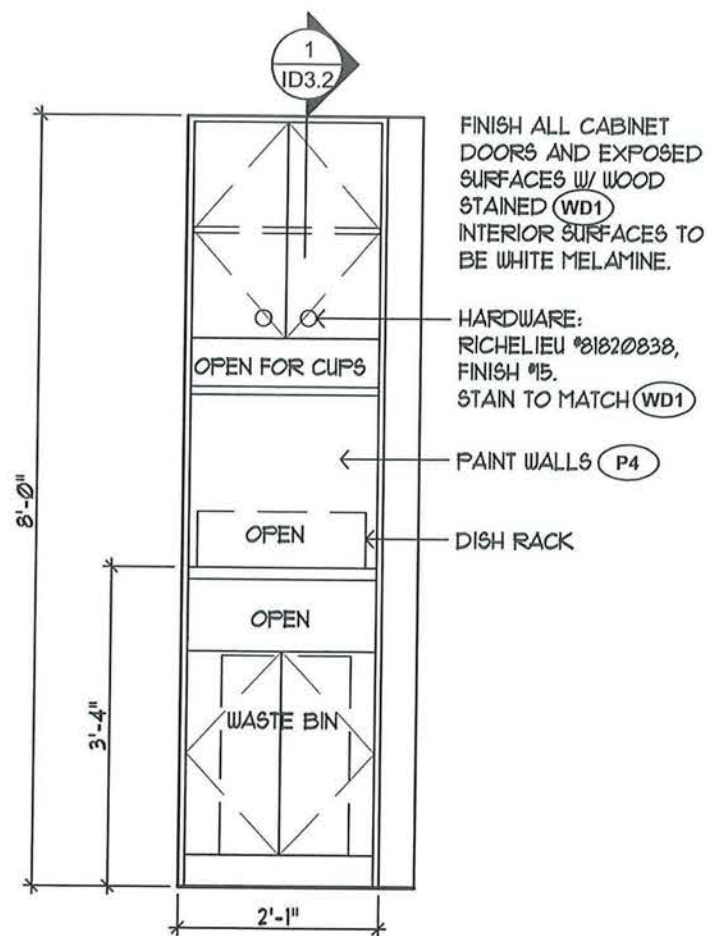
PROJECT NO. 0705
DWG. NO.

ID2.0

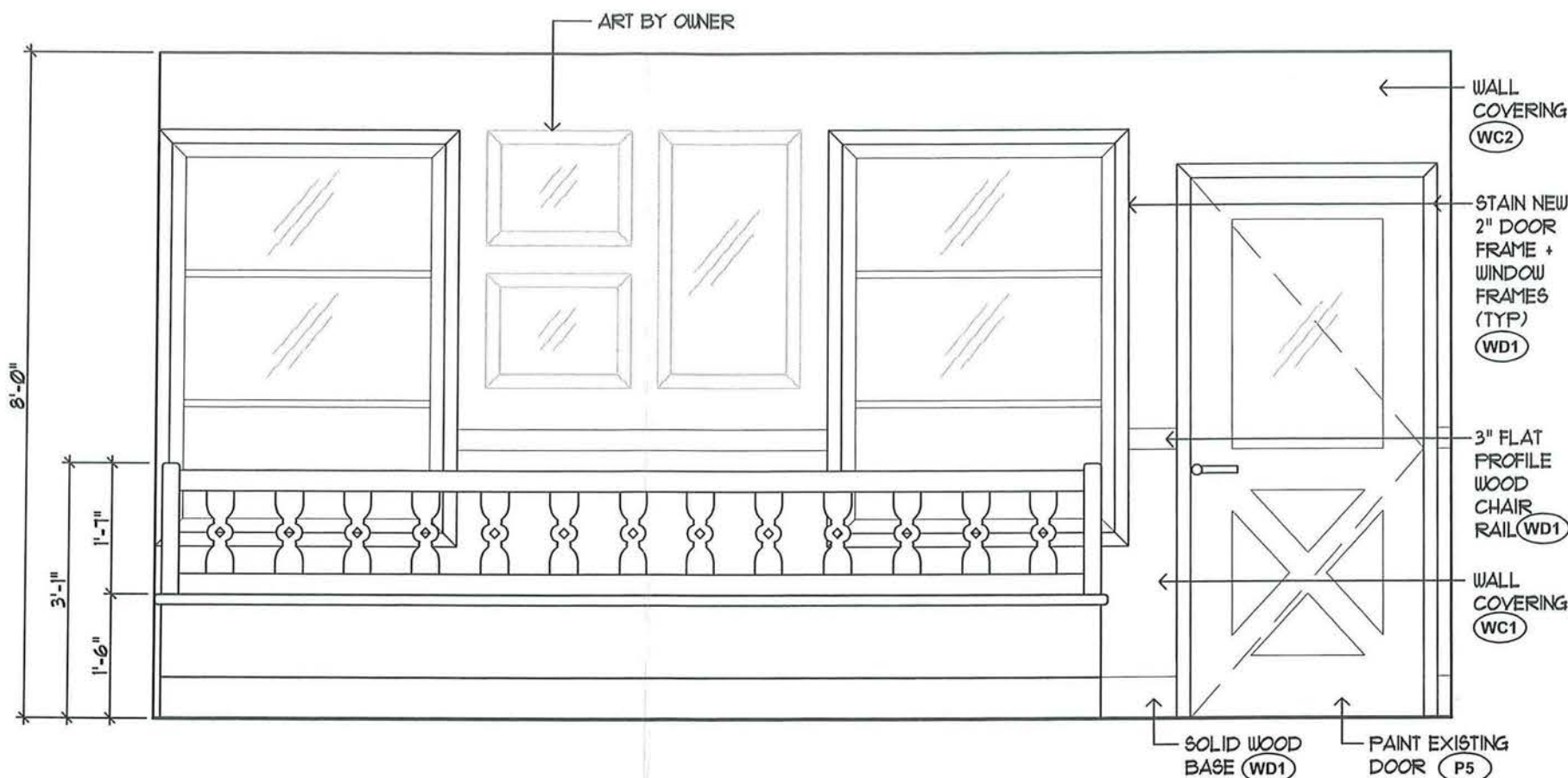
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1 DISH DROP STN ELEVATION
ID2.1 SCALE: 1/2" = 1'-0"



2 BENCH SEATING ELEVATION
ID2.1 SCALE: 1/2" = 1'-0"



3 DINING ELEVATION
ID2.1 SCALE: 1/2" = 1'-0"

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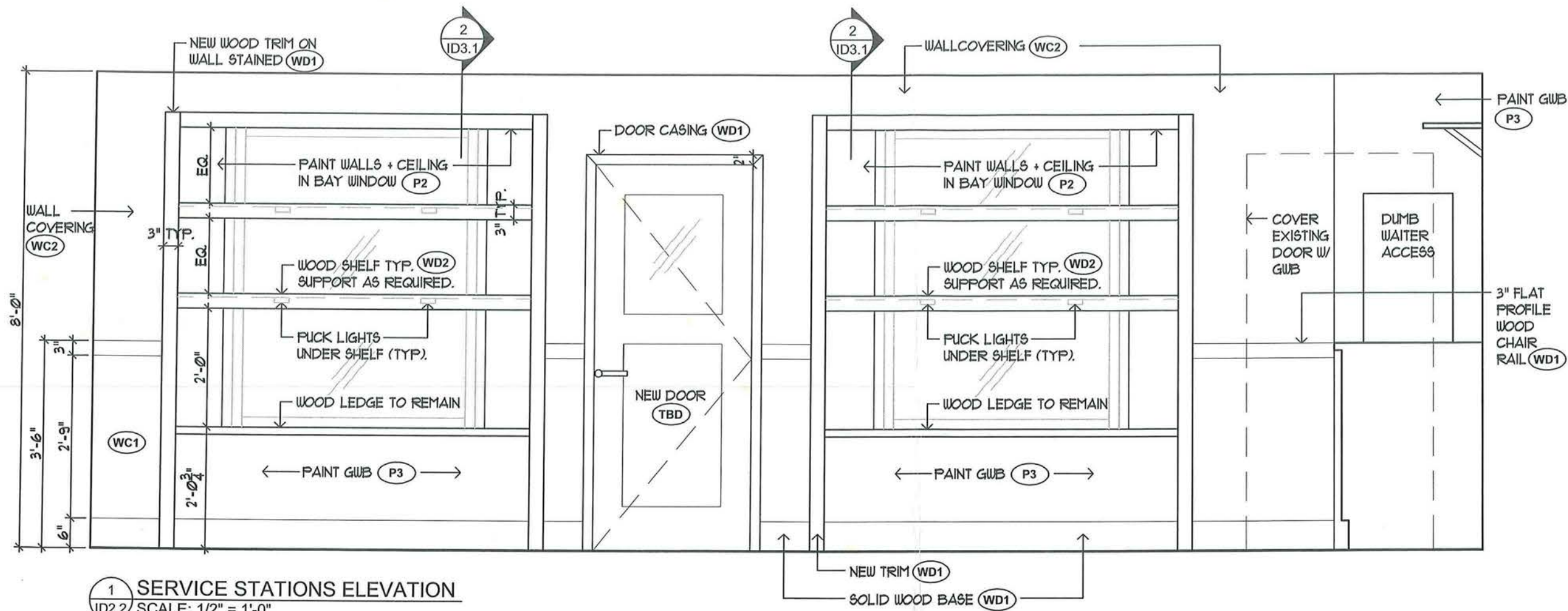
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ID2.1

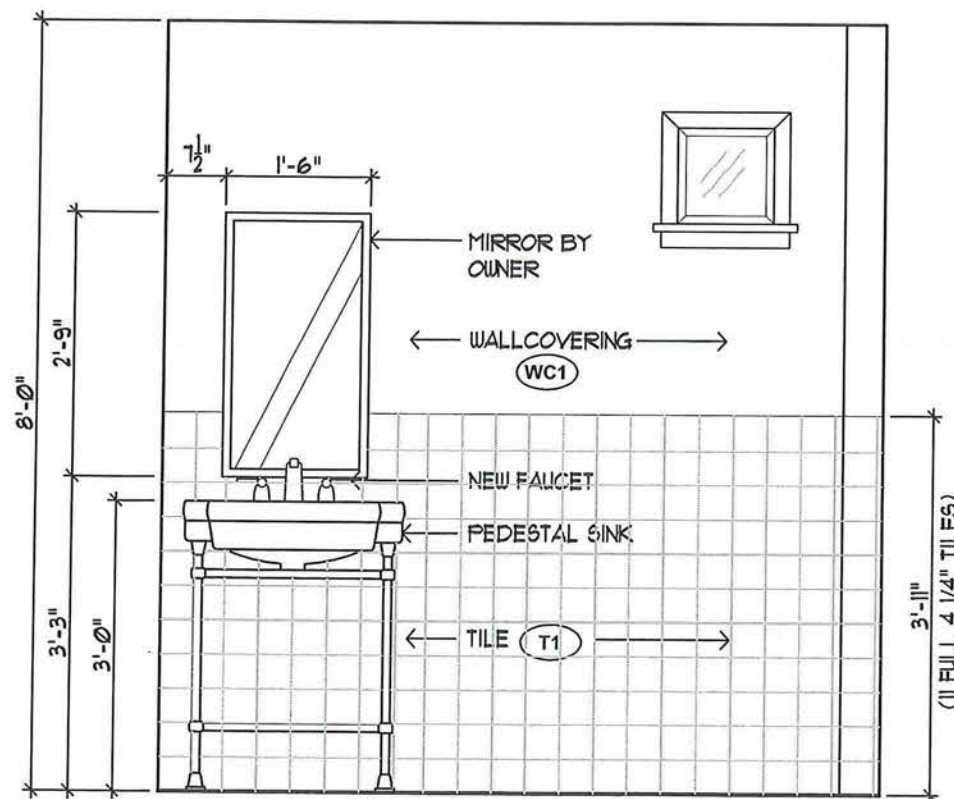
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1 SERVICE STATIONS ELEVATION
ID2.2 SCALE: 1/2" = 1'-0"



2 W.C. ELEVATION
ID2.2 SCALE: 1/2" = 1'-0"

WASHROOM PLUMBING FIXTURES

DESCRIPTION: MANUFACTURER: MODEL:	PEDESTAL SINK AMERICAN STANDARD 7812 002 CONSOLE TABLE LEGS W/ RETROSPECT CONSOLE / PEDESTAL TOP
COLOUR: SIZE:	CHROME / WHITE 21" X 19 3/4" X 36"H
DESCRIPTION: MANUFACTURER: MODEL:	FAUCET MOEN COMMERCIAL 8924 TWO HANDLE WIDESPREAD (8") LAVATORY FAUCET
FINISH:	CHROME FINISH
DESCRIPTION: MANUFACTURER: MODEL: FINISH:	TOILET TOTO DALTON CST133F WHITE

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PAPA SITA'S SPAG SHACK

546 GIBSONS WAY
GIBSONS, BC

INTERIOR ELEVATIONS

SCALE 1/2"=1'-0"
DATE MAY 2007
DRAWN EC

PROJECT NO. 0705

DWG. NO.

ID2.2