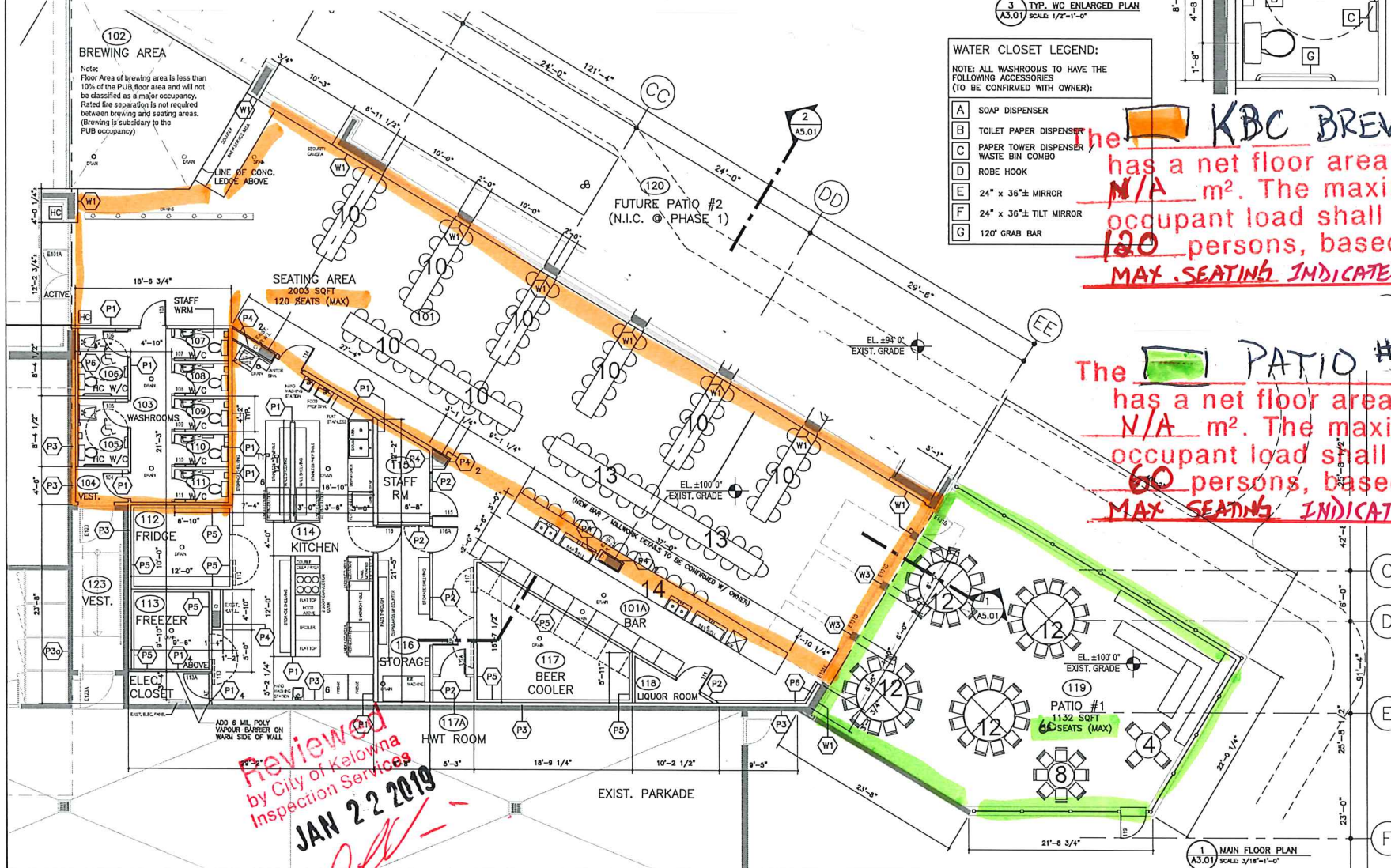



KBC Brewing



NOTE: ALL WASHROOMS TO HAVE THE FOLLOWING ACCESSORIES (TO BE CONFIRMED WITH OWNER):

- | | |
|---|-------------------------|
| A | SOAP DISPENSER |
| B | TOILET PAPER DISPENSER |
| C | PAPER TOWER DISPENSER |
| D | WASTE BIN COMBO |
| E | ROBE HOOK |
| F | 24" x 36" ± MIRROR |
| G | 24" x 36" ± TILT MIRROR |
| H | 120" GRAB BAR |

he  KBC BREWING 2018-1

has a net floor area of, N/A m². The maximum occupant load shall be 120 persons, based on MAX. SEATING INDICATED.

The PATIO #1 has a net floor area of N/A m². The maximum occupant load shall be 60 persons, based on MAX SEATING INDICATED



TS INC.

A3.01

AS INDICATED

Date	2018-07-27
Job No.	11418 08-1810
Scale	AS_INDICATED
Drawn	CM
Checked	PM

Base Camp Brewing

Letter of Intent

Base Camp Brewing operates within a 2,947.01 square foot pub area with an additional 2,380.73 square feet in patio space located at 122 – 975 Academy Way in Kelowna, British Columbia. Base Camp Brewing is situated amongst student living at the largest educational institution in the Okanagan Valley, making it

the perfect opportunity for students to engage in social settings.



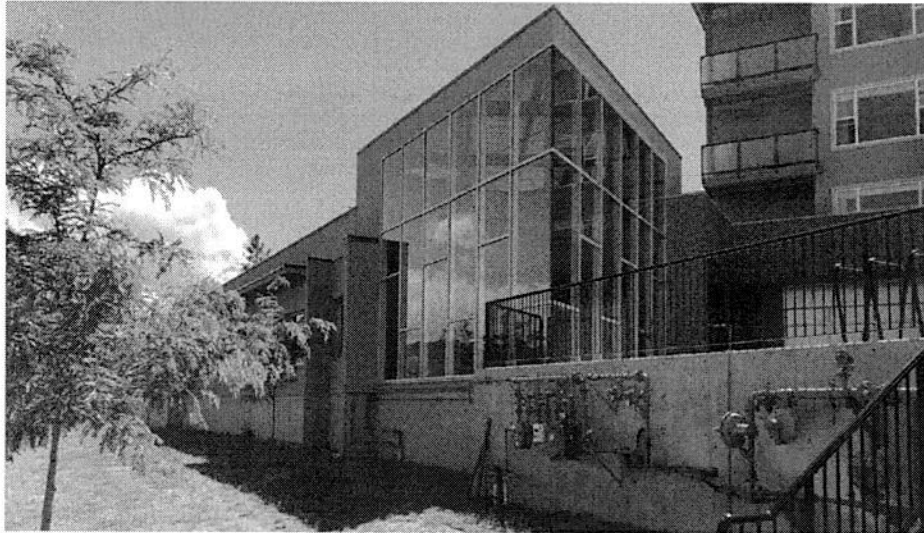
The primary focus of Base Camp Brewing is to provide a convenient, safe and responsible brew pub to those students enrolled at the University of British Columbia Okanagan. Because the university is located outside of the Downtown Kelowna core, students have limited access to nightlife, leading to high travel expenses. Because of its

location, drunk driving is also a raised concern to those traveling to available social establishments. The implementation of Base Camp Brewing will drive traffic and nightlife to the campus, therefore leading to increased revenue and tourist populations.

One of the elements that make Base Camp Brewing unique is the lifestyle it will provide for students attending the university. Base Camp Brewing will offer a variety of entertainment including a Bocce pit, pool tables and shuffle board. A standard pub style menu will be offered including burgers, nachos, spinach dip, and wings that will be available during all hours of operation. Happy hour offerings will be available in addition to a reasonably priced menu that is affordable to the student population. Non-alcoholic beverages will also be provided during all hours of operation.

In Kelowna, food, wine and culture have always been at the heart of the city. We believe that providing locally grown, Okanagan ingredients will add a sense of culture to those international students attending the university. With adhering to *Serving it Right* guidelines in addition to regularly keeping staff informed and educated with food safe requirements, we believe that this will be an incredible addition to our largest growing institution in the Valley.

Base Camp Brewing will be located near a residential neighborhood located near the University of British Columbia Okanagan. In order to ensure noise complaints do not occur, on-site security will be present during all hours of operation. The establishment will occasionally host student events and gatherings that do not exceed occupancy loads that are operated in a safe and responsible manner.



Base Camp Brewing will not request Catering Endorsement or Off-Premise Sales Endorsement. However, an Off-Premise Sales (Brew Pub) Endorsement will be required and minors are permitted until 10pm.

As Kelowna grows and the popularity of The

University of British Columbia Okanagan continues, facilities like Base Camp Brewing will be needed for the following reasons: to promote a sense of community using local food and beverages, to act as a place to hold events and for local businesses and students, and to provide a social setting that is remotely convenient. We believe that the development of Base Camp Brewing will not only add to the overall student experience at UBCO, but will also be an incredibly valuable way to showcase what the Okanagan has to offer with regards to food, wine and culture.