

SPOONIE GEE'S GLORIOUS EMPORIUM

To whom it may concern,

The original operating and investment team from BNA Brewing Co. is excited for the opportunity to outfit and operate an entirely new restaurant/bar concept in one of Downtown Kelowna's oldest buildings. The owners of what was Sturgeon Hall, came to us with an offer on their business that was too good to turn down. During the negotiations, we were also able to secure an accepted contract to purchase the building of 1481 Water Street. To say we are excited to unleash one of our other restaurant concepts on this property is an understatement.

The name of our new concept is Spoonie Gee's Glorious Emporium. Spoonie Gee was a 1970's rapper who never caught his "big break" but inspired many other aspiring musicians to create music that was yet to be heard in mainstream music, Beastie Boys being one of them.

The nostalgic influence of the 1970s will be felt throughout the atmosphere. From the décor on the walls to the carpets on the floor, our guest will wonder if they entered a time machine back to the 1970's. Yet the execution of detail will have a timelessness that will appeal to any age group. The inspiration of retro Robert Redford, Lou Reed and Stevie Nicks will allow us to recreate this timeless era.

Our guests will have a plethora of seating options when they arrive. They can choose to sit in crushed velvet booths, sit front row by the forno pizza oven, grab a stool at the bar, or enjoy a cozy seat over seeing Water Street from the upstairs dining room. Wherever our guests choose to sit, they will be offered a menu consisting of house made dishes with an Asian influence and thoughtfully curated pizzas. We plan to offer our full menu daily until 11pm.

Along with gastronomic food, we will offer local craft beer, local wine and specialty made cocktails served in Tiki cups. To give homage to the Sturgeon Hall we will continue to carry some of the same beers they carried so those longtime customers can return to find their favorites.

To complete the experience for our guests, the entire building will have nostalgic items from many decades on display to give the emporium feeling. Our décor will give a memory burst for our guest allowing them to share stories with their families and friends.

Spoonie Gee's Glorious Emporium, will offer guests of all ages, minors welcome until 10pm, a unique dining and outing experience like none other offered in Kelowna at this time. Currently, we seek approval for an increase of interior seated capacity from 71 to 100.

Kindly,

Carolyn Nixon

1250 Ellis Street
Kelowna BC
V1Y1Z4
236-420-0025

GP1949

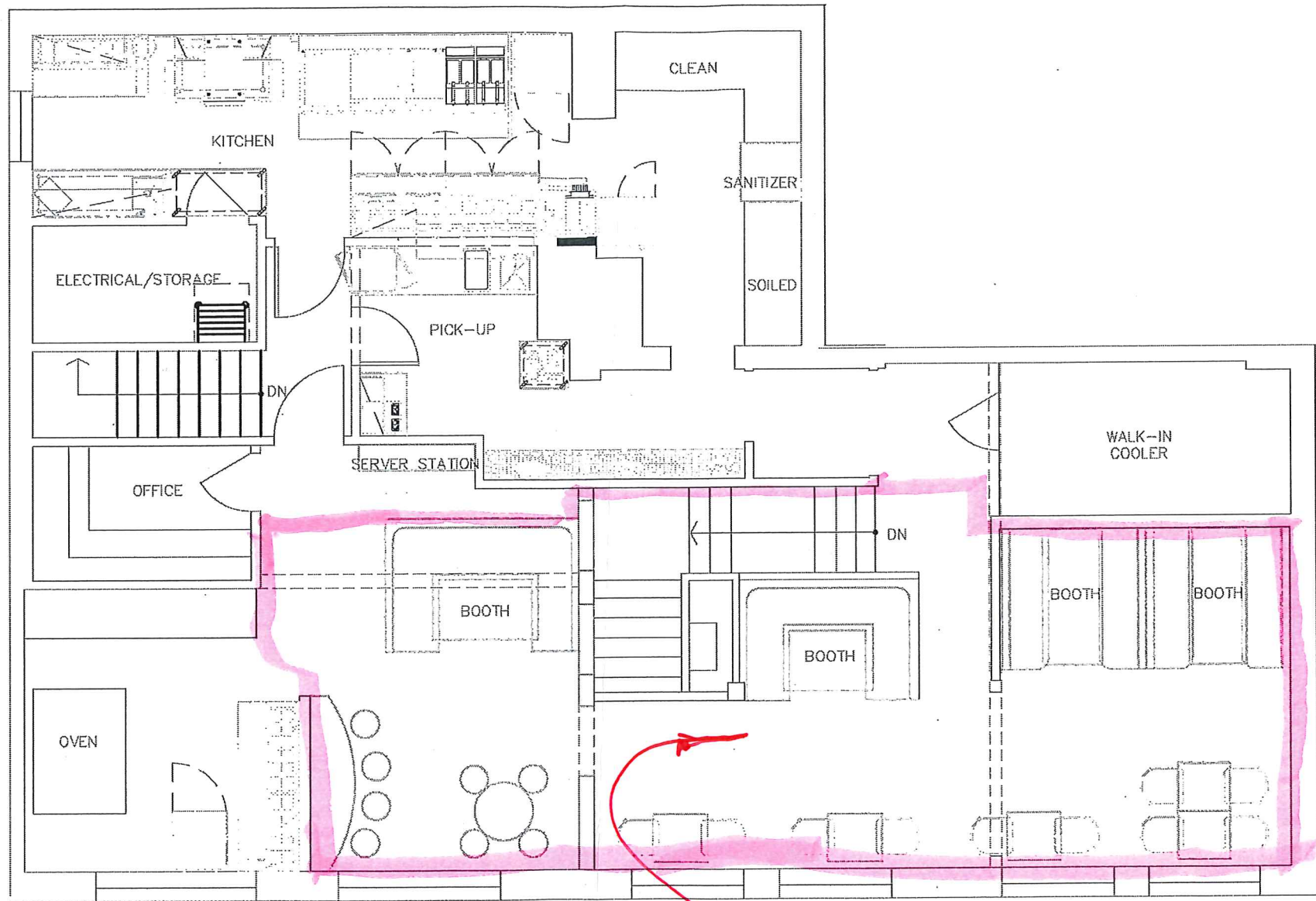
1481 WATER ST

RECEIVED

FEB 15 2019

CITY OF KEOLOWNA
Development Services Department

210 BAYVIEW
City of Kelowna
Development Services



Areas based on plans
not site verified.

* BNA Brewing has not
applied for a building
permit. This review is
for occupant load
ONLY. *

The LOUNGE
has a net floor area of
34.8 m². The maximum
occupant load shall be
29 persons, based on
1.2 m²/person

2nd FLOOR PLAN
1481 WATER STREET
12 FEB 2019

SCALE: 1/8" = 1'-0"

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1481 WATER ST

RECEIVED

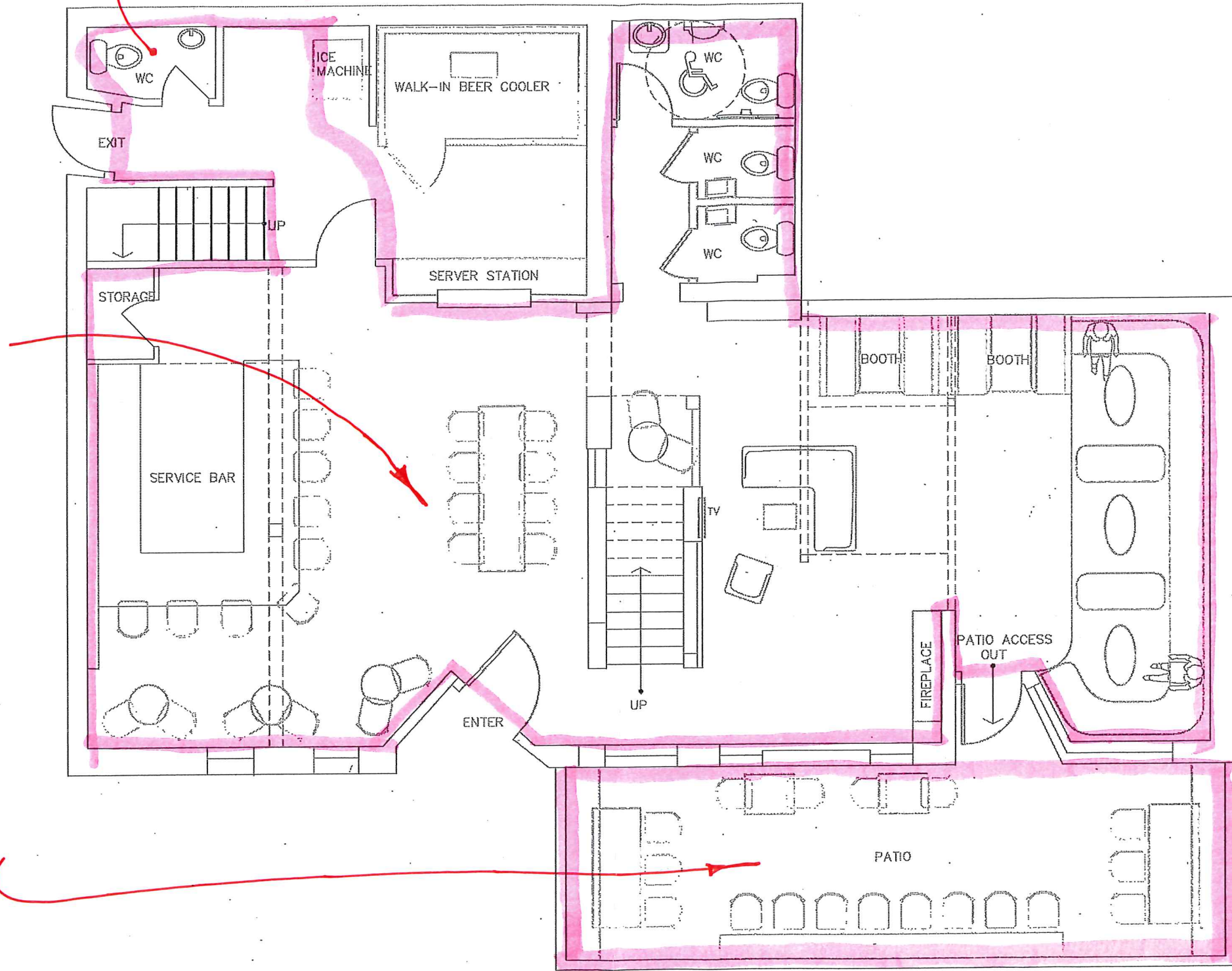
FEB 15 2019

CITY OF KELOWNA
Development Services Department

Reviewed
By City of Kelowna
Development Services

PUBLIC WASHROOM AS
PER BUILDING PERMIT BP49292

The LOUNGE
has a net floor area of
85.2 m². The maximum
occupant load shall be
71 persons, based on
1.2 m²/person



Areas based on plans
not site verified.

BNA Brewing has not
applied for a building
permit. This review is
for occupant load
ONLY.

The PATIO
has a net floor area of
28.8 m². The maximum
occupant load shall be
24 persons, based on
1.2 m²/person

NOTE: Ensure proper
approval for exterior
patio is obtained from
City of Kelowna "Real
Estate and Property-
Services" department.
This review is for
occupant load ONLY.

MAIN FLOOR PLAN
1481 WATER STREET
12 FEB 2019

SCALE: 1/8" = 1'-0"

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