

Railside Brewing Project RationalSummary of Operations

Railside Brewing is a beer production business with an onsite taproom/patio and manufacturing facility at 1184/1186 High Rd. The wort used will be produced by Vice and Virtue and transferred to our 10 hl fermenters at our facility to complete the brewery process. We will also have a 1 bbl electric "pilot" brewhouse that will produce small batch specialty beers. We will have a core beer line up of 4-5 beers that will be common easy drinking styles with an additional 4 styles that will be more of the seasonal variety. We will also be looking to partner with local wine and cider companies to offer an alternative to beer. Non alcohol options will also be available.

Our food options to start with will be daily flavoured popcorn, pepperoni and cheese. We will also be adding a small kitchen to provide grilled paninis and sides to go with.

Hours of operation

Monday-	Closed
Tuesday/Wednesday	2-9pm
Thursday	12-10pm
Friday/Saturday	11am-11pm
Sunday	11am-9pm

The manufacturing will be done outside of the above hours and no liquor will be served outside of the hours listed. We anticipate the brewery grand opening to be in the spring and these hours reflect what we anticipate to be the busier time of year. The hours may need to change for the winter slower periods or increased demand during the summer months.

There will be a variety of games available such as cards, crib etc.

Beer in the taproom will be sold in 16 oz sleeves and 4-4 oz flights. Ciders will be sold from 355 or 473ml cans. Wine will be sold on 5 oz glasses. 64 oz growler fills will also be available for offsite consumption. In the future we plan on having our beer packaged into cans or have crowler cans available for takeaway sales.

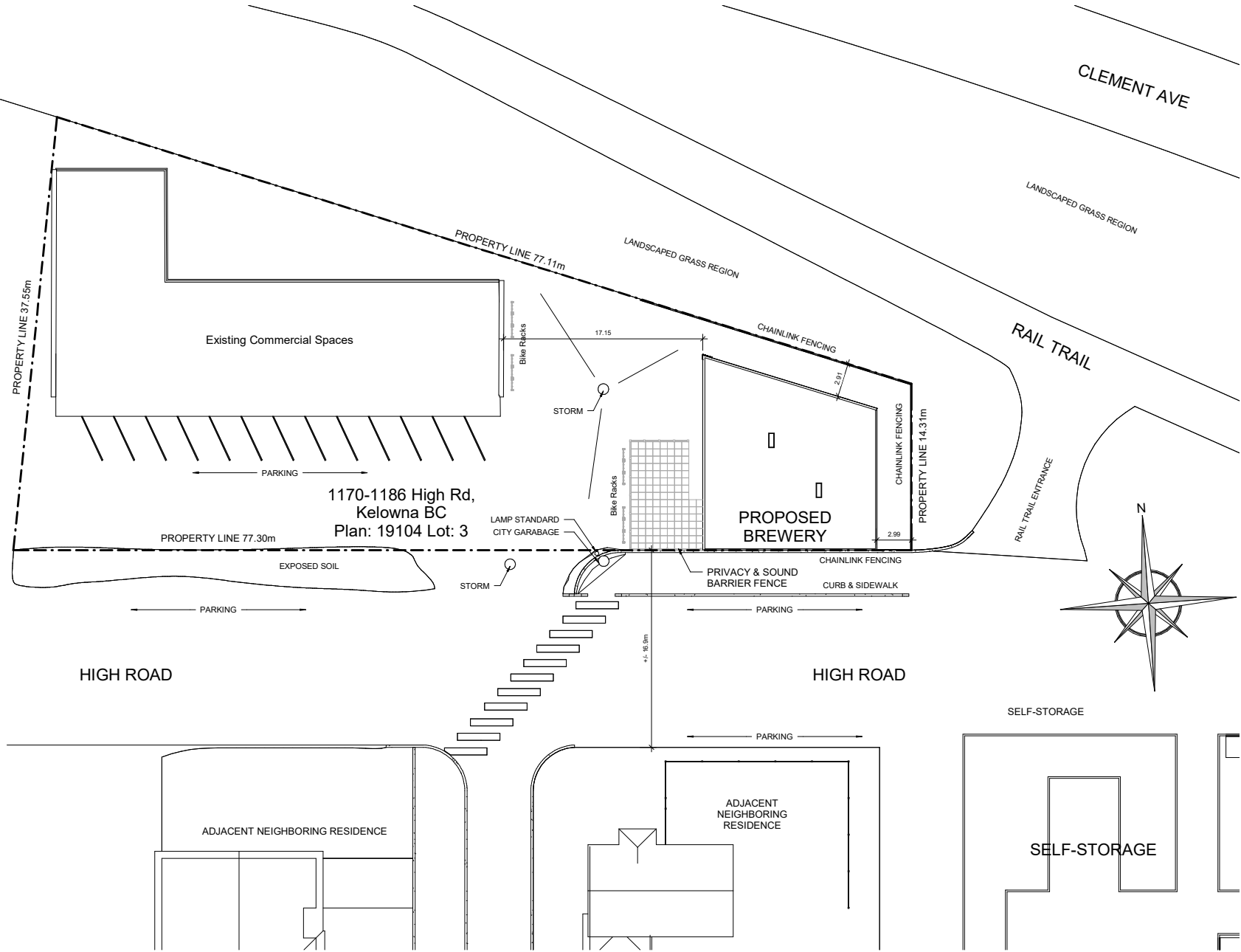


- URBAN LIQUOR STORE
- ADJACENT BUSINESSES
- PROPOSED BREWERY
- 1180 - Vacant Unit
- 1176 - Karat Chocolate (Chocolate sales)
- 1172A - Sewing Solutions (sewing services)
- 1172A - Okanagan Co-op Wholesale
- 1172A - Super Dave's Furniture Restoration



ADJACENT BUSINESSES SHARING PROPERTY

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mint

Design Group

791 Wilson Ave, Kelowna, BC V1Y 6X8

250-575-4578

mike@mintdesigngroup.ca

RAILSIDE BREWING

Tenant Improvements

Legal Description:

1170-1186 High Rd, Kelowna BC

Plan: 19104 Lot: 3

NOTE

ALL PLANS, DIMENSIONS AND NOTATIONS MUST BE REVIEWED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND VERIFY ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING SITE CONDITIONS.

CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BY-LAWS AND REGULATIONS

THESE PLANS ARE FOR SINGLE PROJECT USE AND COPYRIGHT BELONGS TO MINT DESIGN GROUP. THE DESIGN MUST NOT BE COPIED OR DUPLICATED BY ANY PERSONS WITHOUT DIRECT PERMISSION BY MINT DESIGNS.

Revisions

A	2021.08.18	BP Review DWG's
#	Date	Description

Page Scale: 1 : 200

1170-1186 High Rd, Kelowna BC

Site Plan

Sheet:

A01





CODE ANALYSIS	code	description	comments
Occupancy Classification	3.1.2.1	Group A / Division 2 / Assembly	
	3.1.2.1	Group F / Division 3 / Low hazard Industrial	No production of flammable materials on site
Occupancy Requirements			
Major occupancy	3.1.3.1	Group A (principal)	
Adjoining occupancy	3.1.3.1	Group F (subsidiary)	
Fire Separation	3.1.3.1	A-2 - F-3 = 1hr	
Occupant Load			
	3.1.17.1	Dining, beverage and cafeteria = 1.20m <sup>2</sup> 108.41m <sup>2</sup> / 1.2 = 90.34 persons	
Exiting			
	3.4.2.1-A	Group A-2 max allowable = 15m	Actual max distance = 14.6m (from washroom)
	3.4.2.1-A	Group F-3 max allowable = 15m	Actual max distance = 6.09m
Water Closets			
	3.7.2.2-A	50/50 Occupant load = 26-50 persons each	1 male & 2 Female W/C req'd 1 accessible W/C provided

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Revisions		

Page Scale:	As indicated	Unless Noted Otherwise
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Floor Plan

Sheet: **A02.1**

# RAILSIDE BREWING

## Tenant Improvements



The INDOOR DINING AREA  
has a net floor area of  
93.3 m<sup>2</sup>. The maximum  
occupant load shall be  
77 persons, based on  
1.2 m<sup>2</sup>/person

The OUTDOOR DINING AREA  
has a net floor area of  
46 m<sup>2</sup>. The maximum  
occupant load shall be  
38 persons, based on  
1.2 m<sup>2</sup>/person

GP 9640

**Reviewed**  
by City of Kelowna  
Inspection Services

MS  
NW 08/21

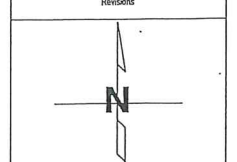
NOTE: THESE CALCULATIONS ARE BASED ON: • NO ROOF OVER EXTERIOR SEATING AREA  
• WASHROOM LAYOUT AS PER THIS PLAN (NOT AS PER BP 66996) → AMENDED BP REQUIRED FOR MODIFIED WASHROOMS

WASHROOMS REQ'D:

$$77 + \frac{38}{2} = 96 \checkmark$$

- ☐ A CONSULTANT will be advised.
- ☒ The first issue of the document.
- ☐ A complete revision. Remove previous issues from use.
- ☐ A partial revision. Remove previous issues of corresponding sheets / pages from use.
- ☐ Not for Construction.

1 2021/02/22 ISSUED FOR BUILDING PERMIT  
No. Date Description



**NOVATION**  
ARCHITECTURE LTD.  
302 - 2237 LECKIE ROAD  
KELOWNA BC V1Y 6Y5

project title  
RAILSIDE BREWING TENANT  
IMPROVEMENT  
1170 - 1186 HIGHWAY, KELOWNA, BRITISH  
COLUMBIA  
project no. - 2191

drawing title  
MAIN FLOOR PLAN - TI

designed PS scale As indicated  
drawn MC  
checked PS

drawing no. A2.02  
dated 1/10/2021 3:40:42 PM

1184-1186 HIGH RD  
GP 9640  
SITE COPY

MAX. WASHROOM CAPACITY = 100  
(AS SHOWN ON THIS PLAN)

\* DOES NOT MATCH  
BP 66996