

# 1 - 740 Clement Avenue, Kelowna, BC, V1Y 0H5

## BAD TATTOO BREWING #101 - 740 CLEMENT AVE KELOWNA

### 3.1.17.1 OCCUPANCY LOAD

Program	SPACE NAME	SPACE NUMBER	ROUGH DIMENSIONS	AREA sq ft	AREA sq m	AREA/PERSON sq m	ALLOWED OCCUPANT LOAD	ACTUAL OCCUPANT LOAD
	MAIN ENTRY	1	173 1/2" x 5'8"	87.4 sq ft	8.12	0.00	EXCLUDED	0
	RETAIL	2	192 1/2" x 16'7 3/4"	292.8 sq ft	27.21	4.60	5.91	0
	BAR	3	48'9" x 12'5"	453.3 sq ft	42.11	1.20	35.10	35
	PILOT BREW	4	8'10" x 6'0"	52.2 sq ft	4.85	9.30	0.52	1
	BAR SERVICE	5	26'0" x 11'2"	234.8 sq ft	21.81	9.30	2.35	2
	RESTAURANT LOUNGE	6	44'4" x 19'5"	832.1 sq ft	77.30	1.20	64.42	65
	PIZZA AREA	7	25'6" x 14'10"	290.6 sq ft	26.99	9.30	2.90	3
	FOOD PREP 1	8	21'1" x 6'2 1/2"	113.8 sq ft	10.57	9.30	1.14	1
	DISH AREA	9	15'5 1/2" x 9'0"	125.2 sq ft	11.63	9.30	1.25	1
	DRY STORAGE	10	12'0" x 11'10"	121 sq ft	11.24	28.00	0.40	0
	FOOD PREP 2	11	13'2" x 8'6"	107.9 sq ft	10.03	9.30	1.08	1
	COLD ROOM	12	14'0" x 14'0"	196 sq ft	18.21	28.00	0.65	0
	ELECTRICAL CLOSET	13	6'8" x 1'4"	9 sq ft	0.84	0.00	EXCLUDED	0
	CIRCULATION 1	14	13'2" x 3'7 1/2"	47.6 sq ft	4.42	0.00	EXCLUDED	0
	W/C 1	15	5'10" x 4'2"	24.1 sq ft	2.24	0.00	EXCLUDED	0
	W/C 2	16	5'10" x 4'2"	24.1 sq ft	2.24	0.00	EXCLUDED	0
	W/C 3	17	5'10" x 4'3"	24.5 sq ft	2.28	0.00	EXCLUDED	0
	W/C 4	18	6'0" x 4'0"	23.8 sq ft	2.22	0.00	EXCLUDED	0
	W/C 5	19	5'11" x 4'0 1/4"	23.9 sq ft	2.22	0.00	EXCLUDED	0
	ACC. W/C	20	7'6" x 5'11"	44.5 sq ft	4.13	0.00	EXCLUDED	0
	CIRCULATION 2	21	11'6" x 8'4"	64.7 sq ft	6.01	0.00	EXCLUDED	0
	OFFICE	22	14'10" x 8'11"	117.9 sq ft	10.96	9.30	1.18	1
	PATIO	24	74'4" x 15'0"	1094.3 sq ft	101.67	1.20	84.72	50
	TOTAL OCCUPANT LOAD BY AREA			4400 sq ft	408.77 sq m		202	160
	TOTAL OCCUPANT LOAD PROPOSED (w. max. 10 staff and 100 seats indoors and 50 seats on the patio)						160	

NOTE: Max of 10 staff on shift at any given time

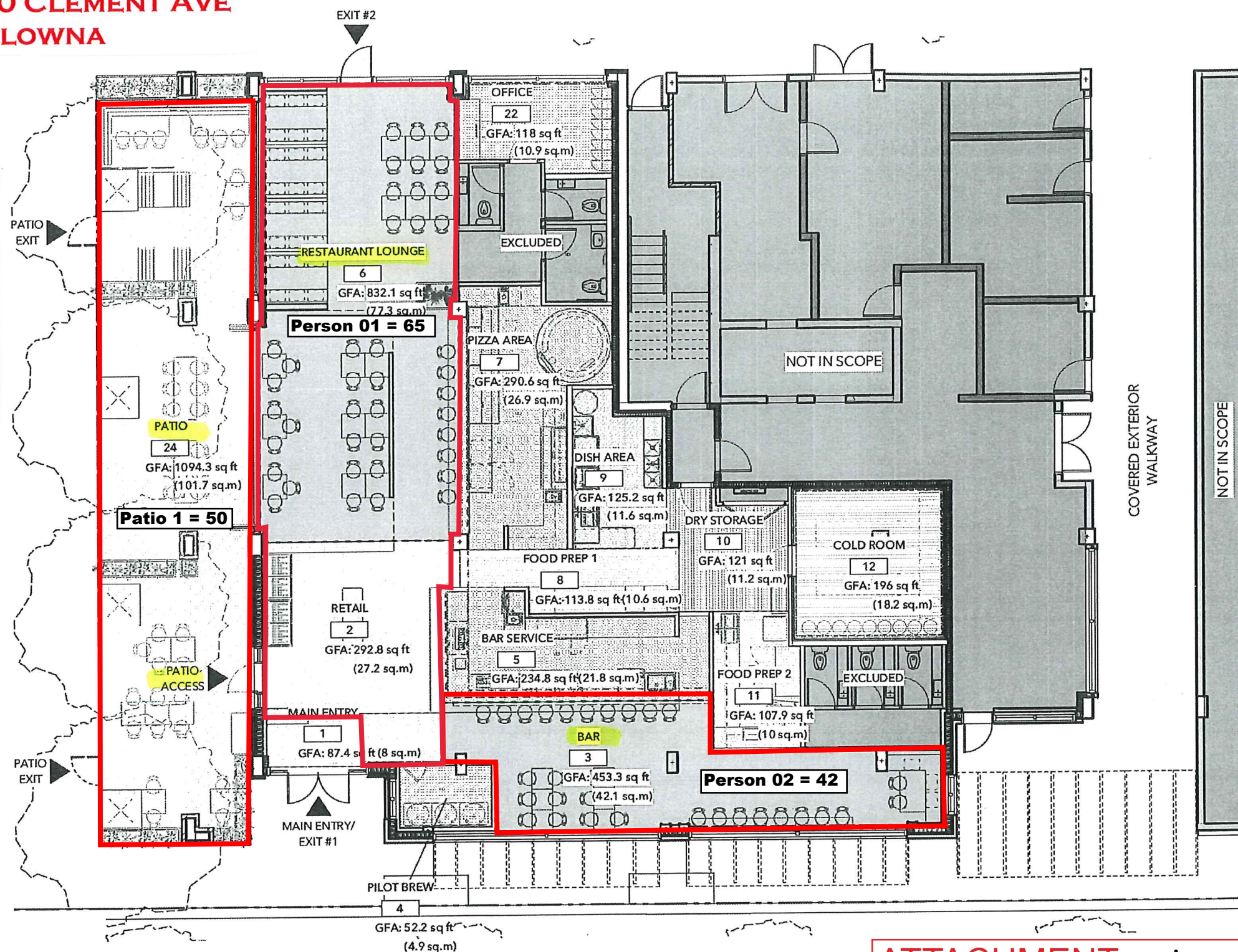
GROSS FLOOR AREA 307 sq m (3305.7 sq ft)  
 PATIO AREA 101.6 sq m (1094 sq ft)  
 BUILDING AREA 1342 sq m (14445 sq ft)

*Reviewed  
by City of Kelowna  
Inspection Services  
JUN 29 2021  
D.W.*

The RESTAURANT / LOUNGE  
has a net floor area of  
78 m<sup>2</sup>. The maximum  
occupant load shall be  
65 persons, based on  
1.2 m<sup>2</sup>/person

The BAR  
has a net floor area of  
42 m<sup>2</sup>. The maximum  
occupant load shall be  
35 persons, based on  
1.2 m<sup>2</sup>/person

The PATIO  
has a net floor area of  
N/A m<sup>2</sup>. The maximum  
occupant load shall be  
50 persons, based on  
SEATING PROVIDED



1 Occupancy Areas  
Scale: 1/8" = 1'-0"

**LCRB OFFICIAL PLAN**  
**MUST BE KEPT WITH LIQUOR LICENCE AND**  
**AVAILABLE FOR INSPECTION AT ALL TIMES**  
 Date Issued: **July 22, 2021**  
 FP Licence # **310519** General Manager

**ATTACHMENT A**  
 This forms part of application  
 # LL22-0006  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials **JJ**



March 31, 2022

City of Kelowna

RE: LCRB Bad Tattoo Brewery Job # 017031  
# 1- 740 Clement Ave. Kelowna, B.C.  
V1Y 0H5

<b>ATTACHMENT</b>	<b>B</b>
This forms part of application # LL22-0006	
Planner Initials	JI
 <b>City of Kelowna</b> DEVELOPMENT PLANNING	

**Project Goal:** Transition from Food Primary Bad Tattoo 310519 to Bad Tattoo Brewery Lounge LETTER OF INTENT - Lounge endorsement application

The applicant is proposing to add a lounge endorsement to the LCRB manufacturing licence.

**Current Location Background:**

**Civic Address:** 1-740 Clement Ave. Kelowna, B.C. PID 031-199-721 Prop # 167719

The current location operates as a Food Primary Licence # 310519 “Bad Tattoo Pizzeria” and was licensed in July 2021. The establishment has operating hours from 0900-1200 am daily.

The floor plan for this establishment has 3 occupancy areas

Person 1 = 65,

Person 2 = 42

and a patio area 1= 50 persons,

All areas were approved by the City of Kelowna in June 2021.

**Plan:**

The proposed Bad Tattoo Brewery (Kelowna) will be a sister location to our successful Penticton location. This location will manufacture small batch seasonal beers and provide off-sales from the retail store endorsement. The current locations food and beverage offerings has proven to be very popular with local neighborhood residents and with the final completion of our small batch brew system our vision for this location will be complete.

**Location and Community Impact:**

740 Clement Ave is a mixture of commercial/ and high-rise residential properties. On the opposite side of the street is residential. The current area is undergoing a significant amount of new development, as this older part of Kelowna transitions from industrial to a new mix of light commercial and residential.

The addition of a lounge endorsement at this location will permit our brewery to continue to operate with full food and beverage service with the current food offerings provided by “Bad Tattoo Pizzeria” but will operate under the new manufacturing licence and name.

The lounge endorsement will operate within the same footprint of the current FP licence with a small production area, retail store endorsement with an interior outdoor lounge / patio area for seating.

The patio is well bounded from any unlicensed areas and has been operating for since July 2021 without any noise issues or complaints.

The focus of the business will be to continue to operate with a balance of food and beverage offerings and continue to complement the existing neighborhood.

Proposed Service areas and floor plan and occupancy will be continued with the 3 approved occupancy areas

- Person 1 = 65,
- Person 2 = 42
- and a patio area 1= 50 persons,
- All areas were approved by the City of Kelowna in June 2021. (attached plan)

Proposed Liquor Service hours will be from 0900hrs to 12:00 am(midnight ) 7 days a week.

Food and Beverage service will come from the interior kitchen and service bar managed by staff.

No live entertainment is being planned for the space, so there is no potential for additional noise and other types of disturbances to our neighbours. We do not plan to incorporate dancing, gambling, karaoke, live music, etc. in the space.

We look forward to working with the City of Kelowna to achieve this lounge endorsement and thank you in advance for your consideration.

Sincerely,

Lee Agur  
Licensee / Application Bad Tattoo Brewery  
Kelowna

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