

CODE NOTES

1. THE PROPOSED WORK SHALL NOT INCREASE THE NON-CONFORMITY OF THE EXISTING BUILDING AND ALL NEW WORKS SHALL FULLY CONFORM TO THE BUILDING CODE 2018
2. EXIT WIDTHS DIMENSIONED ON CODE PLAN REPRESENTS THE NET CLEAR WIDTH OF THE OPENINGS.
3. MINIMUM NET CLEAR WIDTH FOR DOORS MUST BE 800mm MIN. TO MEET BARRIER-FREE REQUIREMENTS.
4. AS PER BCBC 3.4.3.2(7), EVERY EXIT SHALL BE CONSIDERED AS CONTRIBUTING NOT MORE THAN ONE HALF OF THE REQUIRED EXIT WIDTH.

OCCUPANT LOAD CALCULATIONS

OCCUPANT LOAD CALCULATIONS BY AREA

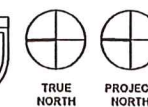
British Columbia Building Code, 2018 (3.1.17.1)

Description	Area	Occupant Load
Bowling Centre	9.3 m ² /Occupant	1584 m ² = 170 Occupants
Kitchen	9.3 m ² /Occupant	76 m ² = 8 Occupants
Storage	46 m ² /Occupant	62 m ² = 1 Occupant
Offices	9.3 m ² /Occupant	58 m ² = 6 Occupants
Brewing Area	28 m ² /Occupant	63.1 m ² = 2 Occupants
Pub/Beverage Room	1.2 m ² /Occupant	387.97 m ² = 323 Occupants
Total Occupant Load		= 510 Occupants
Total Existing Posted per Fire Marshall & Liquor License		= 487 Occupants

WASHROOM CALCULATIONS

BCBC 2018 (3.7.2.2A) BASED ON 510 CALCULATED OCCUPANT LOAD (255 PER EACH SEX)
(ADDITIONAL LOAD PER TABLE ALLOWS FOR UP TO 300 PERSONS PER SEX FOR WASHROOM COUNT)

Description	Required	Existing
Existing Male	5	5
Existing Female	10	5
Existing Gender Neutral	n/a	5
Universal Toilet Room BCBC 3.8.2.8	1	1
TOTAL	16	16



01 CODE PLAN - L1

1/8" = 1'-0"

EXIT WIDTH CALCULATIONS

British Columbia Building Code, 2018 (3.4.3.2 (1)a)

	Required	Provided	Occupants
487 Occupants @ 0.1mm/Occupant	2849mm		
2 Egress required @ 800mm CLR. min	1600mm		
Egress A1 @ 0.1mm/Occupant	-	1727.2mm	283.1 Occ.
Egress A2 @ 0.1mm/Occupant	-	1727.2mm	283.1 Occ.
Egress B1 @ 0.1mm/Occupant	-	853.6mm	141.6 Occ.
Egress B2 @ 0.1mm/Occupant	-	1625.6mm	266.5 Occ.
Egress B3 @ 0.1mm/Occupant	-	853.6mm	141.6 Occ.
Egress B4 @ 0.1mm/Occupant	-	853.6mm	141.6 Occ.
Egress B5 @ 0.1mm/Occupant	-	853.6mm	141.6 Occ.
Egress B6 @ 0.1mm/Occupant	-	853.6mm	141.6 Occ.
Egress B7 @ 0.1mm/Occupant	-	853.6mm	141.6 Occ.
Total Occupant Load by Exit Width	2849mm	10,261.8mm	1,1

New Patio Egress/Entry:

Egress C1 @ 0.1mm/Occupant	-	955mm	151
Egress C2 @ 0.1mm/Occupant	-	1117.6mm	181

*Refer to Code Notes #1-4 for further information on Exit Width Calculation Methods.

The FREDDY'S BREWPUB has a net floor area of N/A m². The maximum occupant load shall be 340 persons, based on

AS PER PREVIOUS OCCUPANT LOAD EXISTING NO CHANGE BCBC 1.1.1.2

CODE ANALYSIS

All new work to comply with British Columbia Building Code, 2018 and ASHRAE 90.1-2016

1. CODE APPLIED	BRITISH COLUMBIA BUILDING CODE 2018
2. PART 3 OR PART 97	PART 3
3. PROJECT DESCRIPTION	EXTERIOR PATIO
4. BUILDING AREA	2518.9 m ² (27,114 sq. ft.) - NO CHANGE
BOWLING ALLEY & BREW PUB:	134.2 m ² (1,445 sq. ft.) - NO CHANGE
MEZZANINE:	103.0 m ² (1,100.0 sq. ft.) - NO CHANGE
BREWHOUSE:	2685.0 m ² (28,911.1 sq. ft.) - NO CHANGE
MAIN LEVEL TOTAL:	
5. AREA OF PERMIT APPLICATION	1845.25 m ² (19,950 sq. ft.) - EXTERIOR PATIO SPACE
6. GRADE ELEVATION	EXISTING - NO CHANGE
7. BUILDING HEIGHT	1 STOREYS (EXISTING - NO CHANGE)
8. NUMBER OF STREETS' FACING	2 STREETS
9. MAJOR OCCUPANCIES	GROUP A2 - RESTAURANT BREWPUB, (CRAFT BREWERY SUBSIDIARY TO A2 MAJOR OCCUPANCY)
10. BUILDING CLASSIFICATIONS	3.2.2.26 - GROUP A2, UP TO 2 STOREYS, INCREASED AREA, SPRINKLERED.
11. SPRINKLER SYSTEM 3.2.2.16, 3.2.5.13	YES (EXISTING - NO CHANGE)
12. CONSTRUCTION ALLOWED 3.2.2.19 to 3.2.2.83	COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION
13. STANDPIPE REQUIRED 3.2.5.8	NO (EXISTING - NO CHANGE)
14. IS WATER SUPPLY ADEQUATE? 3.2.5.7	YES (EXISTING - NO CHANGE)
15. IS FIRE ALARM REQUIRED? 3.2.4.1(2)	YES (EXISTING - NO CHANGE)
16. MEZZANINES? 3.2.1.1 (3)-(9)	YES (EXISTING - NO CHANGE)
17. HIGH BUILDING? 3.2.6, 3.1.13.7, 3.5.1.1	NO
18. EMERGENCY POWER REQUIRED? 3.2.7.8-9	EXISTING - NO CHANGE
19. EXIT SIGNS REQUIRED? 3.4.5.1, 3.4.5.2, 9.9.10, 3.4.2.5(3)	YES
20. BARRIER FREE DESIGN? 3.8	YES (WITHIN PROJECT AREA)
21. HAZARDOUS SUBSTANCES? 3.3.1.2(1), 3.3.1.19(1)	NO

22. REQUIRED FIRE RESISTANCE RATINGS 3.2.2.15 to 3.2.2.83	FLOORS: 45min ROOFS: NO RATING REQUIRED MEZZANINES: 45min SUPPORTING MEMBERS: 45min
23. OCCUPANCY SEPARATION TABLE 3.1.3.1	N/A PER ITEM 9 ABOVE
24. FIRE SEPARATION 3.4.4.1 AND CLOSURES AND RATINGS 3.1.8	45min
25. INDICATE SPATIAL SEPARATION INFORMATION 3.2.3	EXISTING - NO CHANGE
26. CONSTRUCTION OF EXTERIOR WALLS	EXISTING - NO CHANGE
27. FIREWALLS 3.1.10	EXISTING - NO CHANGE
28. NUMBER & LOCATION OF EXITS 3.4.2	REFER TO CODE PLAN AND EXIT WIDTH TABLE
29. SEPARATION OF EXITS 3.4.1.2	REFER TO CODE PLAN
30. DISTANCE BETWEEN EXITS 3.4.2	REFER TO CODE PLAN
31. EXIT WIDTH CALCULATIONS 3.4.3	REFER TO EXIT WIDTH CALCULATIONS TABLE
32. MAX TRAVEL DISTANCE 3.4.2.5	REFER TO CODE PLAN
33. STAIRS 3.4.6	REFER TO CODE PLAN
34. WASHROOMS 3.7.2	EXISTING - UNCHANGED
35. OCCUPANT LOAD CALCULATION	REFER TO OCCUPANT LOAD CALCULATIONS. NO ADDITIONAL OCCUPANT LOAD COUNTED. PATIO SEATING TO OFFSET FROM INTERIOR SEATING

REVIEWED BY CITY OF KELOWNA INSPECTIONS SERVICES

SEP 14 2022

GP11547

DECL

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LEGAL ADDRESS
Lot 4, Section 27, Township 26,
Plan 1879



01 22.04.04 ISSUED FOR BUILDING PERMIT RI PJ

REV DATE DESCRIPTION DR RV
1 22.04.04 ISSUED FOR BUILDING PERMIT RI PJ

PROJECT: Freddy's Brewpub
Exterior Patio
#124 - 948 McDougall Road
Kelowna, B.C.
Canada

SHEET TITLE: CODE COMPLIANCE PLAN

DATE: 22.04.04
SCALE: AS NOTED
DRAWN BY: A102
PROJECT NO: 22022
REVISION: 0

ATTACHMENT A

This forms part of application
LL22-0011

Planner Initials GA

City of Kelowna
DEVELOPMENT PLANNING

March 4, 2022

City of Kelowna
1435 Water St,
Kelowna, BC V1Y 1J4

Attn: Tyler Caswell
Planner I | City of Kelowna

Re.: 948 McCurdy Road #124, 'Freddy's Brewpub'
Development Permit Application, Temporary Patio Ratification

Hi Tyler,

Thanks for your pre-application advice and instruction. I'm writing to provide a design rationale and summary for the application at hand to help direct staff as to the purpose and thought behind the proposal.

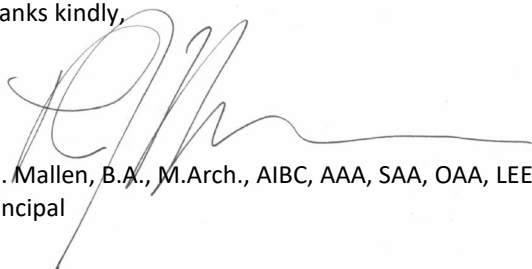
Freddy's Brewpub would like to make permanent the temporary outdoor private property patio established during the pandemic. The patio would not precipitate an increase in occupant load; this would simply accommodate shifting patrons from inside to outside in better weather conditions.

Patio Characteristics:

The proposed patio enclosure will be constructed of durable materials and reflect the newly completed expansion and revised character of the brewpub. The patio screen will incorporate the same corrugated exterior cladding to 4'-0" high set within a black metal frame and extended posts to allow for perimeter lighting. These materials will be both robust to last and complement the brewpub.

We trust this description will help illustrate the intent of the application at hand. If you have any further questions on the application, please don't hesitate to call.

Thanks kindly,



P.J. Mallen, B.A., M.Arch., AIBC, AAA, SAA, OAA, LEED AP
Principal

ATTACHMENT		B
This forms part of application # LL22-0011		
Planner Initials	GA	 City of Kelowna <small>DEVELOPMENT PLANNING</small>