

MGBA

MALLEN GOWING BERZINS
ARCHITECTURE INCORPORATED

ARCHITECTURE + INTERIOR DESIGN



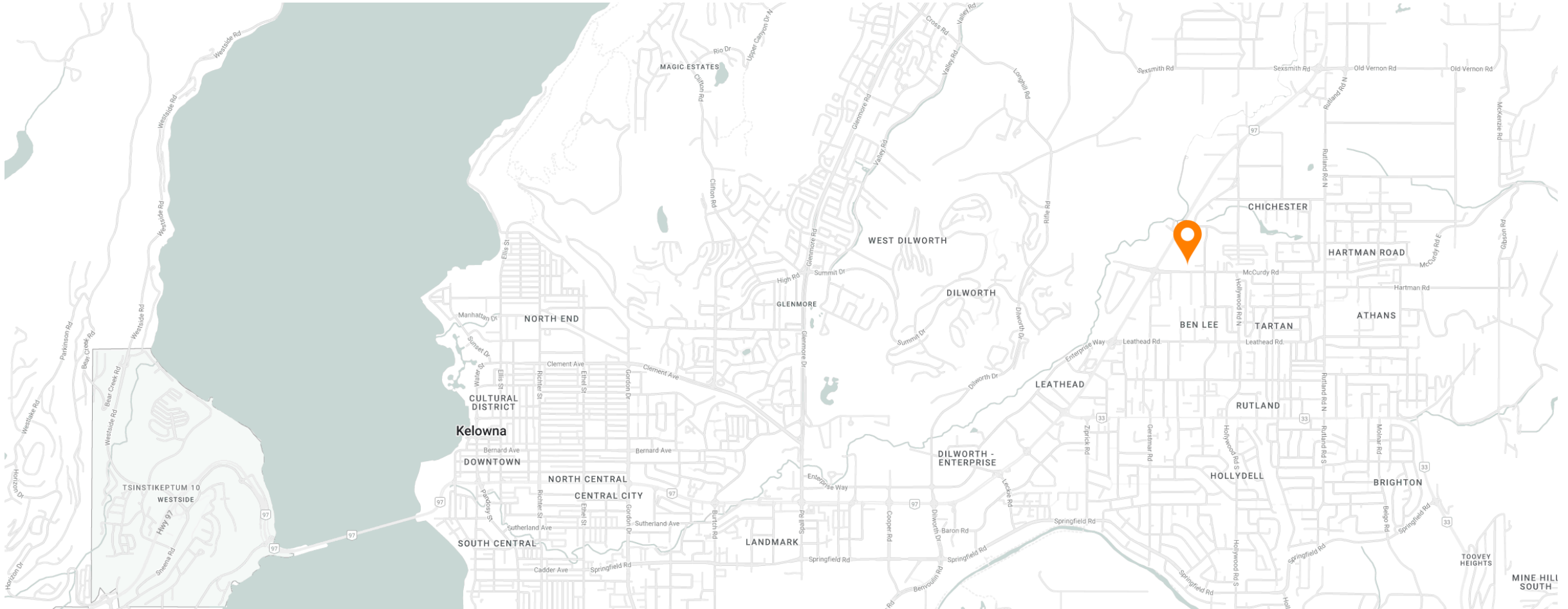
FREDDY'S BREWPUB

PROPOSAL:

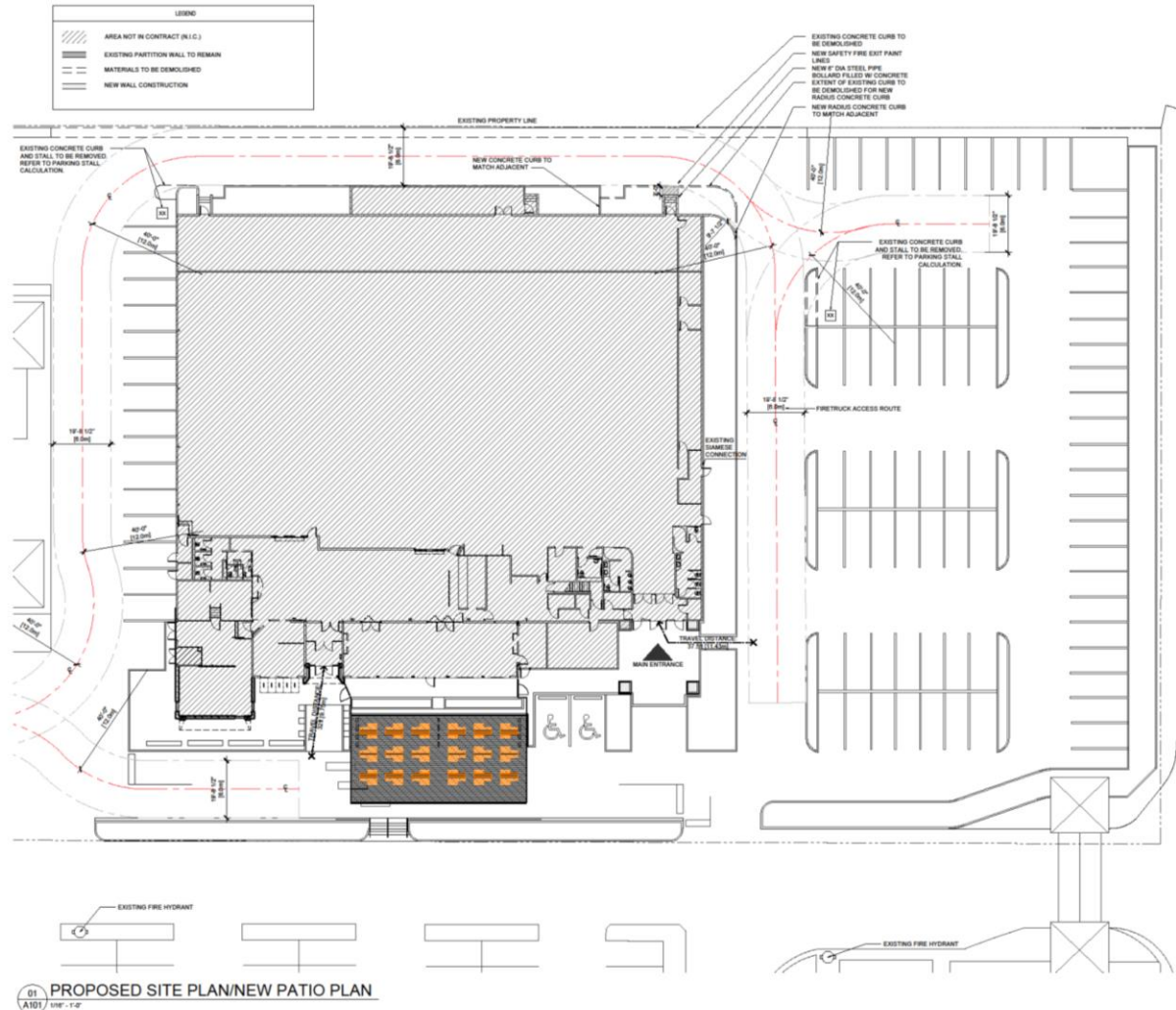
To convert an existing temporary patio into a permanent exterior patio

"Patrons love the ability to enjoy the outdoors whenever the weather is permitting and as we are all aware from our COVID restrictions, being able to offer patio seating is desirable to all."

#124 - 948 McCurdy Road

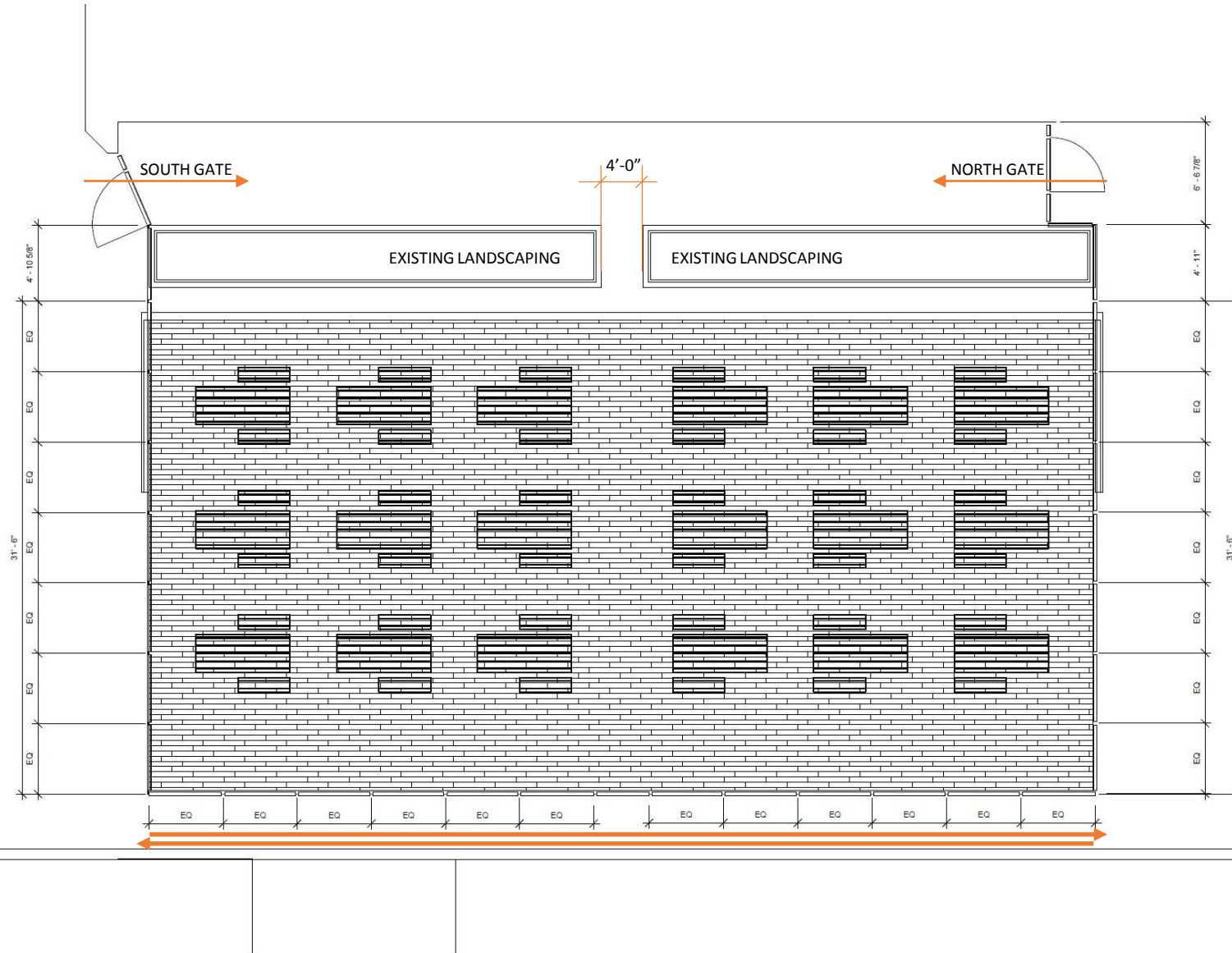


Site Conditions



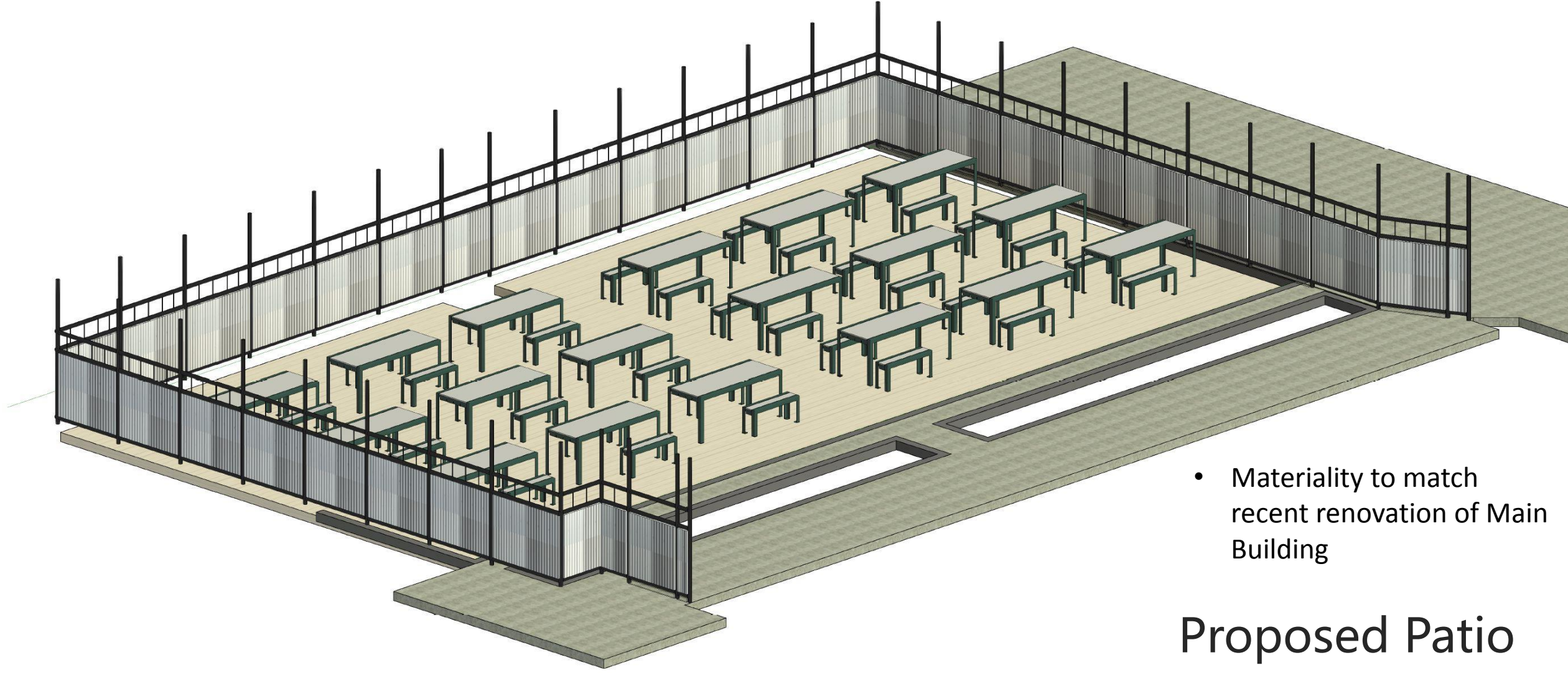
| DATA SUMMARY | | |
|---|--|--|
| PROPERTY ADDRESS | | |
| Civic | #124 - 948 McCurdy Road, Kelowna | |
| Legal | Lot 4, Section 27, Township 26, Plan 1879 | |
| ZONING | | |
| C3P | | |
| LOT AREA | | |
| | 581,393.9 sqft | 54,011.5sm |
| SETBACKS REQUIRED | | |
| Front Yard | 3.0m - Unchanged | |
| Exterior Side Yard | 2.0m - Unchanged | |
| Side Yard | 0.0m - Unchanged | |
| Back Yard | 0.0m - Unchanged | |
| BUILDING HEIGHT | | |
| Permitted | 49.21 ft | 15.0m |
| Proposed | EXISTING 36'-0" (11,176m) - NO CHANGE | |
| LOT COVERAGE | | |
| Brewpub/Bowling Base Building Gross Area | 28,538.5 sqft | 2,652.3sm |
| Exterior Patio Proposed | 1905.75 sqft | 177.1sm |
| Existing Remaining Site Buildings | | |
| Total Site Building Gross Area | 143,052.33 sqft | 13,294.85sm |
| Proposed Revised Lot Coverage | | 24.6% |
| Permitted Lot Coverage | | 50% |
| FLOOR AREA PROPOSED | | |
| Brewpub/Bowling Base Building Floor Area | 30,849.6 sqft | 2,792.7sm |
| Proposed Brewpub/Bowling Floor Area Expansion | 478.9 sqft | 44.5sm |
| Total Brewpub/Bowling Building Floor Area | 30,528.5 sqft | 2,837.2sm |
| Existing Remaining Site Building Floor Area | | |
| | 114,513.83 sqft | 10,642.55sm |
| Proposed Floor Space Ratio | | 0.25 |
| Permitted Floor Space Ratio | | 1.0 |
| PARKING | | |
| Required | C3P(4.4 Stalls per 100 sm) | 575 stalls |
| Provided - Existing | | 632 Stalls |
| Standard spaces | | net reduction = - 2 stalls |
| Total Site Parking Provided - Revised | | Total Remaining after Patio Expansion = 630 Stalls |
| BICYCLE | | |
| Short Term (2 spaces/Entrance or 2 spaces/750 Long Term (1 Space /500 sm) | 4 stalls required / 10 stalls provided | |
| | 5 stalls required / Additional Short Term stalls provided in lieu and in proximity to entrance/view to address security concerns | |
| | No Change under this Application | |
| LOADING | | |
| Required (Commercial Retail) | (1 space/1,900s | EXISTING - NO CHANGE |
| Provided | | EXISTING - NO CHANGE |
| Total Base Building Spaces Proposed | | EXISTING - NO CHANGE |

- Two parallel parking stalls removed
 - Required parking stall count maintained
- Access to Fire Truck Siamese connection achieved through existing site alterations
- Existing building to remain unchanged



- Approved liquor license count to remain unchanged
- Controlled exterior access through North and South Gates
- Provision to improve safety and access along West elevation
- Temporary patio previously in place during COVID restrictions

Proposed Patio

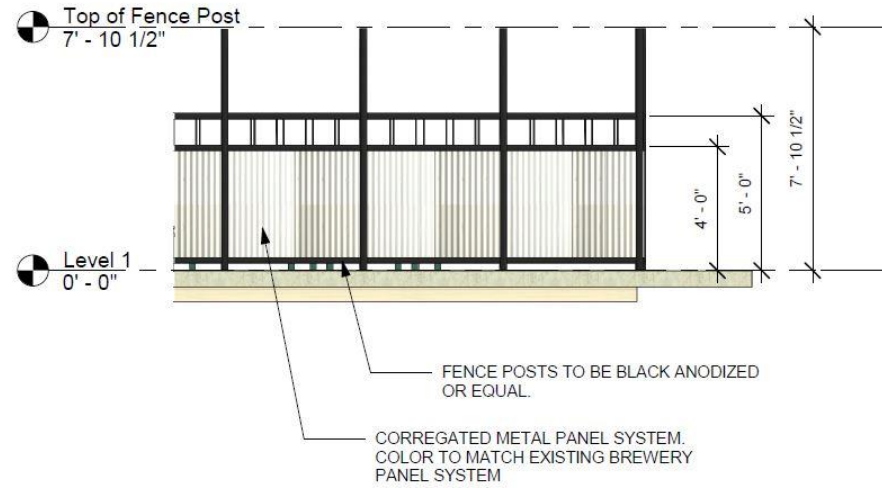


- Materiality to match recent renovation of Main Building

Proposed Patio



North Elevation



- Proposed Top of Fence Post height to be confirmed with lighting installation



West Elevation

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