

PROJECT INFORMATION
 PROPERTY ADDRESS 1051111 Gordon Dr
 LEGAL DESCRIPTION PLAN EPP44783 LOT 1 SECTION 30 TOWNSHIP 26
 P.I.D 029-906-662
 APPLICABLE CODES BCBC 2019
 ZONING I4

CODE COMPLIANCE
3.1 GENERAL
 Building Area: 851.30 m² – 9163.32 ft² (bldg footprint)
 Suite Area: 119.55 m² – 1286.79 ft²
 Sprinklered: No
 Building Height: 1 storeys
 Occupancies: A - Assembly occupancy

3.1.17.1 OCCUPANT LOAD
Ground Floor:
 Brewery: 40.26 m² @ 0.95 m²/person = 43 persons
 Kitchen: 20.55 m² @ 0.93 m²/person = 22 persons
 Storage: 22.10 m² @ 0.60 m²/person = 37 persons
 total: 48 persons

3.2 BUILDING FIRE SAFETY
 Article 3.2.2.28 Group A, Division 2, non sprinklered
 Construction Type: Combustible / non-combustible construction permitted / used
 Maximum Area: 4000 m²
 Floors: No rating required
 Mezzanines: No rating required
 Loadbearing: No rating required
 Roof: No roof rating required
 Sprinklers: Non Sprinklered

FIRE WALLS None

FIRE ALARM SYSTEM single or two stage required

FIRE FIGHTING REQUIREMENTS
 Access: Access for fire department vehicles is provided to within 15m of the main entrance.
 Extinguishers: To be provided per NFPA 10.
 Standpipe: Not required

LIGHTING + EMERGENCY POWER
 Lighting: Provide illumination to an average level of at least 50 lx at the floor level in every exit and corridor providing access to exit. Provide emergency lighting to an average level of at least 1 lx at the floor and tread levels in exits, principal exit routes in open floor areas and exit access corridors.
 Emergency Power: Provide minimum 45 minutes emergency power for emergency lighting, fire alarm and detection systems.

MEZZANINES / FLOOR OPENINGS No mezzanines

3.3 SAFETY WITHIN FLOOR AREAS
 Suite Separations: None.
 Doors: Doors providing access to exit swing on a vertical access and, where serving an occupant load of more than 60, swing in the direction of exit travel. Door release hardware is operable with one hand and requires only one releasing operation.
 Guards: Guards of at least 1070 mm height are to be provided along openings where there is an elevations change of more than 600 mm.

3.4 EXITS
 Number: 1 exit shall be provided from all floor areas.
 Travel Distances: Criteria for One Exit (Floor Area Not Sprinklered Throughout)
 Max area 1500m²
 15m max travel distance

Exit Doors: All exit doors shall swing in the direction of travel. All exit doors shall have a 3/4 hr fire protection rating. All exit doors shall have a self-closing device.

3.5 VERTICAL TRANSPORTATION
 Fire Separations: None required.

3.6 SERVICE FACILITIES
 Fire Separations: None

3.7 HEALTH REQUIREMENTS

Water closets required:	Male	Female
Main floor	1 req'd / 1 provided	1 req'd / 1 provided

3.8 BUILDING REQUIREMENTS FOR PEOPLE WITH DISABILITIES
 Universal Toilet Room Required per 3.8.2.3. See plan for location.

ZONING SUMMARY

CROSS FLOOR AREA:
 ground floor area 851.30 m² – 9163.32 sf
Total GFA 851.30 m² – 9163.32 sf

SIZES OF PARKING SPACES:
 90 degree parking 2.5 m W x 6.0m L – driveway 7.0m
 hc parking 3.9m W x 6.0m L
 loading 3.5m W x 8m L

OFF-STREET PARKING REQUIREMENTS:
 Use requirement
 Warehouse/storage 2 parking space per 100m² GFA = 119.55/100m² = 4 stalls
Total 4 stalls

OFF-STREET LOADING PARKING REQUIREMENTS:
 Commercial space 1 per 2800 m² GFA = 119.55 m² GFA = 1 stalls
Total 1 stalls

OFF-STREET BICYCLE SPACE REQUIREMENTS:
 Commercial space 1.0 bicycle space per 500m² GFA = 119.55m²/500m² = 1 stalls
Total 5 stalls

Section D-2 Fire-Resistance Ratings

D-2.1. Masonry and Concrete Walls

D-2.1.1. Minimum Equivalent Thickness for Fire-Resistance Rating

The minimum thicknesses of unit masonry and monolithic concrete walls are shown in Table D-2.1.1. Hollow masonry units and hollow-core concrete panels shall be used on the basis of equivalent thicknesses as described in Subsection D-1.6.

Table D-2.1.1. Minimum Equivalent Thicknesses⁽¹⁾ of Unit Masonry and Monolithic Concrete Walls Loadbearing and Non-Loadbearing, mm

Type of Wall	Fire-Resistance Rating					
	30 min	45 min	1 h	1.5 h	2 h	3 h
Solid brick units (80% solid and over), actual overall thickness	63	76	90	108	128	152
Cored brick units and hollow tile units (less than 80% solid), equivalent thickness	60	69	72	86	102	122
Solid and hollow concrete masonry units, equivalent thickness						
Type S or N concrete ⁽²⁾	44	59	73	95	113	142
Type L 20S concrete	42	54	66	87	102	129
Type L concrete	42	54	64	82	97	122
Type L 20S concrete	42	54	64	81	94	118
Type L concrete	42	54	63	79	91	111
Monolithic concrete and concrete panels, equivalent thickness						
Type S concrete	60	77	90	112	130	158
Type N concrete	59	74	87	108	124	151
Type L 40S or Type L concrete	49	62	72	89	103	124

Notes to Table D-2.1.1:
 (1) See definition of equivalent thickness in Subsection D-1.6.
 (2) Hollow concrete masonry units made with Type S or N concrete shall have a minimum compressive strength of 10 MPa based on net area, as defined in CSA A108.1, "Concrete Block Masonry Units."



ATTACHMENT A

This forms part of application # LL23-0003

City of Kelowna DEVELOPMENT PLANNING

Planner Initials **TC**

1 site plan
 Ao.3 SCALE 1" = 30'-0"



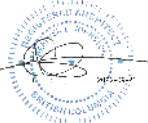
Buffalo Rouge Brewing
 1051111 Gordon Dr
 Kelowna, BC
 PLAN EPP44783 LOT 1 SECTION 30 TOWNSHIP 26
 P.I.D 029-906-662

PROJECT # 2022017

no.	date	issue
01	29 aug 2022	review
02	15 sept 2022	review
03	21 sept 2022	building permit

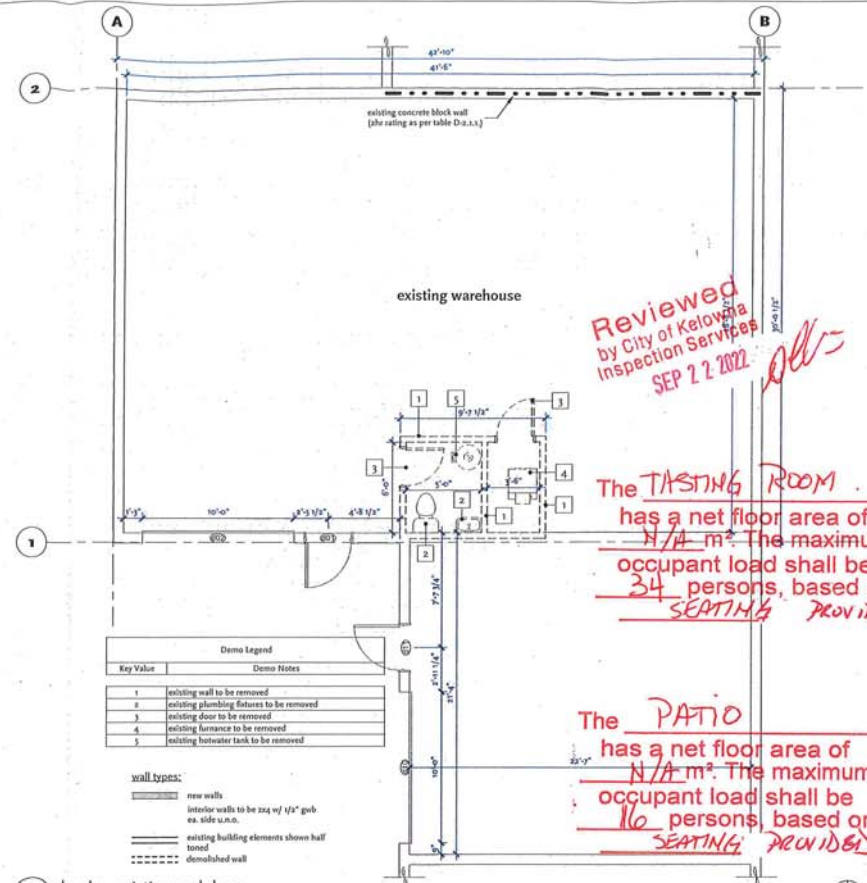
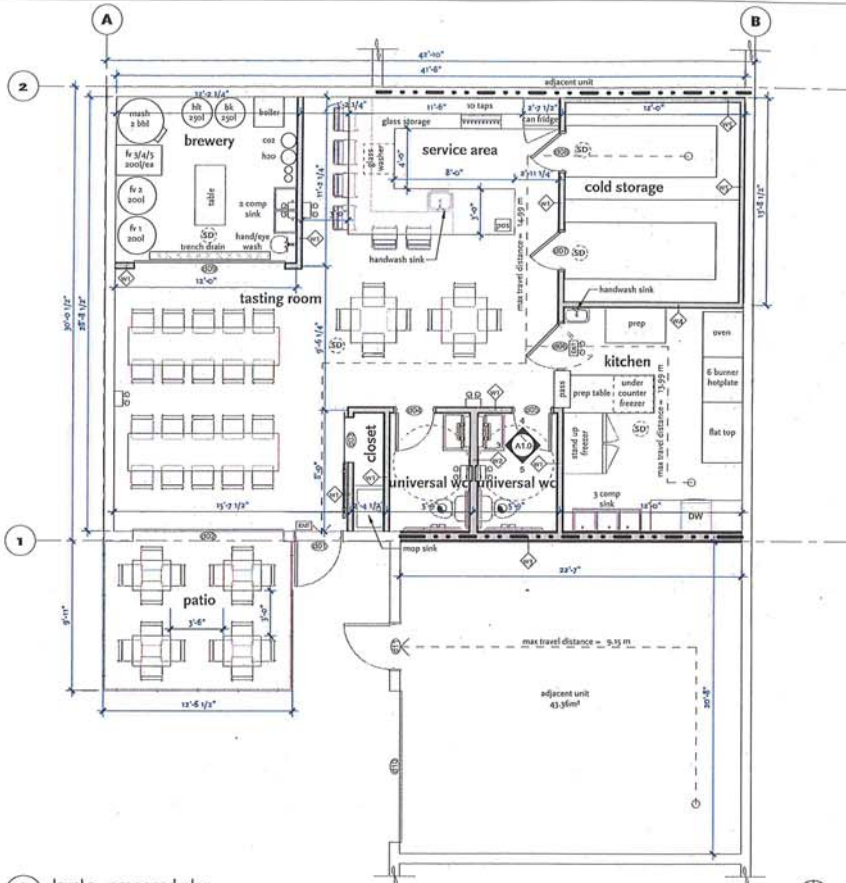
code analysis, site plan

heather l johnston
 architect AIBC, AAA, MAA, SAA
 PLACE architect ltd.
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 west vancouver bc, v7w 1z7
 778 386 6769
 www.placearchitects.com



Ao.3
 21 sept 2022

2022-09-07 10:48 AM



Reviewed
 by City of Kelowna
 Inspection Services
 SEP 2 2 2022
all =

The **TASTING ROOM**
 has a net floor area of
~~N/A m²~~. The maximum
 occupant load shall be
~~34~~ persons, based on
~~SEATING PROVIDED~~

The **PATIO**
 has a net floor area of
~~N/A m²~~. The maximum
 occupant load shall be
~~16~~ persons, based on
~~SEATING PROVIDED~~

Key Value	Demo Notes
1	existing wall to be removed
2	existing plumbing fixtures to be removed
3	existing door to be removed
4	existing luminaire to be removed
5	existing hotwater tank to be removed

wall types:

- new walls
- interior walls to be 2x4 w/ 1/2" gub ea. side u.n.o.
- existing building elements shown half toned
- demolished wall

DOOR SCHEDULE

TAC	PHASE	WIDTH	HEIGHT	DOOR STYLE	FUNCTION	NOTES
do1	Existing	36"	84"	existing	Exterior	overhead door
do2	Existing	120"	84"	existing	Exterior	interior
do3	New	30"	84"	C	Interior	beam style/sliding
do4	New	30"	84"	A	Interior	
do5	New	30"	84"	A	Interior	
do6	New	36"	84"	B	Interior	dual acting
do7	New	30"	84"	A	Exterior	insulated
do8	New	30"	84"	A	Exterior	insulated
do9	New	120"	84"	D	Exterior	overhead door
do10	Existing	120"	84"	existing	Exterior	overhead door
do11	Existing	36"	84"	existing	Exterior	overhead door

WALL SCHEDULE

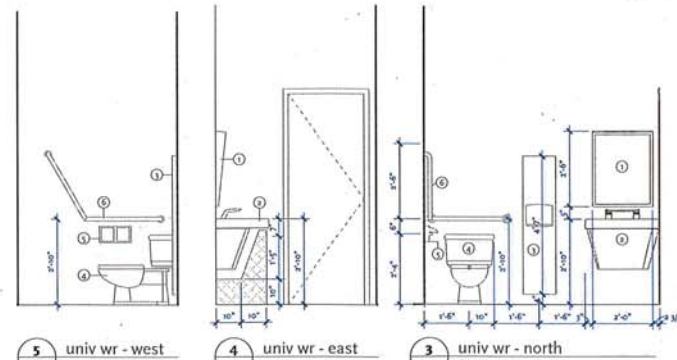
TYPE #	Construction Assembly
w1	8" concrete wall
w2	1/2" gypsum board
w3	3 1/2" wood stud wall @ 16" o.c.
w4	1/2" gypsum board
w5	5 1/2" wood stud wall @ 16" o.c.
w6	1/2" gypsum board
w7	3 layers 1/8" type 'X' gypsum board
w8	5 1/2" wood stud wall @ 16" o.c.
w9	3 layers 5/8" type 'X' gypsum board (1 Hour Rating - ULC Des W30)
w10	1/2" gypsum board
w11	3 1/2" wood stud wall @ 16" o.c.
w12	cavity filled insulation
w13	1/2" gypsum board
w14	3 1/2" wood stud wall @ 16" o.c.
w15	cavity filled insulation
w16	1/2" gypsum board

EQUIPMENT SYMBOLS

- emergency lighting/emergency exit sign
- emergency exit sign
- emergency lighting
- smoke detector
- exhaust fan

UNIVERSAL WASHROOM SCHEDULE

Eq	Item	description	mfr.	notes
1	Fixed Tilted Mirror	Bradley - 740 Series Tilt Mirror	Bradley Corporation	or approved alternate
2	Standard Lavatory	Bradley - Verge™ Lavatory System	Bradley Corporation	or approved alternate
3	Paper towel dispenser	Bradley - Semi-Recessed	Bradley Corporation	or approved alternate
4	Standard Toilet with Bolt down top	1.6 CPY	TOTO USA Inc.	or approved alternate
5	Toilet Tissue Dispenser	Bradley - 5126 Tissue Dispenser	Bradley Corporation	or approved alternate
6	Grab Bar	As per code		



THIRD AXIS DESIGN

Buffalo Rouge Brewing
 105-1111 Gordon Dr
 Kelowna, BC
 PLAN EPP44781 LOT 1 SECTION 36 TOWNSHIP 16
 P.I.D. 02-09-06-866

PROJECT # 2022017
 no. date issue
 01 29 aug 2022 issued for bp

existing/demo and proposed plan

A1.0
 29 aug 2022

Jan 16, 2023
Liam Mitchell
Buffalo Rouge Brewing Co.

This document is to serve as a letter of intent for the purpose of describing the planned service and amenities of the premises in order to acquire the lounge endorsement to our liquor manufacturing licence for our brewpub.

To whom it may concern,

The establishment will have a full time kitchen offering a full menu, from snacks and appetizers, to entrees and desserts. Weekends will include a brunch service starting at 11am. We will have a few non-alcoholic beverage options such as water, coconut water, kombucha, and coffee. We also plan on offering some non-alcoholic beer options.

We will have a television for background visuals/ambience, displaying beer/menu features, important sporting events and possibly seasonal movie favourites. There is a stand up piano that will be available for customer use, within reason. We will have a stereo system for ambient noise, playing music etc.

We are located in an industrial/commercial neighbourhood in Kelowna's north end. We are directly neighboured by two long standing automotive shops, and a tattoo parlour that is about to open. All of the neighbours have been very supportive and helpful. Thankfully noise concerns should be minimal as it is not a residential area and the majority of the neighbouring businesses are closed in the evening. We plan on cultivating relationships with our customers to instil a relaxed and respectful environment to ensure everyone assists us in being good neighbours.

Thank you for your time and consideration,
Cheers,

Liam Mitchell

HOURS OF SALE							
Indicate the proposed hours of sales below.							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	11:00	16:00	16:00	16:00	16:00	16:00	11:00
Close	23:00	23:00	23:00	23:00	23:00	23:00	23:00

ATTACHMENT **B**

This forms part of application
LL23-0003

Planner Initials TC

City of 
Kelowna
DEVELOPMENT PLANNING