

GP 14172

Reviewed
by City of Kelowna
Inspection Services
MAR 15, 2023 MS

X-REF: BP 70463 (TV1)
BP 65645 (BASE BLDG)

DRAWINGS ARE NOT TO BE SCALED.
Confirm all dimensions on site. Bring
any discrepancies on the drawings to
the Architect's attention immediately.
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BUILDING CODE REVIEW - BP 70463
AS PER BRITISH COLUMBIA BUILDING CODE 2018 (TENANT IMPROVEMENT)

BASE BUILDING CHARACTERISTICS/CONSTRUCTION
Building Area: 28,42.55 sqm
Building Height: 2 storeys
Sprinklers: Yes
Occupancy (Major): 3.2.2.77. - Group F2; Up to 4 storeys, Sprinklered
Construction: Combustible and Non-Combustible
FFR of Floor Assemblies: 45 min. (if of combustible construction)
FFR of Mezzanines: 45 min. (if of combustible construction)
FFR of Roof Assemblies: NA
FFR of Loadbearing Walls: 45 min. (if of combustible construction)

Occupancy (Major): 3.2.2.61. - Group D, Up to 3 storeys, Sprinklered
Construction: Combustible and Non-Combustible
FFR of Floor Assemblies: 45 min. (if of combustible construction)
FFR of Mezzanines: 45 min. (if of combustible construction)
FFR of Roof Assemblies: N/A
FFR of Loadbearing Walls: 45 min. (if combustible construction)

Suite Demising Walls: 1hr FRR provided

SCHEDULE A
This forms part of application
LL23-0008
Planner Initials CM
City of Kelowna
COMMUNITY PLANNING

TENANT IMPROVEMENT CHARACTERISTICS/CONSTRUCTION
Occupancy (Major) - Group F2
Occupancy (Subsidiary): 3.1.2.6. - Group A2, low occupant load
- number of persons in suite not to exceed 30
- no FRR required for fire separation in a sprinklered building
- a permanent sign as per Code indicating max. occupant load of 30 persons to be posted at suite entrance

OCCUPANT LOAD (Table 3.1.17.1)
Warehouse (Brewery area): 28sqm/person = 5.4 people
Tasting area: 30 people per 3.1.2.6.

TRAVEL DISTANCE
Travel distance to 2 exits not more than 45m for all occupancies where floor area is sprinklered (9.9.8.2.1b)
Travel distance of mezzanine means of egress is 25m to egress door or stairway (9.9.8.6.2)

FIRE PROTECTION
Fire alarm required (as per base building).
Carbon Monoxide detection systems, exit lights and emergency lighting.

WASHROOMS
Min. water closet for Warehouse occupancy
3.7.2.2.(14) = 1 as per 3.7.2.2.(4)
Min. water closet for Tasting area occupancy
3.7.2.2.(12) = 1 male and 1 female
Note: 1 accessible all user water closet provided and 1 non-accessible all user water closet provided

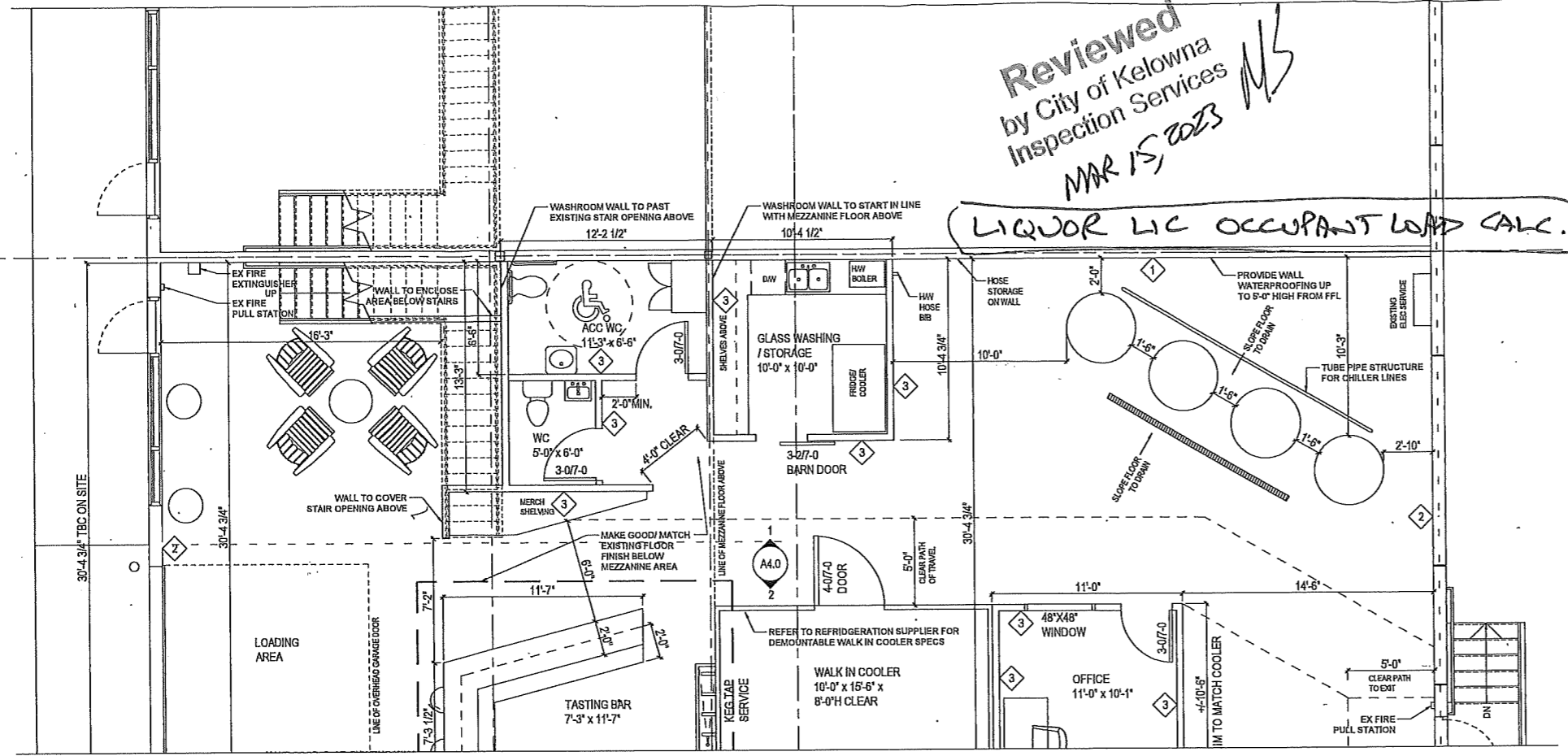
30 MAX - 5 STAFF =
MAX 25 PATRONS

NOTE: AREA & EXITING ARE NOT THE
LIMITING FACTORS FOR LIQ. LIC.
OCCUP. LOAD

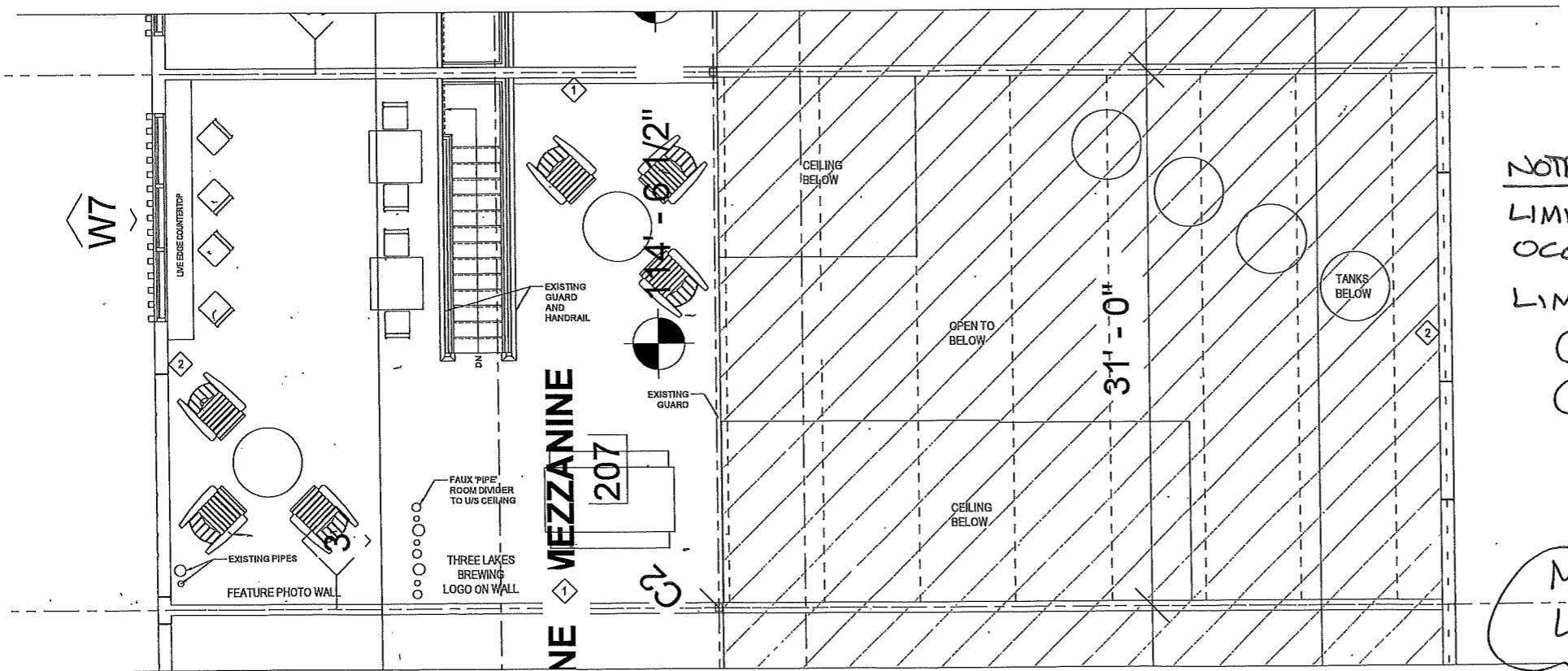
LIMITING FACTORS ARE:

- ① WASHROOMS 30 MAX - 5 STAFF = 25 PERSONS
- ② 2018 BEER REGULATIONS FOR LOW OCCUPANT A2: 30 - 5 = 25

MAX LIQ. LIC. OCCUPANT
LOAD IS 25 PERSONS



MAIN FLOOR PLAN



MEZZANINE FLOOR PLAN

Revisions	Date	Description
2	2023-02-17	ISSUED FOR BUILDING PERMIT
1	2023-02-11	ISSUED FOR DESIGN REVIEW

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THREE LAKES BREWERY
TENANT IMPROVEMENT
#7 - 2030 Matrix Cres.
Kelowna, BC

drawing title
MAIN AND MEZZANINE
FLOOR PLANS

scale 1/4" = 1'-0"

drawing no. A2.0

date 2023/02/25