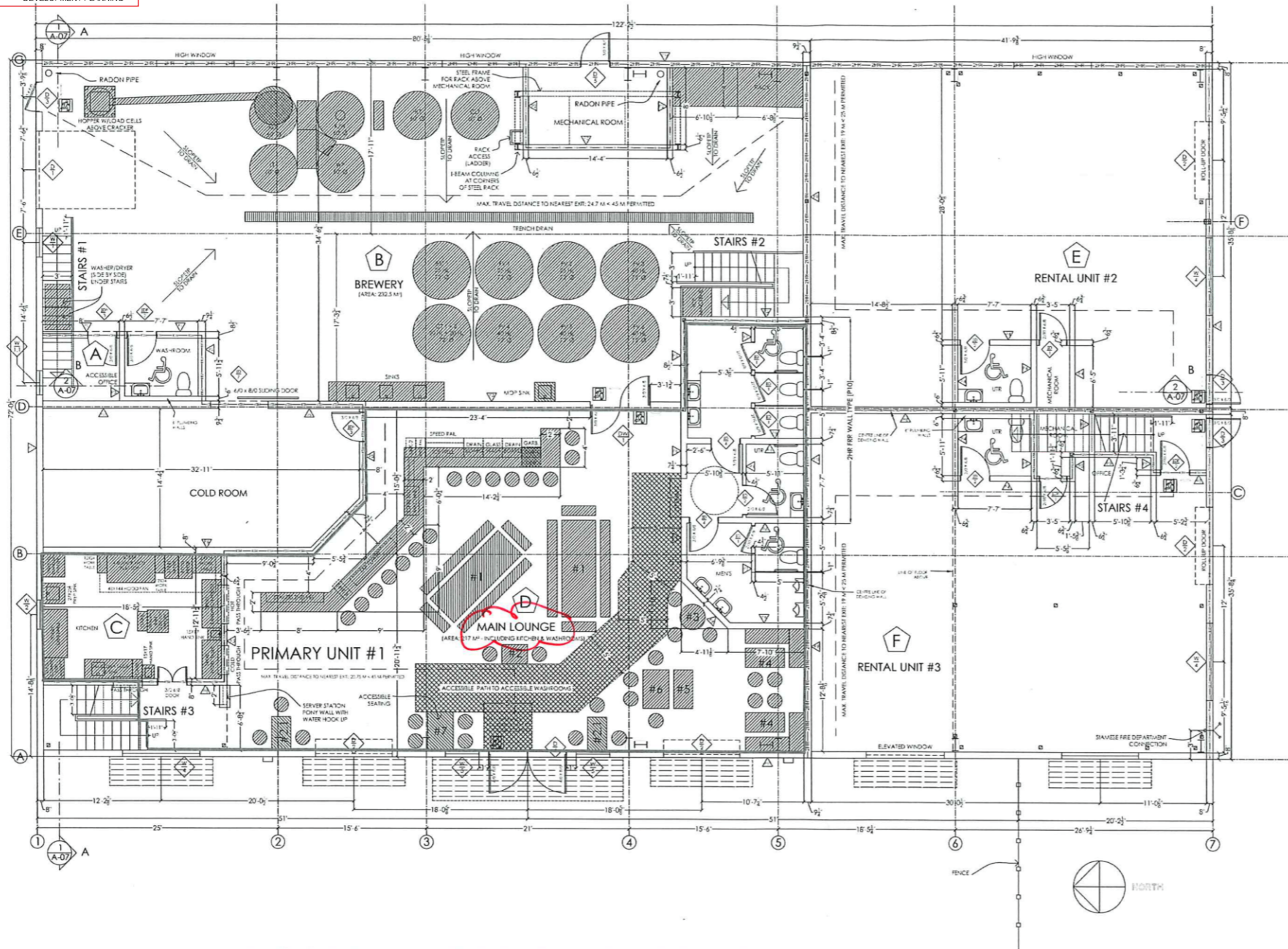




SUBJECT TO COMPLETION OF CONSTRUCTION TO APPROVED BUILDING PERMIT (BP 67118)



LEGEND

- #1 42" X 120" LOW HARVEST
- #2 LOW TOP TABLE @ 24" X 32"
- #2.1 HIGH TOP TABLE @ 24" X 42"
- #3 32" Ø HIGH TOP
- #4 24" X 48" LOW TOP BOOTH (8 PEOPLE)
- #5 24" X 48" TWO SEAT FOXY WALL BENCH
- #6 32" X 48" LOW TOP TABLE
- #7 32" X 48" HIGH TOP TABLE

Reviewed by City of Kelowna Inspection Services

MS

OCCUPANCY TABLE (LOUNGE & BREWERY)

FLOOR	AREA TAG	DESCRIPTION	AREA SQ'	OCCUPANCY
MAIN FLOOR	A	ACCESSIBLE OFFICE	52	1
	B	BREWERY AREA	3081	4
	C	KITCHEN	239	5
	D	MAIN LOUNGE	2151	74
	E	RENTAL UNIT #2	1440	2
	F	RENTAL UNIT #3	1440	2
2ND FLOOR	H	SALES/MARKETING OFFICE	904	9
	I	STORAGE MEZZANINE	123	0
	J	UNIT #3 OFFICES	815	3
	K	NORTH PATIO	423	44
OUTDOORS	L	SOUTH PATIO	540	35
	M	PICNIC AREA #1	4760	44
	N	PICNIC AREA #2	5030	40
			TOTAL	264

RECEIVED MAY 17 2023

OCCUPANT LOAD PERMITTED BY WASHROOM FACILITY

LONGES & BREWERY

MEN

WC 2

URINALS 2

(WC. EQUIVALENCY - 3.7.2.2(5))

2-URINALS X 2/3 = 11/3

TOTAL WC 3

NUMBER OF MEN 150

WOMEN

WC 5

TABLE 3.7.2.2.A

NUMBER OF WOMEN 125

NUMBER OF MEN AND WOMEN 3.7.2.2(1)

EQUAL NUMBER OF EACH SEX 125X2 250

UNIVERSAL TOILET ROOM 3.7.2.2(2)

TOTAL OCCUPANCY LOAD PERMITTED 260

MAIN FLOOR UNIT #2	E	RENTAL UNIT #2	2	1	1 UTR
		TOTAL	2	1	
MAIN FLOOR UNIT #3	F	RENTAL UNIT #3	2	2	1 UTR
2ND FLOOR UNIT #3	J	UNIT #3 OFFICES	3		1 URINAL
		TOTAL	5	2	

NOTE: ALL EVENTS ARE PLANNED AND HELD INSIDE. THE PATIO IS AN AUXILIARY FEATURE TO THE INTERIOR SPACE. IT CAN BE USED WHEN WEATHER PERMITS. IT DOES NOT INCREASE THE NUMBER OF PERSONS THAT WILL ATTEND AN EVENT.

MAIN FLOOR PLAN- OCCUPANCY COUNT

Scale: 3/8" = 1'

The MAIN LOUNGE has a net floor area of 116.6 m². The maximum occupant load shall be 97 persons, based on 1.2 m²/person

TOTAL OCCUPANT LOAD FOR WASHROOMS:

$97 + \frac{48}{2} + \frac{42}{2} = 142$

(PATIO OCCUPANTS COUNT 50% TOWARDS WASHROOM COUNT)

$142 - 10 (1 UTR) = 132 \div 2 = 66 \text{ MALE} \rightarrow 2 \text{ WATER CLOSETS}$

$66 \text{ FEMALE} \rightarrow 3 \text{ WATER CLOSETS}$

GP 4678

LIQ. LIC. OCCUP. LOAD CALC.

MAIN LOUNGE: 97 PEOPLE

PATIO #1: 48 PEOPLE

PATIO #2: 42 PEOPLE

Gerry Blonski
architect a.i.b.c.

BUILDING SHELL INTERIOR ALTERATIONS

FIRST FLOOR PLAN
A-02.1 OCCUPANCY COUNT

Ph: 604-572-3608
Email: gerry@gerryblonskiarchitect.com
Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3V 3E9

8899 Jim Bally Rd.
Kelowna BC

DATE: April 27, 2023

JOB NO. 23-10

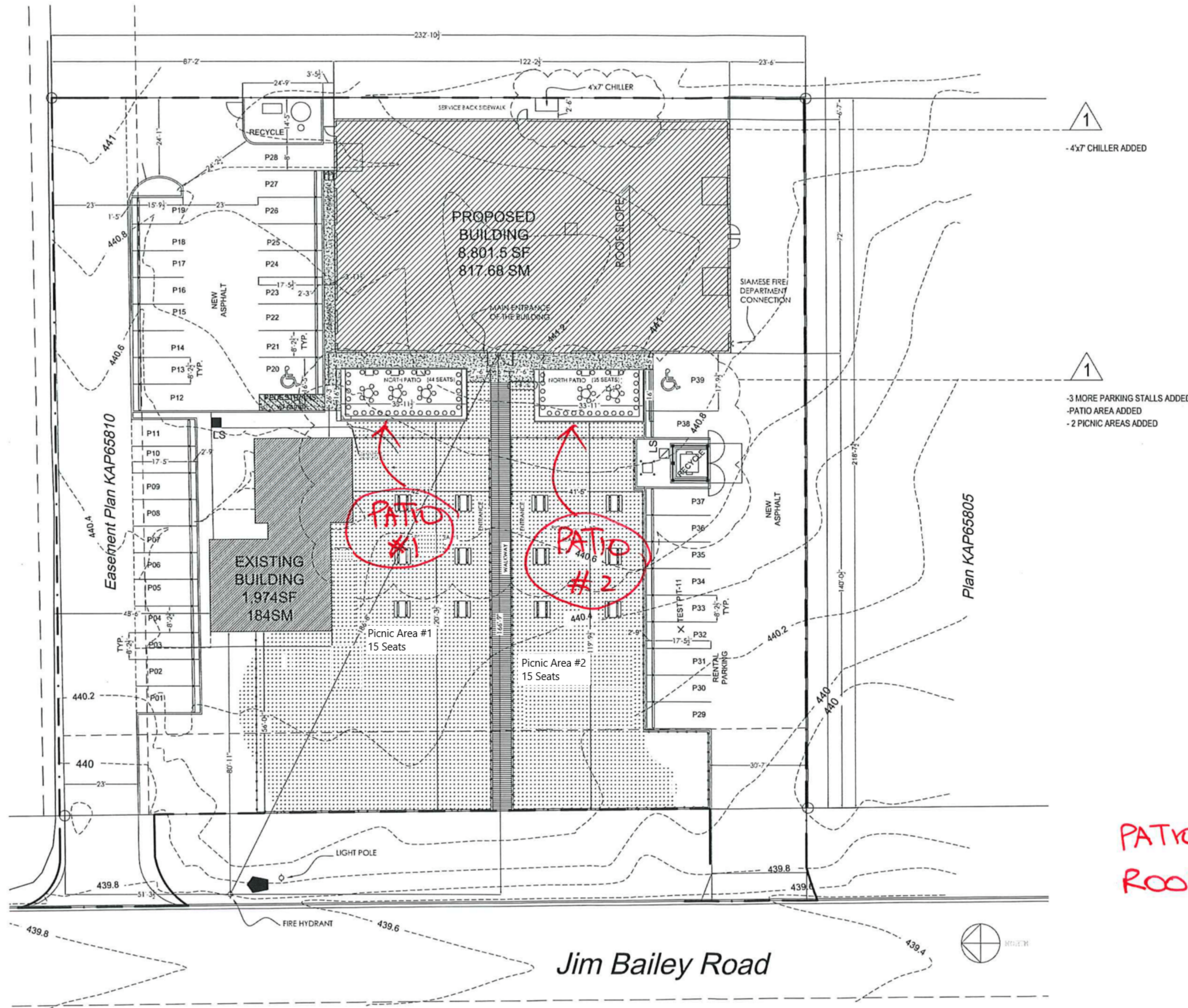


Reviewed by City of Kelowna Inspection Services

Handwritten initials 'JK'

RECEIVED

MAY 17 2023



The PATIO #1 has a net floor area of 58.0 m². The maximum occupant load shall be 48 persons, based on 1.2 m²/person

The PATIO #2 has a net floor area of 50.5 m². The maximum occupant load shall be 42 persons, based on 1.2 m²/person

PATIOS NOT TO HAVE ROOFS

SITE PLAN Scale: 1/16" = 1'

Ph: 604-572-3608 Email: gerry@gerryblonskiarchitect.com

Gerry Blonski architect a.i.b.c.

Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3V 2E9

BUILDING SHELL INTERIOR ALTERATIONS

8899 Jim Bailey Rd. Kelowna BC

DATE: April 27, 2023

SITE PLAN

JOB NO. 23-10

A-01

Britannia Brewing Project Rationale

Summary of Operations

Britannia Brewing Company is a beer production business with a future on-site restaurant/patio, picnic area and manufacturing facility, located at 8999 Jim Bailey Rd. All beer sold on site will be produced on site with a 20-hL brewing system, accompanied by a 20-hL fermenter tanks and brite tanks. We also have an additional 40-hL fermenter tank. The beer we produce is a high quality, sociable beer style that has a focus on drinkability. The market focus will be beer drinkers looking to make their way into the craft beer market in search of a more approachable product that is brewed local and fresh.

The brewery will provide 8-12 core styles of beer that will be sold in the restaurant/lounge, and for wholesale. The restaurant/lounge will also provide multiple other styles on a rotating basis. Local ciders, and a few local wines by the glass will be offered to those who wish to come to the brewery but prefer to not have beer. A food menu will be provided in the restaurant/lounge area to satisfy liquor laws. In house food offerings are expected to be salads, burgers, fish and chips, power bowls, appetizers, and some desserts.

The hours of operation for the restaurant/lounge are anticipated to be:

- 9 am – 10 pm Sunday to Thursday
- 9 am – 11 pm Friday & Saturday

The manufacturing side of the business will operate outside of the above hours, however, no liquor service to the public will fall outside of these hours. The hours of operation may change with seasonal demands and slowdowns. Beer in the restaurant/lounge will be offered in 16oz (473ml) sleeves, 4-6oz (710ml) flights, 64oz pitchers (1.89L) and 6oz (175ml) or 9oz (266ml) wine glasses for on site consumption.

For take home or off-site consumption the brewery will offer 64oz (1.89L) growlers, 4 packs of 16oz cans (1.89L), and 6 packs of 12oz cans (2.13L). Growler bottles will be available for purchase and growler fills be charged upon request.

Beer for wholesale to local vendors will be provided in 4 packs of 16oz cans (1.89L) 6 packs of 12oz cans (2.13L), as well as 20L and 50L kegs.



ATTACHMENT B

This forms part of application
LL23-0014

Planner
Initials TC

City of
Kelowna
DEVELOPMENT PLANNING



Britannia Brewing Community Impact

Britannia Brewing will be a family and pet friendly brewery. The intent is to provide a comfortable space for social gathering with a focus on community involvement and inclusion. The beer provided will be highly approachable, high quality, moderate alcohol beers brewed true to style. The brewery will be a place that everyone, no matter what experience or knowledge of the craft beer industry, will feel welcome to come in, enjoy a glass of their favorite beer and feel comfortable trying something new. The brewery will have an inviting and inclusive atmosphere. No one should feel out of place. The brewery will focus on the local economy as much as possible sourcing ingredients from the Okanagan, British Columbia, and Canada.

The location at 8999 Jim Bailey Rd. is in a mixed used industrial area, with many hard-working individuals that would welcome a beer after a long hard day. The area needs a positive social gathering hub, and as more residential projects unfold in the area; the brewery will provide a space to fill this void.

As the brewery is located in the industrial area of Lake Country, there will be an increase in traffic and noise on Jim Bailey Road. This should not impact the neighboring businesses too much, as the space and property are quite large. We have 27 designated guest parking spaces, plus handicap parking directly on the property. There are also well over 20 parking spaces right across the street from the brewery to accommodate additional guests, if and when needed. These spots are actual pull in spaces, and not street lined parking.

It is the full intention of the brewery to offer a space for peaceful enjoyment. There are no residential buildings within the immediate vicinity of the brewery, however, if noise at all becomes an issue, it will be dealt with immediately and protocols will be implemented to eliminate future nuisances. Britannia Brewing wants everybody to be able to enjoy genuinely good beer in a respectable environment.



ATTACHMENT	B
This forms part of application # LL23-0014	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	