ISSUE FOR DEVELOPMENT PERMIT

THE PARKSIDE BREWERY

2731 MURRAY STREET PORT MOODY BRITISH COLUMBIA

CONTRACTOR SERVICE EN Muney St ___ Muney St Morray SR Morray SR



2731 MURRAY STREET, PORT MOODY, BC, V3H 3R5 CIVIC ADDRESS:

LOT B, BLOCK 6, DISTRICT LOT 201, GROUP 1, N.W.D., PLAN 72

ZONING:

PROJECT DESCRIPTION INSTALLATION OF NEW COVERED PATIO ON PARKING STALL ON EAST SIDE OF EXISTING BUILDING.

EXISTING BUILDING: 1-STOREY GROUP ES OCCUPANCY & AS MINORUISE

BUILDING AREA: 6.572 SE [610 SM]

OFFICE [MEZZANINE]: BREWERY (MAIN FLOOR): 473 SF [44 SM] = 7.2% OF MAX. PERMITTED ENCLOSED MEZZ. AREA 4.690 SF [436 SM]

1.490 SF [138.5 SM] [22.7%[25%PERMITTED]) TASTING LOUNGE AREA:

NEW COVERED PATIO AREA: 751 SF [70 SM]

STALLS REQUIRED FOR BREWERY

1 STALL PER 93 SAA /1001 1 SEL. 4 STALLS REQUIRED FOR TASTING LOUNGE / NEW COVERED PATIO

1 STALL PER 46 SM (495.2 SF): 5

TOTAL REQUIRED:

*NOTE: EXISTING PARKING DATA PROVIDED BY EXISTING APPROVED CITY RECORD DRAWINGS.

BUILDING CODE ANALYSIS: (BRITISH COLUMBIA BUILDING CODE 2018)

BUILDING CLASSIFICATION (TABLE 3.1.2.1)

GROUP F2 MEDIUN-HAZARD OCCUPANCY GROUP A2 ASSEMBLY MINOR OCCUPANCY

OCCUPANT LOAD (TABLE 3.1.17.1)

BREWERY AREA TASTING LOUNGE 111 PATRONS

11.428 SF /133 SMI @ 1.20 SM/PERSONI

TOTAL OCCUPANT LOAD:

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY (3.2.2)

3.22.78 GROUP F, DIVISION 2, UP TO 2 STORETS
 1) a) NOT MORE THAN 2 STORETS IN BUILDING HEIGHT
 b) 1 STOREY WITH BUILDING AREA NOT MORE THAN 1000 SM FACING 1 STREET

2) COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION PERMITTED. COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION PERMITTED

9) FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS AND 45MM, F.R.R. IF NOT

COMBUSTIBLE CONSTRUCTION

b) LOAD-BEARING WALLS, COLUMNS, AND ARCHES SUPPORTING A FRE-RATED

B) LOAD-BEARING WALLS, CULUMNS, AND ANCINES SUPPORTING A FREMATED ASSEMBLY TO HAVE 45 MIN. F.R.R. OR BE NON-COMBUSTBLE

* ROOF AND MEZZANINE ASSEMBLES NOT REQUIRED TO HAVE A FIRE RESISTANCE RATING.

SPRINKLERED: NO

FIRE ALARM AND DETECTION SYSTEMS (3.2.4)

FIRE ALARM SYSTEM NOT REQUIRED AS DETERMINED PER 3.2.4.1.

EMERGENCY LIGHTING (3.2.7)
EMERGENCY LIGHTING SYSTEMS TO CONFORM TO 3.2.7.3

NUMBER OF LOCATION OF EXITS (3.4)

* EXIT REQUIREMENTS BASED ON A2 ASSEMBLY OCCUPANCY

3.4.2.1.(1) ALL FLOOR AREAS REQUIRE MIN. 2 EXITS: 3 PROVIDED

3.4.2.3.(1)(b) MIN. DISTANCE REQUIRED BETWEEN EXITS (É DIAGONAL) 18M

29.7M PROVIDED

3.4.2.5.(1)(F) MAX. 30M TRAVEL DISTANCE TO AT LEAST 1 EXIT

STREET ENTRY TO BE DESIGNED AS AN EXIT
6.1mm/PERSON FOR RAMPS, CORRIDOR, AND DOORS;

8mm FOR STAIRS

EVERY EXIT CANNOT CONTRIBUTE MORE THAN $\frac{1}{2}$ OF THE REQUIRED

3.4.6.13.(1) SELF CLOSING DEVICE ON EXIT DOORS

PANIC HARDWARE REQUIRED FOR LATCHED EXIT DOORS IF OCCUPANCY > 100 PERSONS

WATER CLOSETS (3.7.2.2)

TOTAL OCCUPANT LOAD: 117

3.7.2.2.A 59 MALE - 2 WATER CLOSETS REQUIRED (1 WC + 1 URINAL PROVIDED)

59 FEMALE - 3 WATER CLOSETS REQUIRED (3 WC PROVIDED)

3.8.2.3.(2)(a) UNIVERSAL TOLET ROOM PROVIDED
3.7.2.10 ACCESSIBLE WASHROOMS TO BE PROVIDED WITH FIXTURES AND ACCESSORIES CONFORMING TO THIS SECTION

DRAWING LIST:

EXISTING SITE PLAN

ID1.01 SITE PLAN W/ PROPOSED COVERED PATIO

EXISTING EXTERIOR ELEVATIONS PROPOSED EXTERIOR ELEVATIONS

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NO. REVISIONS

THE PARKSIDE **BREWERY PROPOSED COVERED PATIO**

2731 Murray St, Port Moody BC, V3H 1X1

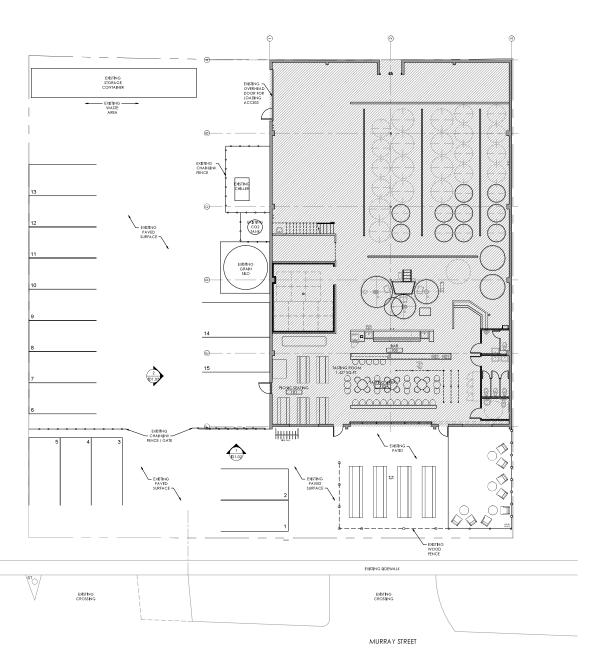
Drawing Title **COVER SHEET**

Scale Drawn By Checked By AS NOTED RK/JC MKP

Project No.

Drawing No.

CONTEXT PLAN







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THE PARKSIDE **BREWERY** PROPOSED **COVERED PATIO**

2731 Murray St, Port Moody BC, V3H 1X1

Drawing Title

EXISTING SITE PLAN

Drawn By Checked By Project No.	RK/JC MKP
Scale	1/8" = 1'-0"
Drawn By	RK/JC

EXISTING CROSSING





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A SITE PHOTO
Scale: 1/8" = 1'-0"

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EXISTING WOOD FENCE

EXETING SIDEWALK

MURRAY STREET



B)-	SITE PHOTO
	Scale: 1/8" = 1'-

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Project

THE PARKSIDE BREWERY PROPOSED COVERED PATIO

2731 Murray St, Port Moody BC, V3H 1X1 Drawing Title

SITE PLAN W/ PROPOSED COVERED PATIO

Scale Drawn By Checked By	1/8" = 1'-0" RK/JC MKP	
Project No.	-	

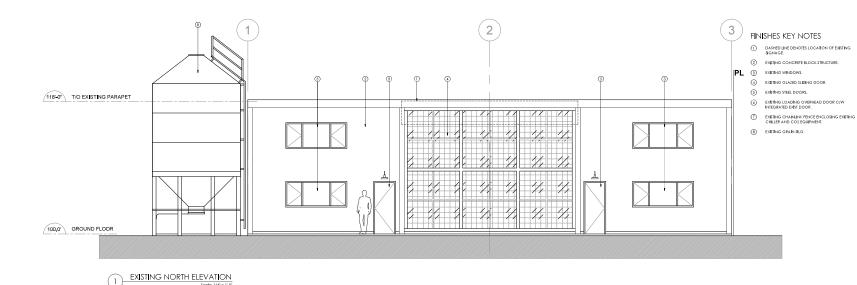
EXISTING CROSSING EXISTING — WASTE AREA

EXISTING CHAINLINK PENCE

NEW 8x8 WOOD-POSTS FASTENED TO FLOOR

2 (D1.03 CO2 TANK

D1.03



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 DATE
 Consultants

THE PARKSIDE **BREWERY PROPOSED COVERED PATIO**

2731 Murray St, Port Moody BC, V3H 1X1 Drawing Title

EXISTING EXTERIOR ELEVATIONS

Scale Drawn By Checked By AS NOTED RK/JC MKP Project No.

Drawing No.

T/O EXISTING PARAPET 118-0" GROUND FLOOR 100.0 2 EXISTING WEST ELEVATION Scale: 1/4" = 1"0"

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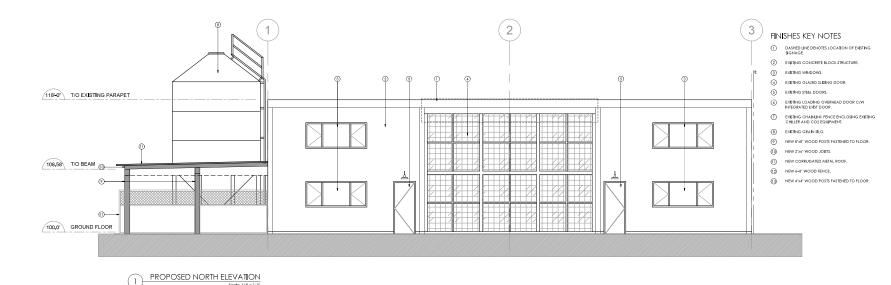
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Consultants

Project

THE PARKSIDE **BREWERY** PROPOSED **COVERED PATIO**

2731 Murray St, Port Moody BC, V3H 1X1

Drawing Title PROPOSED **EXTERIOR ELEVATIONS**

Scale Drawn By Checked By AS NOTED RK/JC MKP Project No.

Drawing No.

Α В Ε 0 2 Ø 2 ③ ① T/O EXISTING PARAPET 118-0" T/O BEAM 108,58' GROUND FLOOR 100.0