

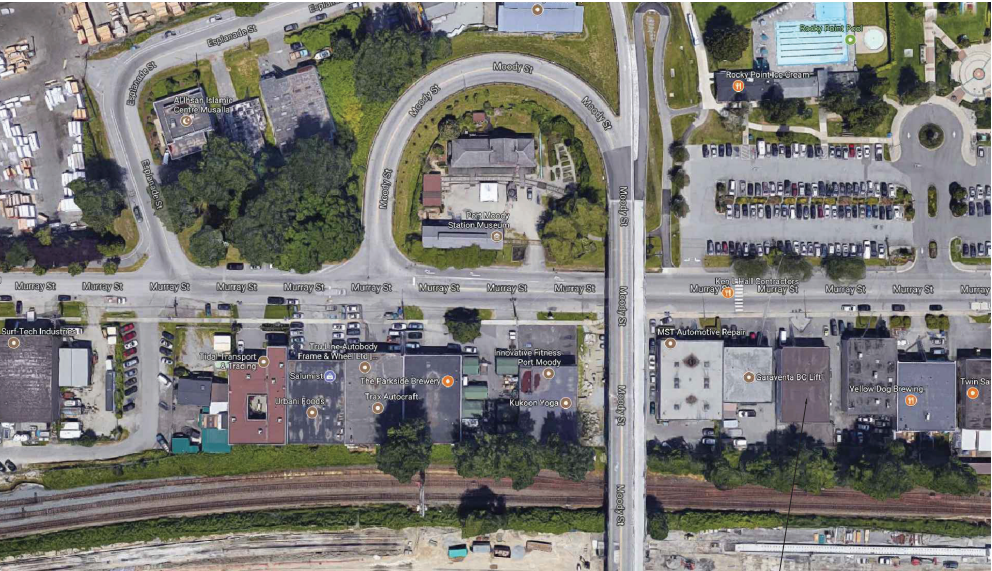
ISSUED FOR DEVELOPMENT VARIANCE PERMIT

PORT MOODY BREWERY
2809 MURRAY STREET
PORT MOODY
BRITISH COLUMBIA

BUILDING CODE ANALYSIS - BCBC 2018	
1. Part 3 or Part 9 Building?	Part 3
2. Major Occupancy(ies) 3.1.2.1. & Appendix A-3.1.2.1(i)	Existing: Group F Division 2 - Medium Hazard Industrial Proposed: Group F Division 2 - Medium Hazard Industrial Brewery, Storage + Ancillary Office
3. Building Area (Footprint)	416.6 sq.m
4. Suite Area (total: 457.0 sq.m.)	prop. Brewery: 286.7 + Stairs 5.3 + Washrooms 11.6+ Boiler & Jan 9.0 = 312.6 sq.m
allowed tasting lounge and take out (25% of 416.6 sq.m bldg area) = 104.15	prop. Tasting lounge 76.4 + takeout 18.4 = 94.8 sq.m
allowed kitchen area (10% of tasting lounge+ take out: 94.8 sq.m) = 9.5 sq.m	prop. Kitchen: 9.5 sq.m
allowed mezzanine (10% of building area 416.6 sq.m) = 41.7 sq.m	prop. Mezzanine: Landing 4.2 + Office 21.2 + Storage 14.7 = 40.1 sq.m
5. Grade Elevation	no change
6. Building Height 3.2.1.1	1 Storey
7. Number of Streets 3.2.2.10	1 Street
8. Building Classification(s) 3.2.2.19 to 3.2.2.83	3.2.2.76 - Group F div 2, Up to 2 Storeys (unsprinklered), <1000sq.m bldg area
9. Sprinkler System 3.2.2.18, 3.2.5.13	No (see fire suppression report)
11. Total Occupant Load (persons) Table 3.1.17.1	See Occupant Load Calculation
12. Mezzanines? 3.2.1.1 (3),(8)	Yes
13. Is water supply adequate? 3.2.5.7	Yes
14. Is a Fire Alarm required? 3.2.4.1	No
15. Standpipes required? 3.2.5.8	No
16. Is the building considered a High Building? 3.2.6. 3.1.13.7, 3.5.1.1	No
17. Is Emergency Power required? 3.2.7.8, 3.2.7.9	Yes
18. Emergency Power Supply Duration 3.2.7.8 Number of hours?	1 hr
19. Area Smoke Control Measures req'd? 3.1.8.12, 3.2.6.2, 3.2.6.10	No, building is less than 18m in height
20. Is Emergency Lighting required? 3.2.7.3	Yes
21. Are Exit Signs required? 3.4.5.1, 3.4.5.2, 3.4.2.5(3)	Yes
22. Barrier Free Design? 3.8	Yes
23. Hazardous Substances? 3.3.1.2(1)	No
24. Required fire resistance ratings 3.2.2.19 to 3.2.2.83	3.2.2.76, 2. (a) & (b)
Floors	45 minute if combustible construction
Mezzanines	45 minute if combustible construction
Supporting Members	45 minute if combustible construction, load bearing walls 45 min.
25. Daylight glazing 3.1.14.3. (1) A-3.1.14.3	N/A
26. Occupancy Separation Table 3.1.3.1	0 (see fire suppression report)
27. Provisions for Fire fighting 3.2.5.1 (1) & (2)	
28. Emergency lighting 3.2.7.3	
29. Number and location of Exits 3.4.2	Yes, Refer to Furniture, Fixture & Equipment Plan ID1.02
30. Separation of Exits 3.4.1.2	Yes, Refer to Furniture, Fixture & Equipment Plan ID1.02
31. Distance between exits 3.4.2.3	Yes, Refer to Furniture, Fixture & Equipment Plan ID1.02
32. Exit through lobby area? 3.4.4.2	N/A
33. Exit Width Calculations 3.4.3	Refer to Exit Width Calculations
34. Stairs 3.4.6	
35. Indicate Spatial Separation Information 3.2.3, Table 3.2.3.1.B	N/A
36. Construction of Exterior Walls 3.2.3.7 (2) Table 3.2.3.7	Exposing building face Max area of Unprotected Openings +50 & -100%, Combustible or Non-combustible
37. Firewalls 3.1.10	N/A
38. Fire Separation and Closures and Ratings 3.1.8	3.1.8. As per interior Design door schedule
39. Washrooms 3.7.2	Refer to Washroom requirement as per occupant load Calculations

SCOPE OF WORK				OCCUPANT LOAD CALCULATIONS			
RENOVATION OF EXISTING LIGHT INDUSTRIAL SERVICE FACILITY FOR PROPOSED BREWERY AND TASTING BUSINESS AND RELATED FOOD SERVICE.				BCBC 2018 (s.1.17)			
EXIT CAPACITY CALCULATIONS				Description			
BCBC 2018 (4.4.3.14)				Area			
EXITING CALCULATIONS FOR EACH SUITE				Occupant Load			
Description				Required/min			
90 Occupants max.				Provided*			
Exit 1: Tasting lounge Door				Capacity			
800 mm				540 mm			
Exit 2: Food Service Door				800 mm			
Exit 3: Double door (6.1mm/Occ)				800 mm			
Total Suite Exit Capacity				1828 mm			
*SEE CODE NOTE #9 BELOW				300 Occs			
				600 Occs			
CODE NOTES				WASHROOM CALCULATIONS			
1. THE PROPOSED WORK SHALL NOT INCREASE THE NON-CONFORMITY OF THE EXISTING BUILDING AND ALL NEW WORKS SHALL FULLY CONFORM TO THE BCBC 2018				Description			
2. ALL NEW ARCHITECTURAL, ELECTRICAL AND MECHANICAL COMPONENTS, SYSTEMS AND IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ASHRAE 95.1 - 2016 STANDARD				Area			
3. EXIT WIDTHS DIMENSIONED ON PLAN REPRESENT THE NET CLEAR WIDTH OF THE OPENING				Occupant Load			
				Occupant Load			
				Proposed Occupant Load*			
				(Actual per net area or fixed seating)			
				Brewery (staff)			
				132 s.q.m. =			
				29 persons			
				Take out "Röcher"			
				77 s.q.m. =			
				1 person			
				Tasting lounge			
				20.5 s.q.m. =			
				17 persons			
				12 s.q.m. =			
				15 persons			
				Kitchen Take out Service			
				13.4 s.q.m. =			
				11 persons			
				Proposed children's Covered Plaza			
				34.8 s.q.m. =			
				29 persons			
				26 persons			
				Proposed Occupant Load based on fixed calculations			
				102 persons			
				Proposed Occupant Load for Building =			
				100 persons (s. 3.1.1.1)(c) + 100 persons (s. 3.1.1.1.2)(c)			
				* Maximum occupant load to be permanently posted in a conspicuous location as per BCBC 3.1.1.1.1(c) + 3.1.1.1.2(c)			
				Proposed (actual) staff occupant load is 12 persons			
				Patron seating as per fixed seating layout and net areas.			
CODE NOTES				WASHROOM CALCULATIONS			
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DRAWING LIST:		CONTACT LIST:	
ID0.00	COVER SHEET	CLIENT:	GEORF BOYD (604) 376-3774
ID1.00	EXISTING SITE PLAN & PROPOSED SITE PLAN	INTERIOR DESIGN:	RAW INTERIOR DESIGN INC. PHONE: (604) 307-6377 CONTACT: MARIA KIM-PEZZEL, RD
ID1.01	PROPOSED PATIO FLOOR PLAN		
ID1.02	EXISTING ELEVATIONS		
ID1.03	PROPOSED EXTERIOR ELEVATIONS		
ID1.04	PROPOSED EXTERIOR ELEVATIONS		
ID1.05	PROPOSED EXTERIOR RENDERINGS		
		CONTRACTOR:	SALIRE CONTRACTING LTD. PHONE: (604) 783-3313 CONTACT: SCOTT FRASER
		LANDLORD:	SUNBURST REAL ESTATE HOLDINGS (2809 MURRAY) LTD. PHONE: (604) 914-9728 CONTACT: K. YIGIT



1 CONTEXT PLAN
Scale: N.T.S.



2 EXISTING STREET VIEW
Scale: N.T.S.

PARKING CALCULATIONS	
STALLS REQUIRED FOR PROPOSED BREWERY (INDUSTRIAL)	3
1 STALL PER 80 SQ M (1001.1 SQ FT.)	
STALLS REQUIRED FOR PROPOSED TASTING LOUNGE & TAKEOUT (COMMERCIAL)	3
1 STALL PER 65 SQ M (692.5 SQ FT.)	
ACCESSIBLE STALL REQUIRED	1
TOTAL REQUIRED:	7
TOTAL PROPOSED STALLS:	7
CODING STALLS PROVIDED:	1

RAW
INTERIOR DESIGN INC.

RAW INTERIOR DESIGN INC.
204 - 2940 Main Street | Vancouver
British Columbia | V5T 3G3
www.rawinteriordesign.com



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7	DP VARIANCE PERMIT - PATIO - R1	SEP22
6	BUILDING PERMIT AMENDMENT 2	20AUG22
5	CLIENT REVIEW	18APR22
4	NOT ISSUED	18APR22
3	DEVELOPMENT PERMIT - PATIO	11FEB22
2	PATIO PRELIMINARY LAYOUT	09FEB22
1	PATIO PRELIMINARY LAYOUT	14JAN22
0	PATIO PRELIMINARY LAYOUT	14JAN22
NO.	REVISIONS	DATE



Project
PORT MOODY BREWERY (PATIO)
2809 MURRAY STREET
PORT MOODY, BC
Drawing Title
COVER SHEET

Scale	AS NOTED
Drawn By	-
Checked By	-
Project No.	-
Drawing No.	-

ID0.00

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Architect



Project

PORT MOODY BREWERY (PATIO)

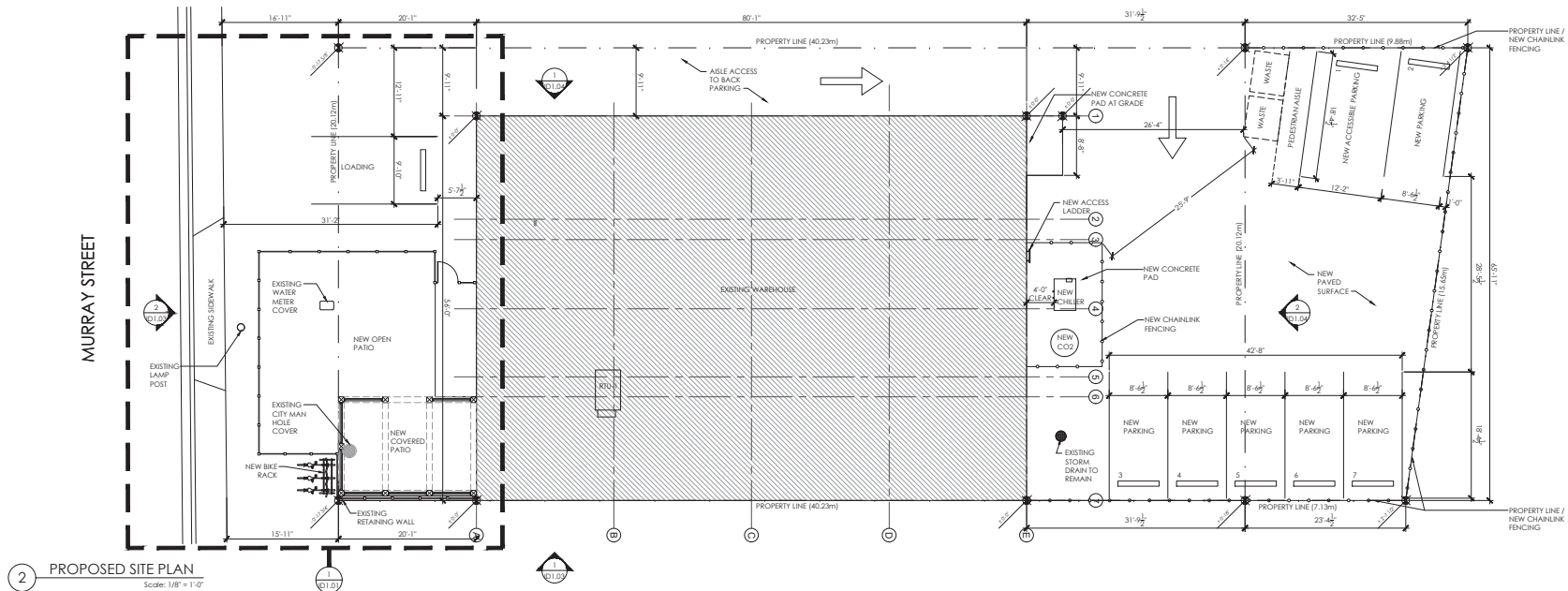
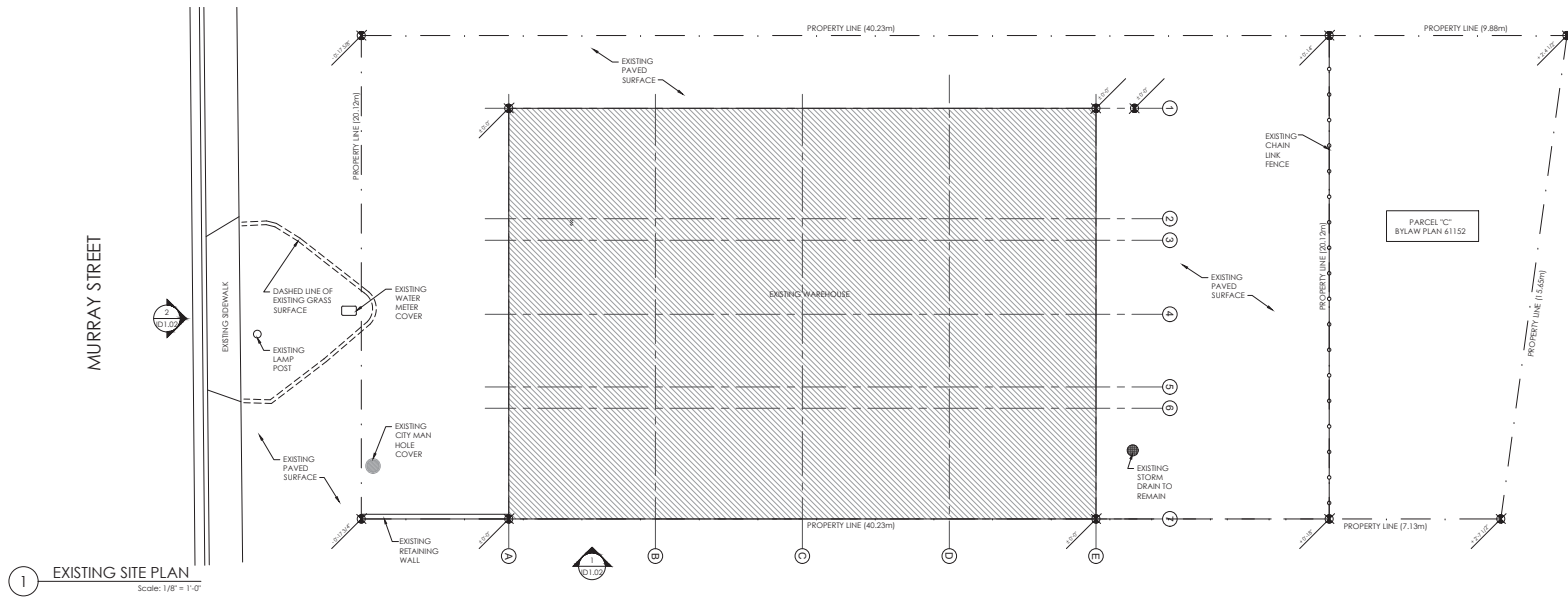
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PORT MOODY, BC

Drawing Title

EXISTING SITE PLAN & PROPOSED SITE PLAN

Scale	1/8" = 1'-0"
Drawn By	-
Checked By	-
Project No.	-
Drawing No.	

ID1.00





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Architect



Project

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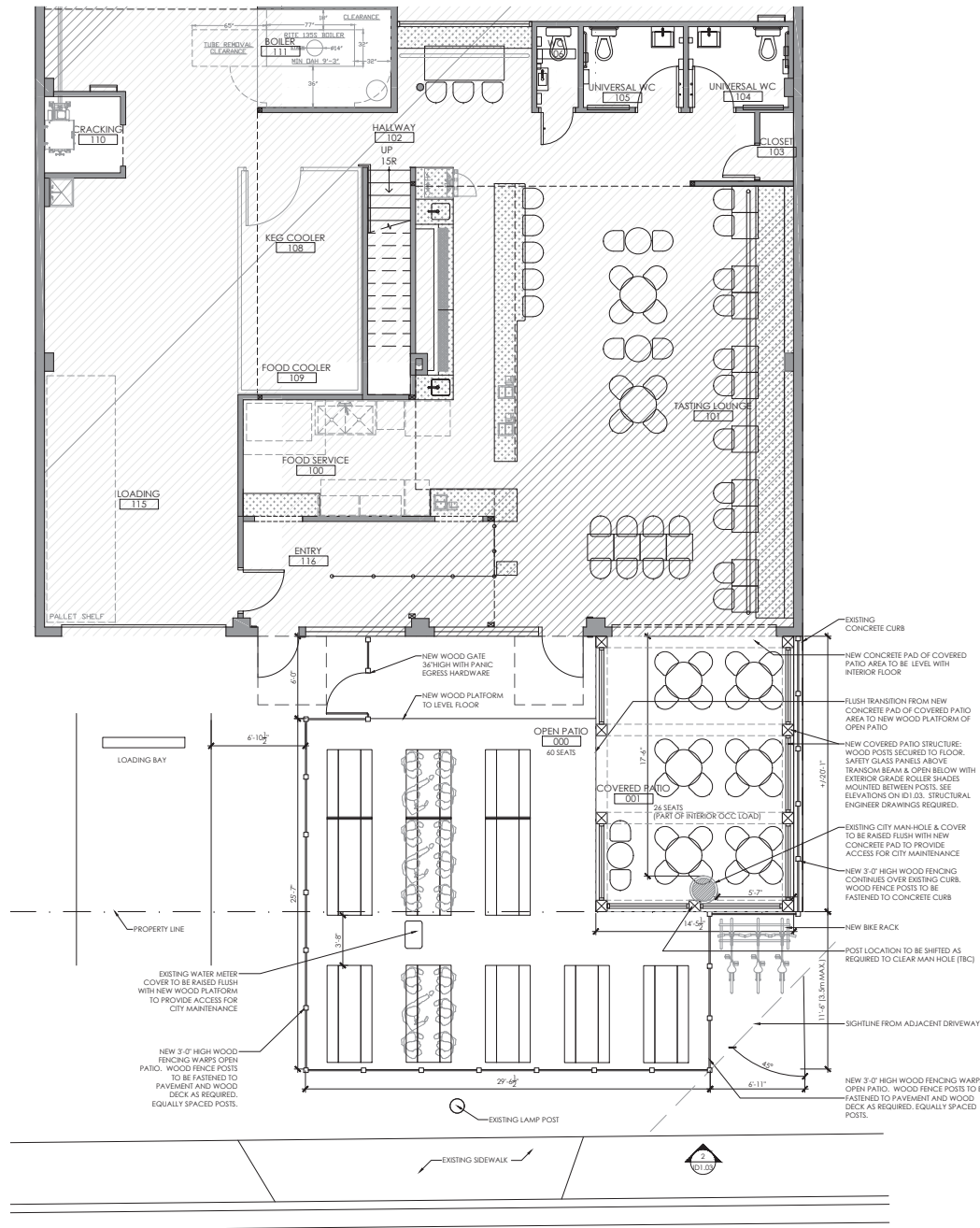
2809 MURRAY STREET
PORT MOODY, BC

Drawing Title

Drawing Title

**PROPOSED PATIO
FLOOR PLAN**

Scale	1/4" = 1'-0"
Drawn By	-
Checked By	-
Project No.	-
Drawing No.	



MURRAY STREET

1 MAIN FLOOR -
PROPOSED PATIO FLOOR PLAN
Scale: 1/4" = 1'-0"

ID1.01

[illegible]

7	DP VARIANCE PERMIT - PATIO - R1	9SEPT22
6	BUILDING PERMIT AMENDMENT 2	25JUL22
5	CLIENT REVIEW	19APR22
4	NOT ISSUED	19APR22
3	DEVELOPMENT PERMIT - PATIO	11FEB22
2	PATIO PRELIMINARY LAYOUT	03FEB22
1	PATIO PRELIMINARY LAYOUT	14JAN22
0	PATIO PRELIMINARY LAYOUT	14JAN22
NO.	REVISIONS	DATE



PORT MOODY BREWERY (PATIO)

Drawing Title

**EXISTING
EXTERIOR
ELEVATIONS**

Scale	AS NOTED
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Project No.	-
Drawing No.	

