ISSUED FOR DEVELOPMENT VARIANCE PERMIT

PORT MOODY BREWERY

2809 MURRAY STREET PORT MOODY **BRITISH COLUMBIA**

1. Part 3 or Part 9 Building?	Part 3
Major Occupancy(s) 3.1.2.1. & Appendix A-3.1.2.1(1)	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 + Washrms 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)	Yas
13. is water supply adequate? 3.2.5.7	Yes
14. Is a Fire Alarm required? 3.2.4.1	No.
15. Standpipe 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 regid? 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. Skylight 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)	to use the suppression reporty
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 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	The second secon
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. Consession of CARRIE VARIS 3.2.3.1-(2) 1800 3.2.3.1	>50 & <100%. Combustible or Non-combustible
37. Firewalls 3.1.10	>50 & <100%. Compustible or Non-compustible
37. FireWalls 3.1.10 38. Fire Separation and Closures and Ratings 3.1.8	3.1.8. As per Inferior Design door schedule
39. Washrooms 3.7.2	3.1.8. As per intenor besign ooor schedule Refer to Washroom requirement as per occupant load Calculations

SCOPE OF WORK			OCCUPAN BCBC 2018 (3.1.17)	T LOAD C	ALCULATION	IS	
RENOVATION OF EXISTING LIGHT BREWERY AND TASTING BUSINES				Description	Area	Occupant Load (via usable floor area)	Proposed Occupant Load* (Actual per net area or fixed seating)
EXIT CAPACITY 3CBC 2018 [3.4.3.2.(1a)	CALCUI	ATIO	NS	Brewery (staff) 4.6 sq.m./Occupant Take out "Kitchen" 9.3 sq.m./Occupant	132.2 sq.m. = 7.6 sq.m. =	29 persons 1 person	3 (office) + 5 (brew staff) = 8 persons
EXITING CALCULATIONS FOR EAC Description	H SUITE Required/min.	Provided*	Capacity	Tasting lounge 1.2 sq.m./Occupant Kitchen Take out Service	20.5 sq.m. = +17.9 sq.m. =	17 persons 15 persons	28 persons (including 2 staff) 25 persons
80 Occupants max. 8 6.1mm/Occ Exit 1: Tasting lounge Door	549 mm 800 mm	 914 mm	 150 Occs	1.2 sq.m./Occupant Proposed Outdoor Covere		11 persons	11 persons
6.1mm/Doc) Exit 2: Food Service Door	800 mm	914 mm 914 mm	150 Occs	1.2 sq.m/Occupant Occupant Load based on Proposed Occupant Load		29 persons 102 persons	26 persons*
6.1mm/Occ) Exit 3: Double door (6.1mm/Occ) Fotal Suite Exit Capacity SEE CODE NOTE #3 RELOW	800 mm	1828 mm	300 Occs 600 Occs		id to be permanently per cupant load is 12 perso	ms.	as per BCBC 3.1.17.1.(1)(c) & 3.1.17.1.(2)

ONE ACCESSIBLE UNISEX WASHROOM IN ADDITION TO TWO REQUIRED. (COUNT TOWARDS FEMALE/MALE STALLS)

THE BCGC 2018
ALL NEW ARCHITECTURAL, ELECTRICAL AND MECHANICAL COMPONENTS,
SYSTEMS AND IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ASHRAE
90.1 – 2018 STANDARD
EXIT WIDTHS DIMENSIONED ON PLAN REPRESENT THE NET CLEAR WIDTH

PARKING CALCULATIONS	
STALLS REQUIRED FOR PROPOSED BREWERY (INDUSTRIAL) 1 STALL PER 93 SQ.M. (1001.1 SQ.FT.)	3
STALLS REQUIRED FOR PROPOSED TASTING LOUNGE & TAKEOUT (COMMERCIAL) 1 STALL PER 46 SQ.M. (495.2 SQ.FT.)	3
ACCESSIBLE STALL REQUIRED	1
TOTAL REQUIRED:	7
TOTAL PROPOSED STALLS:	7
DADING STALLS PROVIDED:	_

CONTACT LIST:

COVER SHEET
EXISTING SITE PLAN & PROPOSED SITE PLAN
PROPOSED PATIO FLOOR PLAN

DRAWING LIST:

EXISTING EXTERIOR ELEVATIONS PROPOSED EXTERIOR ELEVATIONS PROPOSED EXTERIOR ELEVATIONS

PROPOSED EXTERIOR RENDERINGS

ID0.00 ID1.00 ID1.01

ID1.02 ID1.03 ID1.04

(604) 376-3774

PHONE: (604) 307-6377 CONTACT: MARIA KIM-PETZEL, RID

PHONE: (604) 783-3313 CONTACT: SCOTT FRASER

CONTACT: R. YIGIT











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5 CLIENT REVIEW



PORT MOODY **BREWERY** (PATIO) 2809 MURRAY STREET PORT MOODY, BC

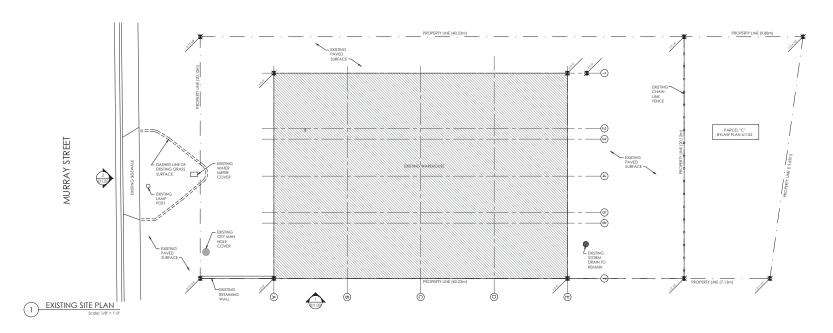
Drawing Title

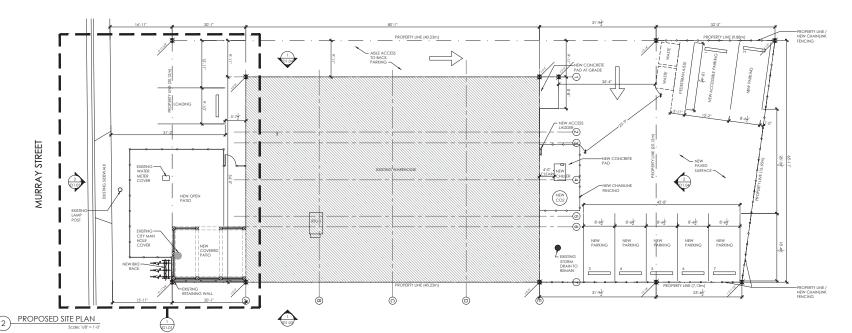
COVER SHEET

Scale Drawn By Checked By AS NOTED

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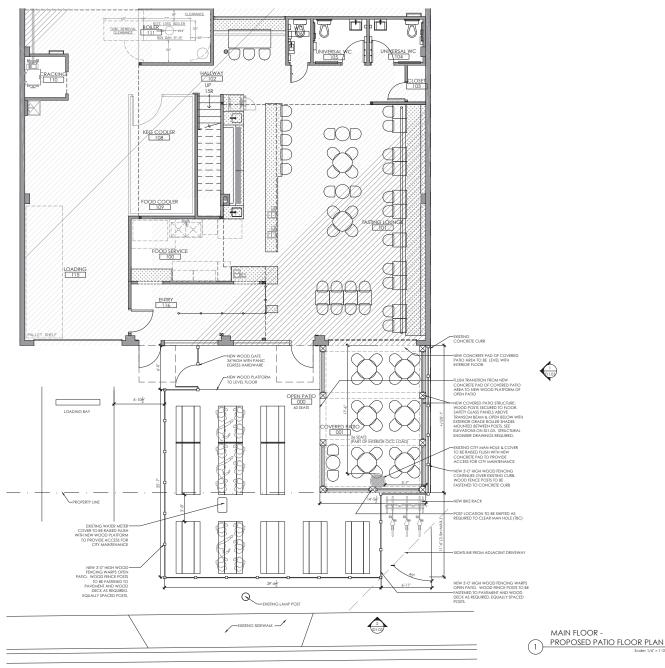


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PORT MOODY BREWERY (PATIO) 2809 MURRAY STREET PORT MOODY, BC

Drawing Title

EXISTING SITE PLAN & PROPOSED SITE PLAN



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PORT MOODY BREWERY (PATIO)

PORT MOODY, BC

PROPOSED PATIO FLOOR PLAN

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



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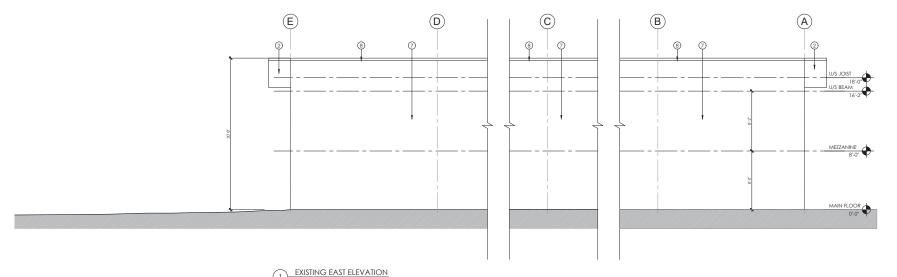
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PORT MOODY BREWERY (PATIO) 2809 MURRAY STREET PORT MOODY, BC

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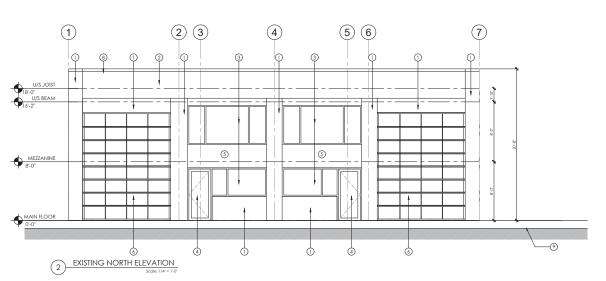
EXISTING EXTERIOR ELEVATIONS

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



ELEVATION KEY NOTES

- EXISTING BRICK AND CONCRETE PANELING.
- ② EXISTING METAL CORRUGATED CANOPY.
- 3 EXISTING WINDOWS.
- (4) EXISTING ALUMINUM DOORS W/GLAZING.
- EXISTING SIGNAGE LOCATION.
- EXISTING OVERHEAD DOORS.
- EXISTING CONCRETE BLOCK STRUCTURE.
- EXISTING METAL FLASHING.
- LINE OF EXISTING SIDEWALK.





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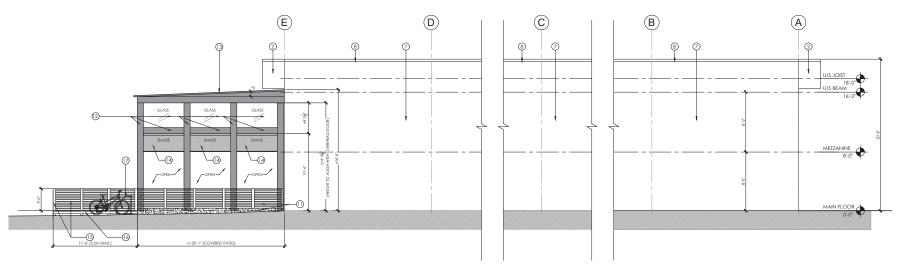
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PORT MOODY **BREWERY** (PATIO)

2809 MURRAY STREET PORT MOODY, BC Drawing Title

PROPOSED EXTERIOR ELEVATIONS

Scale	AS NOTED
Drawn By	
Checked By	-
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Drawing No.	



ELEVATION KEY NOTES

- (A) EXISTING BRICK TO REMAIN.
- B EXISTING CONCRETE PANELING TO REMAIN, REPAINTED WHITE.
- EXISTING WINDOWS TO REMAIN, REPAINT FRAMES FOR MAINTENANCE AS REQUIRED.
- EXISTING ALUMINUM DOORS W/GLAZING TO REMAIN. REPAINTED FOR MAINTENANCE AS REQUIRED.
- NEW SIGN BOX WITH VINYL DECALS AND LED NEON STRIP LIGHTS. SIGNAGE SHOWN FOR REFERENCE. SIGNAGE PERMIT TO BE SUBMITTED SEPARATELY.
- EXISTING OVERHEAD DOORS TO BE REPLACED WITH NEW C/W GLAZING PANELS.
- EXISTING CONCRETE BLOCK STRUCTURE TO REMAIN, REPAINTED WHITE FOR MAINTENANCE AS REQUIRED.
- EXISTING METAL FLASHING TO REMAIN, REPAINTED BLACK FOR MAINTENANCE AS REQUIRED.
- EXISTING OVERHEAD DOOR TO REMAIN. REPAINTED BLACK FOR MAINTENANCE AS REQUIRED.
- (I) NEW CONCRETE PAD OF COVERED PATIO AREA TO BE FLUSH WITH INTERIOR FLOOR.
- EXISTING CONCRETE CURB. NEW WOOD FENCE TO CONTINUE UP AND OVER CONCRETE CURB. WOOD FENCE POSTS TO BE FASTENED TO CONCRETE CURB. WOOD FENCE PAINTED BLACK.
- NEW COVERED PATIO STRUCTURE: WOOD POSTS SECURED TO FLOOR. SAFETY GLASS PANELS ABOVE TRANSOM BEAM. BLACK PAINT TO WOOD.
- NEW METAL ROOF WITH SKYLIGHTS TO COVERED PATIO STRUCTURE. SLOPE TO BE CONFIRMED. PAINTED BLACK.
- NEW 3"-0" HIGH WOOD FENCING WRAPS OPEN PATIO. WOOD FENCE POSTS TO BE FASTENED TO PAVEMENT AND WOOD DECK AS REQUIRED. EQUALLY SPACE POSTS. WOOD FENCE TO BE PAINTED BLACK.
- NEW WOOD DECK TO LEVEL OPEN PATIO FLUSH WITH NEW CONCRETE PAD OF COVERED PATIO AREA.
- NEW BIKE RACK.
- B LINE OF EXISTING SIDEWALK.
- NEW BARREL SHAPED ALUMINUM AWNINGS WITH BLACK FABRIC AND WHITE ZIPPERED BELLY.

PROPOSED EAST ELEVATION





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6 BUILDING PERMIT AMENDMENT 2 29JUL22 5 CLIENT REVIEW 19APR22



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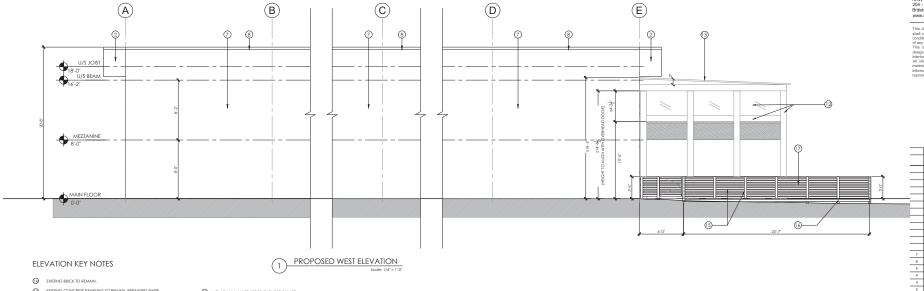
PORT MOODY **BREWERY** (PATIO)

2809 MURRAY STREET PORT MOODY, BC Drawing Title

PROPOSED EXTERIOR ELEVATIONS

Scale	AS NOTED
Drawn By	-
Checked	By -
Project N	n -

Drawing No.



B EXISTING CONCRETE PANELING TO REMAIN. REPAINTED WHITE.

② EXISTING METAL CORRUGATED CANOPY TO REMAIN. REPAINTED BLACK FOR MAINTENANCE AS REQUIRED.

EXISTING WINDOWS TO REMAIN, REPAINT FRAMES FOR MAINTENANCE AS REQUIRED.

EXISTING ALUMINUM DOORS W/GLAZING TO REMAIN. REPAINTED FOR MAINTENANCE AS REQUIRED.

S NEW SIGNAGE SHOWN FOR REFERENCE. SIGNAGE PERMIT TO BE SUBMITTED SEPARATELY.

EXISTING OVERHEAD DOORS TO BE REPLACED WITH NEW C/W GLAZING PANELS.

EXISTING CONCRETE BLOCK STRUCTURE TO REMAIN, REPAINTED WHITE FOR MAINTENANCE AS REQUIRED.

EXISTING METAL FLASHING TO REMAIN. REPAINTED BLACK FOR MAINTENANCE AS REQUIRED.

EXISTING OVERHEAD DOOR TO REMAIN. REPAINTED BLACK FOR MAINTENANCE AS REQUIRED.

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EXISTING CONCRETE CURB. NEW WOOD FENCE TO CONTINUE UP AND OVER CONCRETE CURB. WOOD FENCE POSTS TO BE FASTENED TO CONCRETE CURB. WOOD FENCE PAINTED BLACK. 0

NEW COVERED PATIO STRUCTURE: WOOD POSTS SECURED TO FLOOR. SAFETY GLASS PANELS ABOVE TRANSOM BEAM. BLACK PAINT TO WOOD.

NEW METAL ROOF WITH SKYLIGHTS TO COVERED PATIO STRUCTURE, SLOPE TO BE CONFIRMED. PAINTED BLACK.

OPEN BELOW TRANSOM WITH NEW EXTERIOR GRADE ROLLER SHADES MOUNTED BETWEEN POSTS. CHARCOAL VINYL FABRIC SHADES.

NEW 3'-0" HIGH WOOD FENCING WRAPS OPEN PATIO. WOOD FENCE POSTS TO BE FASTENED TO PAVEMENT AND WOOD DECK AS REQUIRED. EQUALLY SPACE POSTS. WOOD FENCE TO BE PAINTED BLACK. (3)

NEW WOOD DECK TO LEVEL OPEN PATIO FLUSH WITH NEW CONCRETE PAD OF COVERED PATIO AREA.

NEW BIKE RACK.

B LINE OF EXISTING SIDEWALK.

NEW BARREL SHAPED ALUMINUM AWNINGS WITH BLACK FABRIC AND WHITE ZIPPERED BELLY.

NEW CHAIN LINK FENCE TO ENCLOSE CHILLER AND CO2 EQUIPMENT.

 NEW STEEL ACCESS LADDER TO ACCESS ROOF TOP UNITS. NEW DOUBLE DOORS, PAINTED BLACK.

6 (5) 3 1 (7)8 U/S BEAM MEZZANINE 8'-0" MEZZANINE MAIN FLOOR

PROPOSED SOUTH ELEVATION (2)



PROPOSED NORTH ELEVATION





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PORT MOODY **BREWERY** (PATIO)

2809 MURRAY STREET PORT MOODY, BC Drawing Title PROPOSED

EXTERIOR RENDERINGS

Scale Drawn By Checked By	N.T.S.		
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