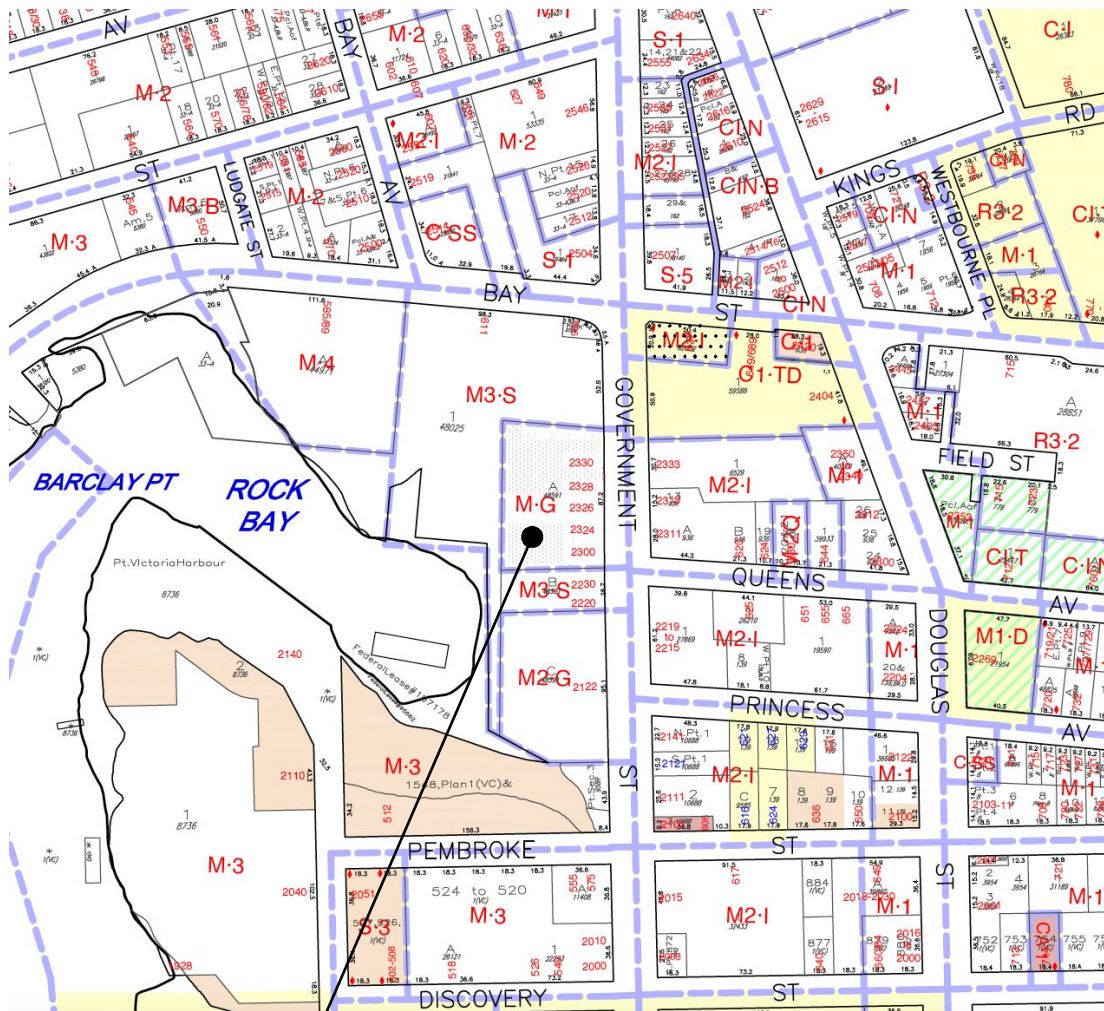


Vancouver Island Brewing Rezoning Application


2330 Government Street, Victoria, B.C.

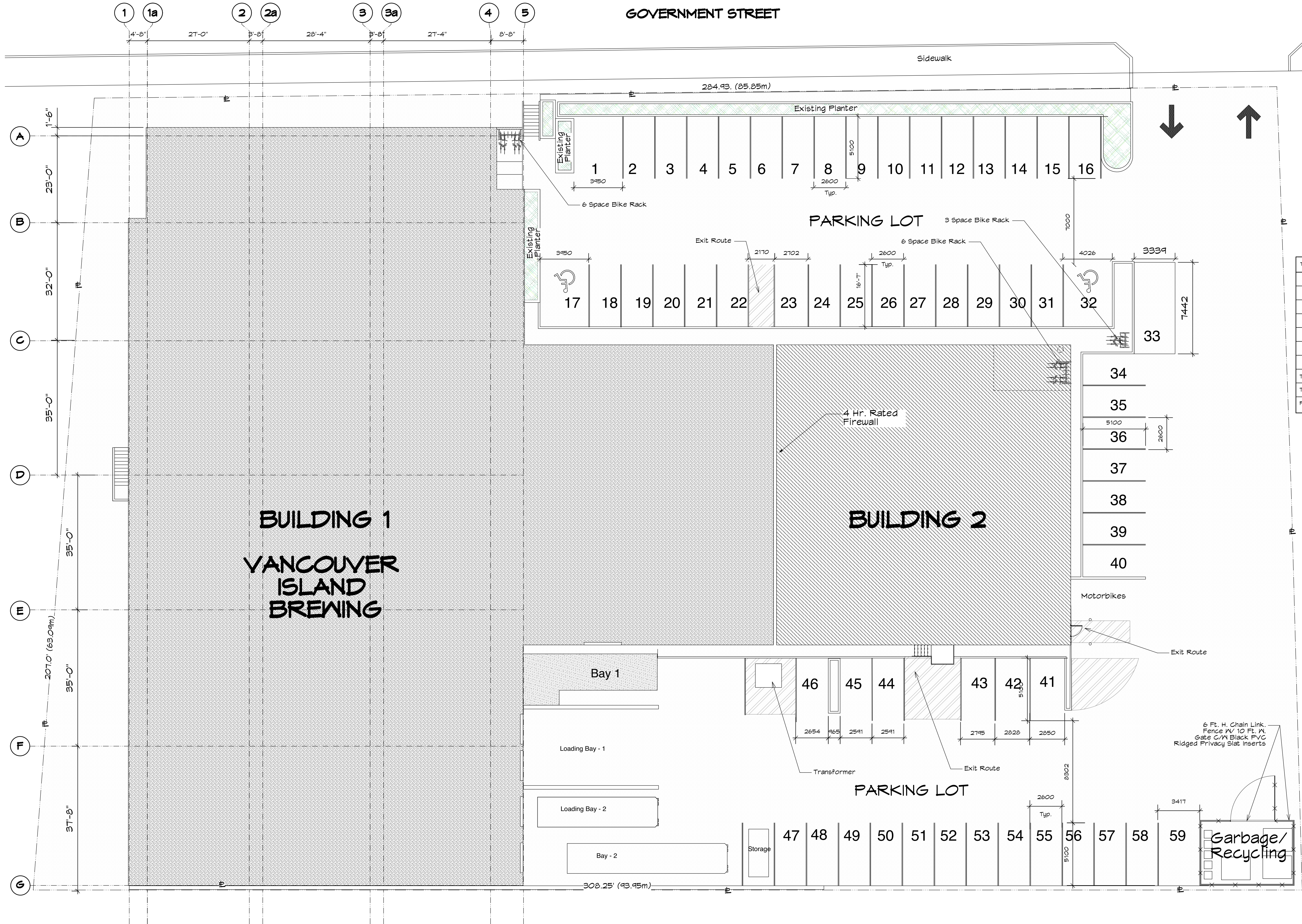


3 2330 Government Street, Aerial View
SK-0 No Scale

2 2330 Government Street, Location Plan
SK-0 No Scale

1 Zoning Map
SK-0 No Scale

MJM Architect Inc.				project name: Vancouver Island Brewing Rezoning Application		project no. 1807	
#10, 809 Vancouver Street, Victoria, B.C. V8V 8V8 ph:(250)861-5482 e-mail: mjmood@shaw.ca				2330 Government Street, Victoria, B.C.			
drawing title: Cover Sheet/Location Plan		drawn by: mjm checked by: mjm		scale: As noted		date: 18/08/23 Rev. 19/04/05 yy/mm/dd	
						drawing no. SK-0	



Building Occupancy Summary		
Type of Building (Use)	Sq. Ft.	m2
Office	19,942.30	1,852.70
Manufacturing	17,483.82	1,624.30
Brewpub	775.00	72.00
Retail	1,626.75	151.13
Warehouse	5,526.94	513.47
Personal Services	1158.19	107.60
Total Area	46,502.25	4,320.20

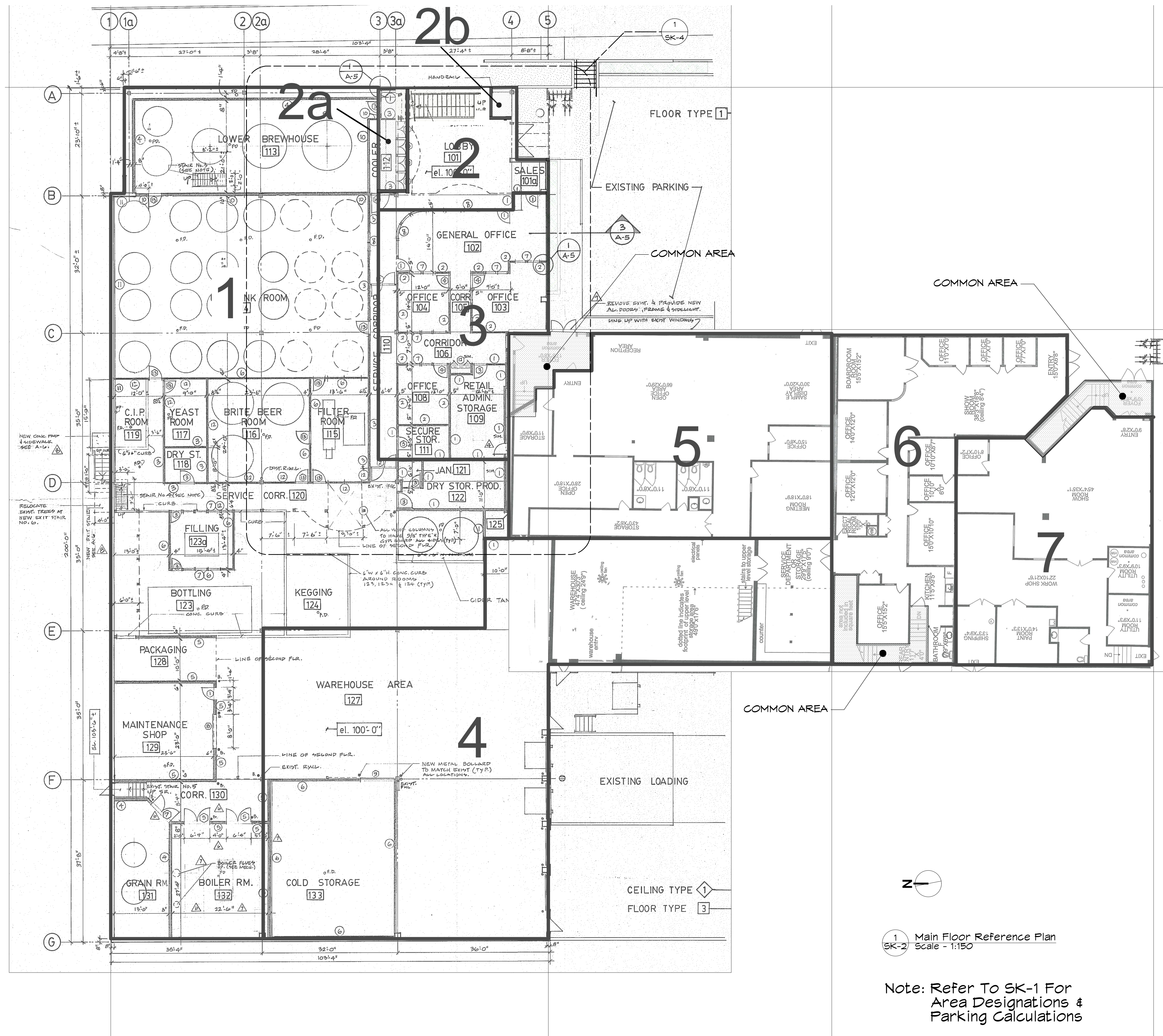
TYPE OF BUILDING/USE	FLOOR AREA	PARKING REQ. D	VISITOR PARKING REQ. D	TOTAL PARKING REQ. D
Office	1,852.70m2	1/70m2 = 26	N/A	26
Manufacturing	1,624.30m2	1/140m2 = 12	N/A	12
Brewpub	72m2	N/A	N/A	N/A
Retail	151.3m2	1/80m2 = 2	N/A	2
Warehouse	513.47m2	1/100m2 = 5	N/A	5
Personal Services	107.60m2	1/50m2 = 2	N/A	2
Common Areas (Avg. All Types)	128.55m2	1/80 = 2	N/A	2
Total Parking Requirement				= 49 Spaces
Total Parking Existing On Site				= 59 Spaces
Parking Surplus				= 10 Spaces

Project Information Data Table		
Existing Zone	M-G	
Proposed Zone	M-G	
Site Area	5,765.6m2	
Floor Areas:		
Main	2,937.4m2	
Second	1,451.6m2	
Total Floor Area	4,389.0m2	
Commercial Floor Area	4,389.0m2	
Floor Space Ratio (FSR)	4,320.20m2 ÷ 5,765.6m2 = .75:1	
Site Coverage (%)	N/A	
Open Site Space (%)	N/A	
Building Height (m)	N/A	
Number Of Storeys	2	
Parking Stalls (Number On Site)	59	
Bicycle Parking Number (Class 1)	0	
Bicycle Parking Number (Class 2)	0	
Building Setbacks		
Front Yard	East	N/A
Rear Yard	West	N/A
Side Yard (South)	South	N/A
Side Yard (North)	North	N/A
Combined Side Yards	N/A	
Residential Use Details	N/A	
Total Number Of Units	N/A	
Unit Type (eg., 1 Bedroom)	N/A	
Ground-oriented Units	N/A	
Minimum Unit Floor Area (m2)	N/A	
Total Residential Floor Area (m2)	N/A	



1 SK-1 Image of PVC Privacy Slats
Not to Scale

2 SK-1 SITE PLAN
Scale - 1:150





Total Area = 21.9m²

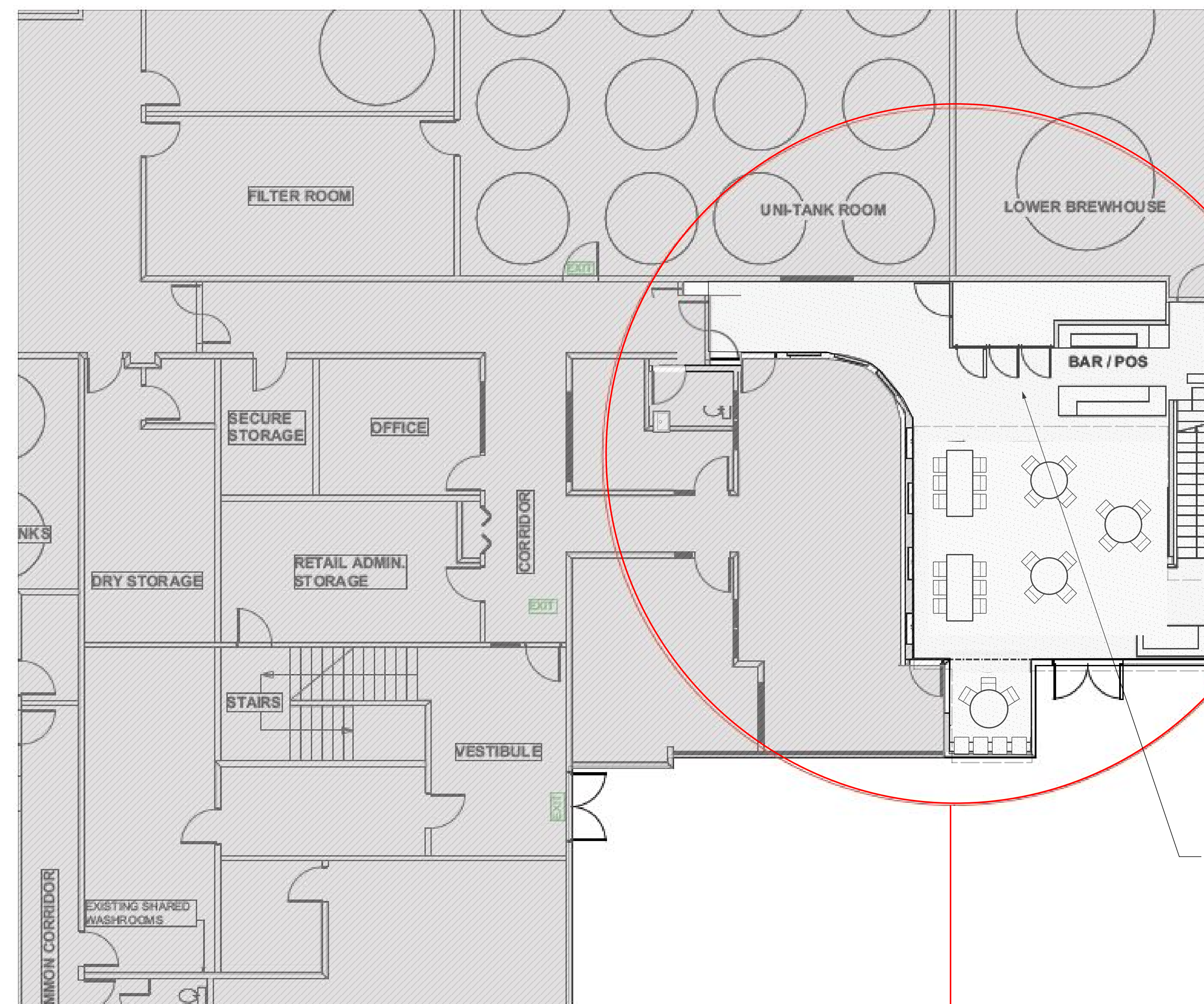
2 SK-4 Existing Level 2
Scale: 1/8" = 1'-0"

**PROPOSED AREA
FOR
REZONING
APPLICATION**

LEGEND

- AREA TO REMAIN UNAFFECTED
- AREA W/ PROPOSED MODIFICATIONS

Note: No New Construction Proposed.
All Work Is Related To Furniture &
Seating Capacity Only



Total Area = 106.1m²

1 SK-4 Existing Level 1
Scale: 1/8" = 1'-0"

**PROPOSED AREA
FOR
REZONING
APPLICATION**

MJM Architect Inc. <small>#10, 909 Vancouver Street, Victoria, B.C. V8V 3V6 ph: (250) 661-5482 e-mail: mjmood@shaw.ca</small>				project name: Vancouver Island Brewing Rezoning Application <small>2330 Government Street, Victoria, B.C.</small>	project no. 1807
drawing title: Proposed Tasting Room Area Calculation	drawn by: mjm checked by: mjm	scale: As noted	date: 18/08/23 Rev. 19/04/05 ymmmmdd	drawing no. SK-4	