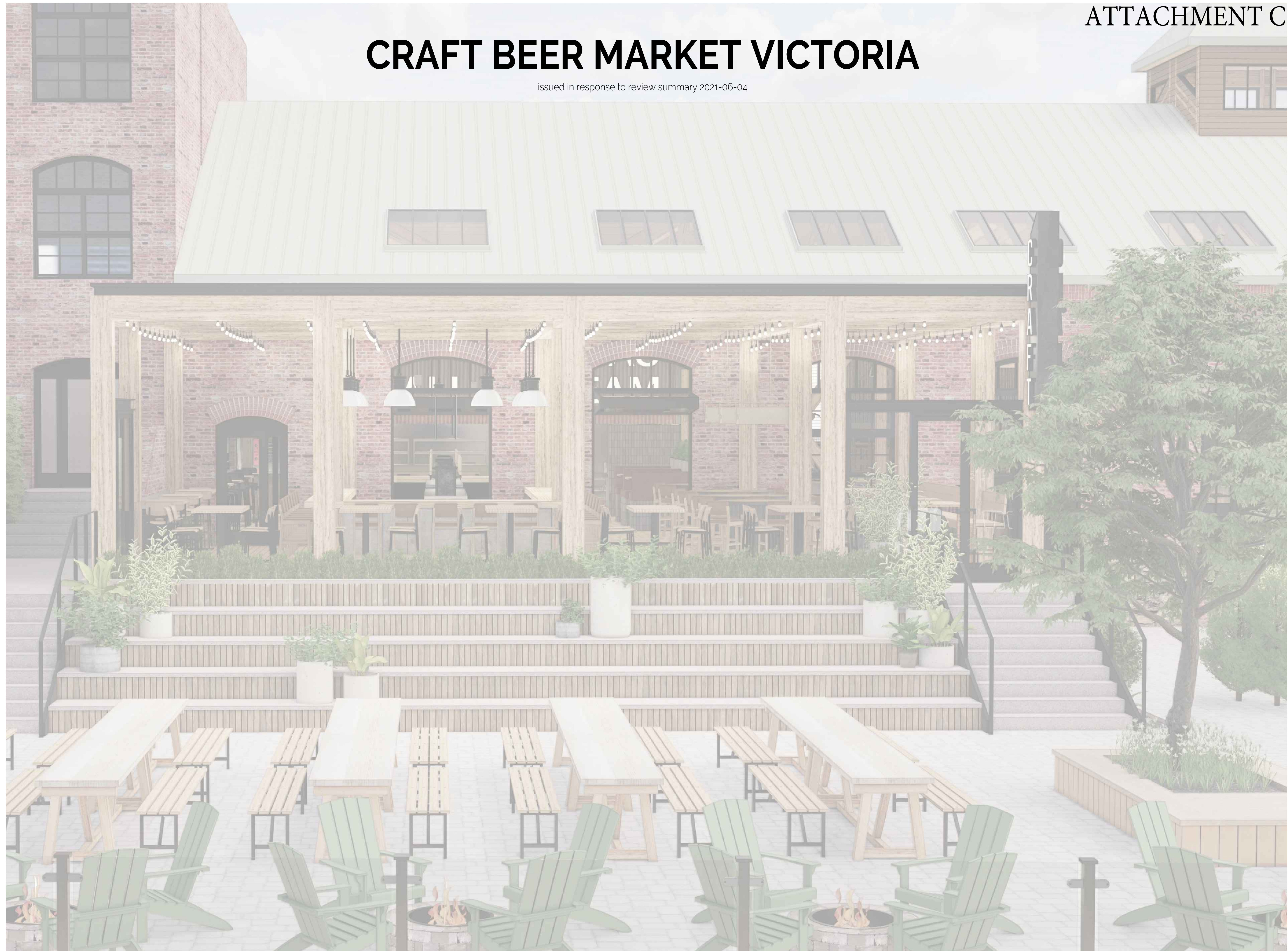


# CRAFT BEER MARKET VICTORIA

issued in response to review summary 2021-06-04




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**FORT**

ISSUE NO	ISSUE	DATE
1	ISSUED FOR REVIEW	2020-07-06
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3	ISSUED FOR REVIEW	2021-03-02
4	ISSUED FOR DP	2021-03-23
5	ISSUED IN RESPONSE TO REVIEW SUMMARY	2021-06-04

**PROJECT**  
**CRAFT BEER MARKET VICTORIA**  
 MUNICIPAL ADDRESS: 420 AND 422 SWIFT ST VICTORIA BC V8W 5S3  
 LEGAL ADDRESS: LOT 1 PLAN VP 95864 AND LOT 4 PLAN VP 96421



**Revisions**  
 Received Date: June 30, 2021

**DRAWING TITLE**  
**COVER SHEET**

**PROJECT**  
 PROJECT NO: 2019  
**SCALE**  
 DRAWN BY: MB  
 CHECKED BY: LA

**REVISION SHEET**  
**A000**

**BYLAW REVIEW**

BYLAW	CLAUSE	GENERAL	NOTES	OBEYS
<b>PARCEL INFORMATION</b>				
MUNICIPAL ADDRESS		629 SWIFT ST VICTORIA BC V8W 5S3		
LEGAL ADDRESS		LOT PLAN	LOT TO BE REGISTERED. REFER TO CONSOLIDATED SURVEY PLAN.	
TOTAL	PARCEL AREA	2382.46	25644.01	

ZONING	PART #	OTD-1	OLD TOWN DISTRICT - 1 ZONE	YES	NO
<b>PARCEL ZONING</b>					
BYLAW 2018 18-020	44				
44.0	PERMITTED USE	BREW PUB	BEER, SPIRITS, WINE	YES	
44.0	PERMITTED USE	DRINKING ESTABLISHMENT		YES	
44.0	PERMITTED USE	OFFICE		YES	

LOCATION AND SITING OF USES	OTD-1	44.0(3)(b)	6.0	N/A	YES
<b>LOCATION AND SITING OF USES</b>					
44.0(3)(b)	DISTANCE REQ BY FIRST STOREY OFFICE USE	TO THE WALL OF ANY BLDG THAT ADJUTS STREET OR PEDESTRIAN WALKWAY	6.0	N/A	YES
44.0(3)(b)	PRODUCTION / MANUF AREA FOR BREW PUB	MUST NOT BE LOCATED ABOVE FIRST FLOOR			YES
44.0(3)(b)	DISTANCE REQ FOR PRODUCTION / MANUF AREA FOR BREW PUB	TO THE WALL OF ANY BLDG THAT ADJUTS STREET OR PEDESTRIAN WALKWAY	6.0	DOES NOT APPLY IF PROVIDED IN CONJUNCTION WITH FOOD AND BEVERAGE SERVICE.	YES
44.0(3)(b)	MAX AREA FOR PRODUCTION / MANUF AREA FOR BREW PUB	ON FIRST FLOOR	35%		YES

FLOOR AREA	LEVEL	M <sup>2</sup>	SF	NOTES
<b>FLOOR AREA</b>				
	1	220.47	2373.08	
	2	209.70	2257.14	
	3	209.70	2257.14	
	TOTAL FA	639.87	6887.36	
	BASEMENT (MAIN FLOOR)	759.14	8171.20	MAIN FLOOR NOT INCLUDED IN FLOOR AREA CALC AS DICTATED PER AVERAGE GRADE CALC.
OTD-1	44.0(0)(5)(b)	MAX FLOOR AREA USED FOR PRODUCTION / MANUF WITHIN BREW PUB	2000.00	YES

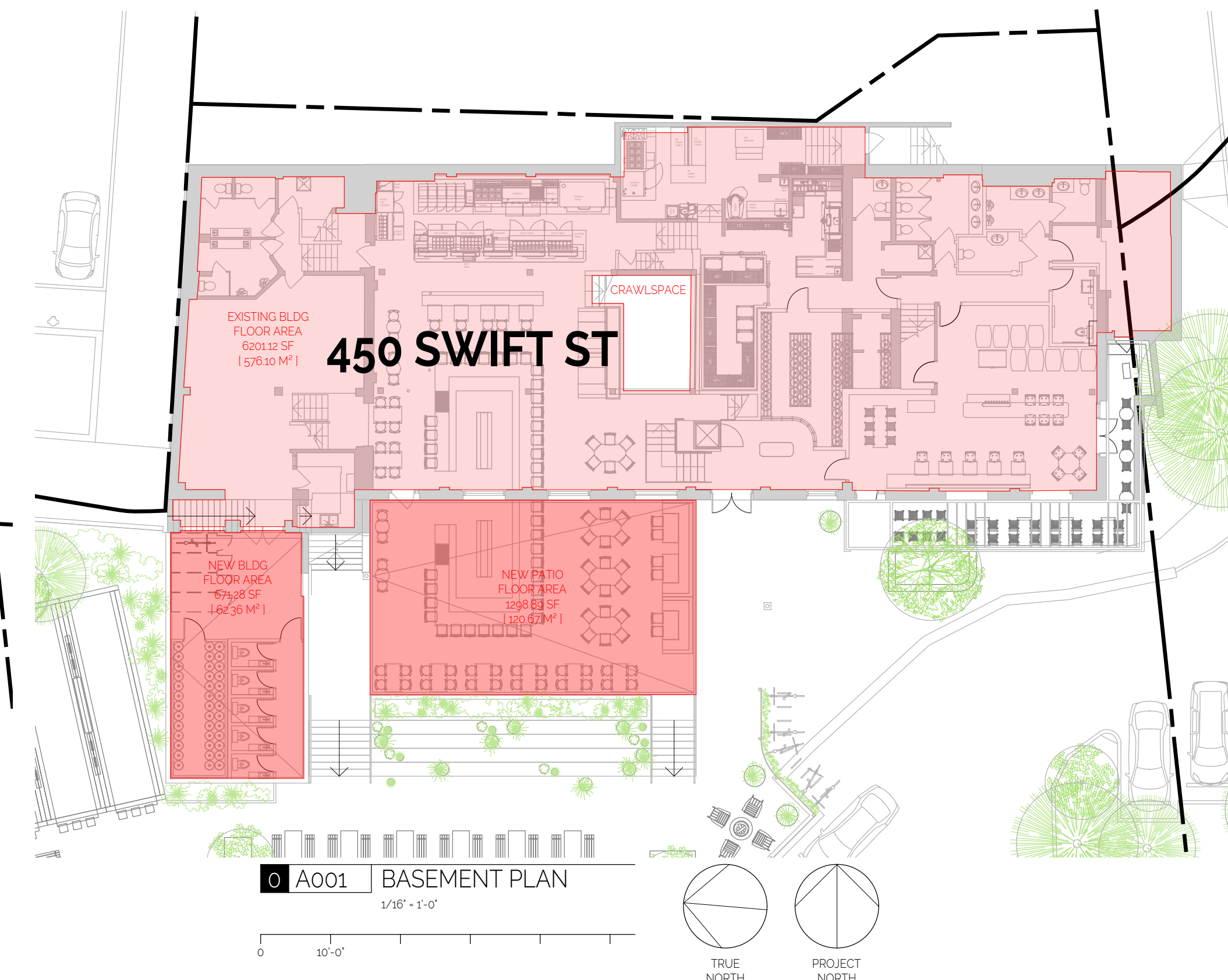
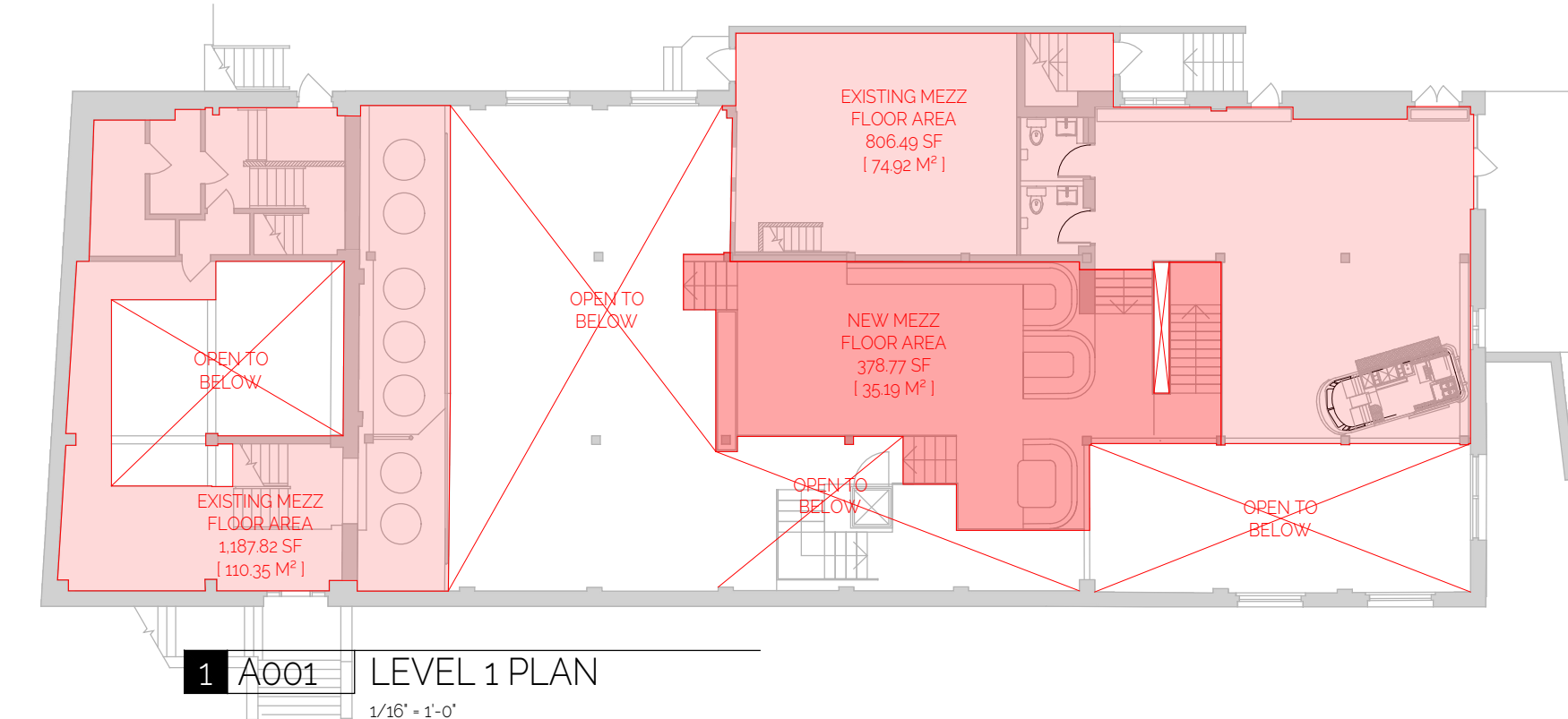
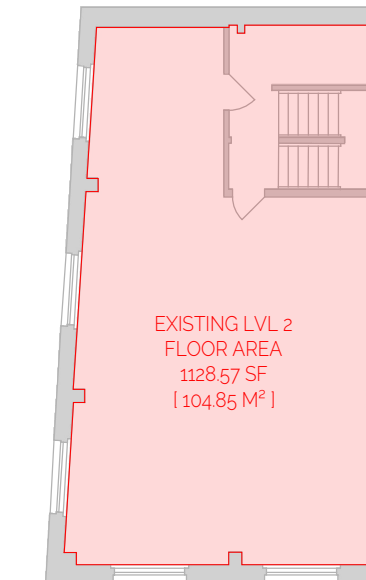
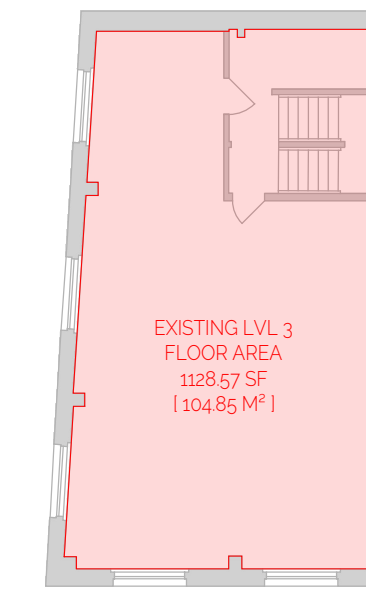
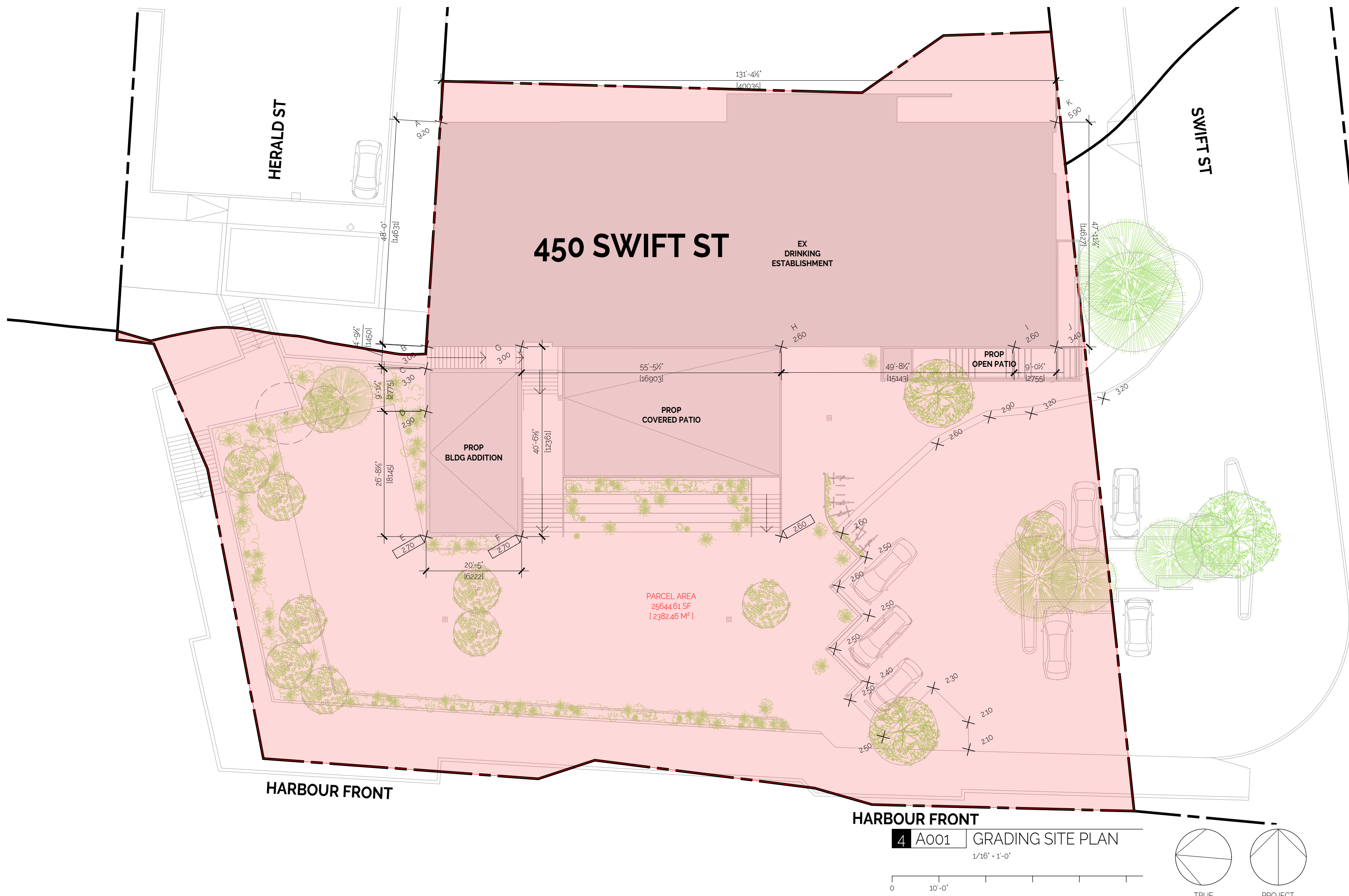
BYLAW	CLAUSE	GENERAL	NOTES	OBEYS
<b>DENSITY OF DEVELOPMENT</b>				
		FLOOR SPACE DATA - TOTAL FLOOR AREA / LOT AREA	639.87 / 2382.46	0.23:1
OTD-1	44.0(0)(a)	MAX DENSITY		30:1
	44.0(0)(b)	MAX DENSITY FOR OFFICE BUILT AFTER 2000		10:1
	44.0(0)(5)(b)	MAX DENSITY - SITE SPECIF		15:1

BLDG HEIGHT	OTD-1 <th>44.0(0)(a) <th>MAX BLDG HEIGHT</th> <th>M</th> <th>FT</th> <th>YES</th> </th>	44.0(0)(a) <th>MAX BLDG HEIGHT</th> <th>M</th> <th>FT</th> <th>YES</th>	MAX BLDG HEIGHT	M	FT	YES
<b>BLDG HEIGHT</b>						
	44.0(0)(b)	PROJECTIONS INTO HEIGHT	PARAPETS	1.0	3'-3 3/8"	YES
		ROOFTOP STRUCTURES		5.0	16'-4 7/8"	YES

PARKING REQUIREMENTS	OTD-1 <th>44.0(0)(5)(b) <th>NO OFF-STREET MOTOR VEHICLE PARKING REQ.</th> <th>YES</th> </th>	44.0(0)(5)(b) <th>NO OFF-STREET MOTOR VEHICLE PARKING REQ.</th> <th>YES</th>	NO OFF-STREET MOTOR VEHICLE PARKING REQ.	YES
<b>PARKING REQUIREMENTS</b>				

BICYCLE PARKING REQUIREMENTS	5.1(1)(b) TABLE 2	BREW PUB	LONG-TERM + 1 SPACE / 250 M <sup>2</sup> FLOOR AREA	200.00 / 2000	-11	2 LONG-TERM STALLS REQ CALC ONLY ACCOUNTS FOR NEW FLOOR AREA	YES
<b>BICYCLE PARKING REQUIREMENTS</b>							
	5.1(1)(b) TABLE 2	BREW PUB	LONG-TERM + 1 SPACE / 250 M <sup>2</sup> FLOOR AREA	200.00 / 2000	-11	2 SHORT-TERM STALLS REQ CALC ONLY ACCOUNTS FOR NEW FLOOR AREA	YES

AVERAGE GRADE	GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS	TOTALS
<b>AVERAGE GRADE</b>				
	A - B	(9.20 + 3.00) / 2 =	6.10 X 14.03	- 89.24
	B - C	(3.00 + 3.30) / 2 =	3.15 X 144	- 454
	C - D	(3.30 + 2.90) / 2 =	3.10 X 278	- 862
	D - E	(2.90 + 2.70) / 2 =	2.80 X 835	- 2332
	E - F	(2.70 + 2.70) / 2 =	2.70 X 632	- 1670
	F - G	(2.70 + 3.00) / 2 =	2.85 X 1235	- 3513
	G - H	(3.00 + 2.80) / 2 =	2.90 X 1639	- 4732
	H - I	(2.80 + 2.80) / 2 =	2.80 X 1514	- 4239
	I - J	(2.80 + 3.40) / 2 =	3.00 X 275	- 825
	J - K	(3.40 + 5.90) / 2 =	4.65 X 14.03	- 65.3
	K - A	(5.90 + 9.20) / 2 =	7.55 X 40.04	- 302.30
			135.95	642.53
	GRADE CALC		642.53 / 135.95	- 4.73



**NOTES**

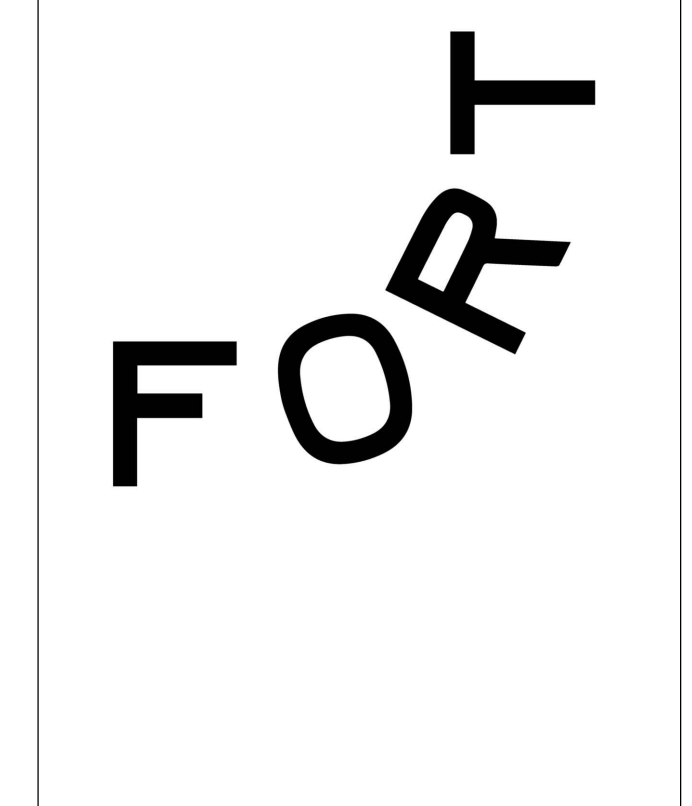
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**PROJECT**  
CRAFT BEER MARKET  
VICTORIA

MUNICIPAL ADDRESS: 420 AND 450 SWIFT ST VICTORIA BC V8W 5S3  
LEGAL ADDRESS: LOT 1 PLAN VP 95884 AND LOT 6 PLAN VP 96421

**DRAWING TITLE**  
BYLAW SHEET

**PROJECT**  
PROJECT NO: 2019

SCALE: 1/16" = 1'-0"

DRAWN BY: DV

CHECKED BY:

**REVISION**

**SHEET**  
A001

FORM\_SPC\_V14

**SURVEY PLAN CERTIFICATION**  
PROVINCE OF BRITISH COLUMBIA

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, R.S.B.C. 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

**Mitchell Laseur** Digitally signed by Mitchell Laseur KH3ID2  
Date: 2021.05.31 13:34:52 -07'00'

1. BC LAND SURVEYOR: (Name, address, phone number)

**GeoVerra Surveys (BC) Limited Partnership**  
Mitchell J. Laseur, BCLS  
795 Market Street  
Victoria BC V8T 0B4

mitch.laseur@geoverra.com  
778-677-6155  
File#21-01279-001-REF01-EPP111963

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Plan Number: **EPP111963**

Control Number: **162-249-3292**

This original plan number assignment was done under Commission #: 962

3. CERTIFICATION:

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2021 May 26 (YYYY/Month/DD) The checklist was filed under ECR#: 250329  
The plan was completed and checked on: 2021 May 31 (YYYY/Month/DD)

None  Strata Form S  
 None  Strata Form U1  Strata Form U1/U2

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

**REFERENCE PLAN OF LOT A PART OF THE BED OF VICTORIA HARBOUR PLAN VIP85421 AND LOT 1, OF LOTS 122 AND 123, PLAN 36884; WITHIN VICTORIA CITY**

PLAN EPP111963

Pursuant to Section 100(1)(b) of the Land Title Act  
BCGS 928.044

The intended plot size of this plan is 960mm in width by 664mm in height (D size) when plotted at a scale of 1:300.

This Plan lies within Integrated Survey Area No. 17, City of Victoria, NAD83 (CSRS) 3.0.0.BC.1.CRD.

Grid bearings are derived from observations between geodetic control monuments 17-16 and 17-17A and are referred to the central meridian of UTM Zone 10.

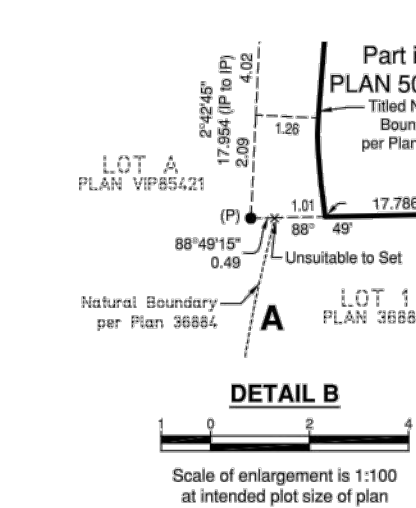
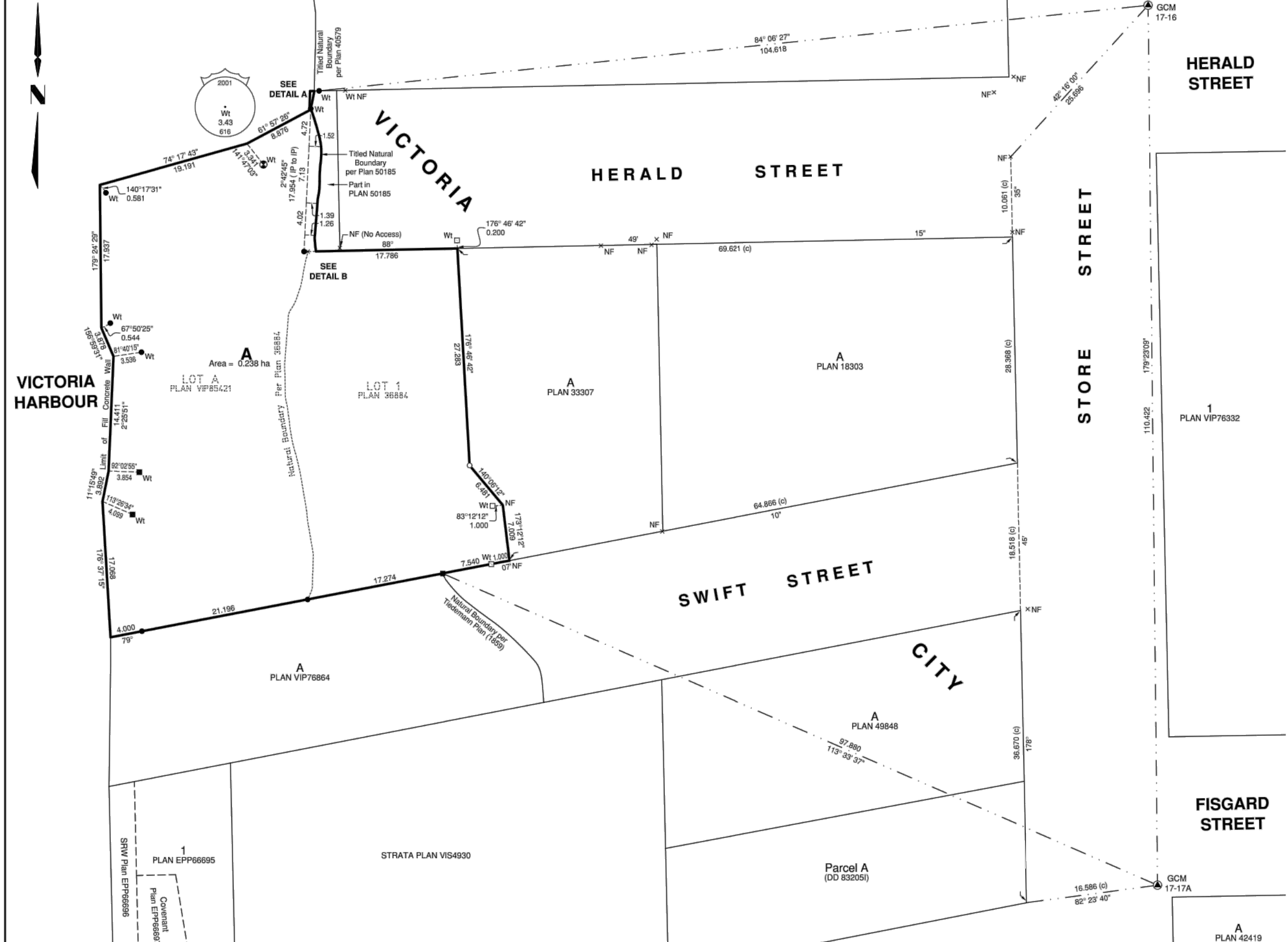
The UTM coordinates and estimated absolute accuracy achieved are derived from MASCO's published coordinates and standard deviations for geodetic control monuments 17-16 and 17-17A.

This plan shows horizontal ground level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9996014. The average combined factor has been determined based on geodetic control monuments 17-16 and 17-17A.

- LEGEND**
- denotes control monument found
  - ⦿ denotes standard capped post found
  - denotes standard iron post found
  - denotes lead plug found
  - denotes standard iron post placed
  - denotes lead plug placed
  - x denotes unmonumented point
  - (P) denotes previously fixed, since discovered
  - (C) denotes calculated
  - ha denotes hectares
  - SRW denotes statutory right of way

Note: This plan shows one or more witness posts which are not set on the true corner(s).

Point	UTM Northing	UTM Easting	Absolute Accuracy
17-16	5364188.772	472964.886	0.03
17-17A	5364378.408	472966.000	0.02



**GeoVerra**  
795 Market Street  
Victoria, BC  
PROJECT REF./DRAWING No.  
21-01279-001-REF01

This plan lies within the Capital Regional District  
The field survey represented by this plan was completed on the 26th day of May, 2021.  
Mitch Laseur, BCLS 962

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**ISSUED**

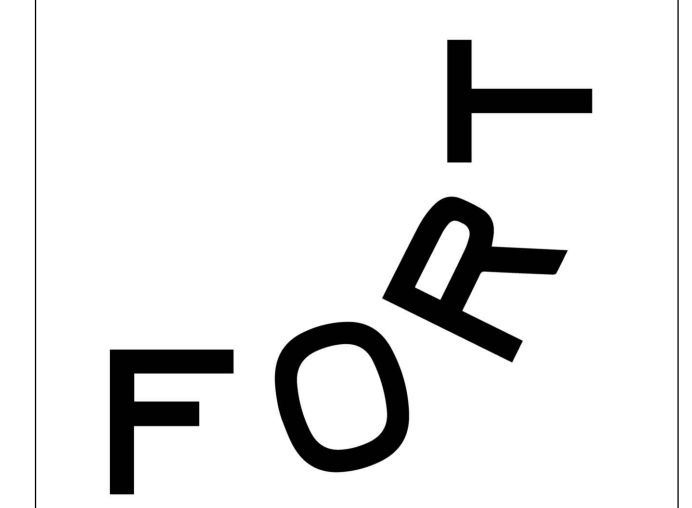
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5	ISSUED IN RESPONSE TO REVIEW SUMMARY	2021-05-04

**PROJECT**  
**CRAFT BEER MARKET**  
**VICTORIA**  
MUNICIPAL ADDRESS: 420 AND 422 SWIFT ST VICTORIA BC V8W 1S3  
LEGAL ADDRESS: LOT 1 PLAN VIP 36884 AND LOT A PLAN VIP 85421

**DRAWING TITLE**  
**SURVEY**

**PROJECT**  
PROJECT NO: 2009  
SCALE: AS NOTED  
DRAWN BY: DV  
CHECKED BY:

**REVISION**  
**SHEET**  
**A100**





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6	ISSUED IN RESPONSE TO REVIEW SUMMARY R1	2021-05-29

**PROJECT**

**CRAFT BEER MARKET VICTORIA**

MUNICIPAL ADDRESS: 440 AND 450 SWIFT ST VICTORIA BC V8W 1S3

LEGAL ADDRESS: LOT 1 PLAN VP 95884 AND LOT A PLAN VP 86421

**DRAWING TITLE**

**PROP SITE / LANDSCAPE PLAN**

**PROJECT**

PROJECT NO: 2099

SCALE: 1:500

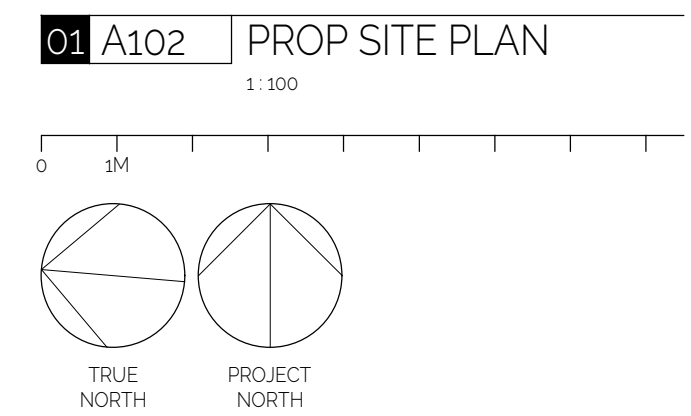
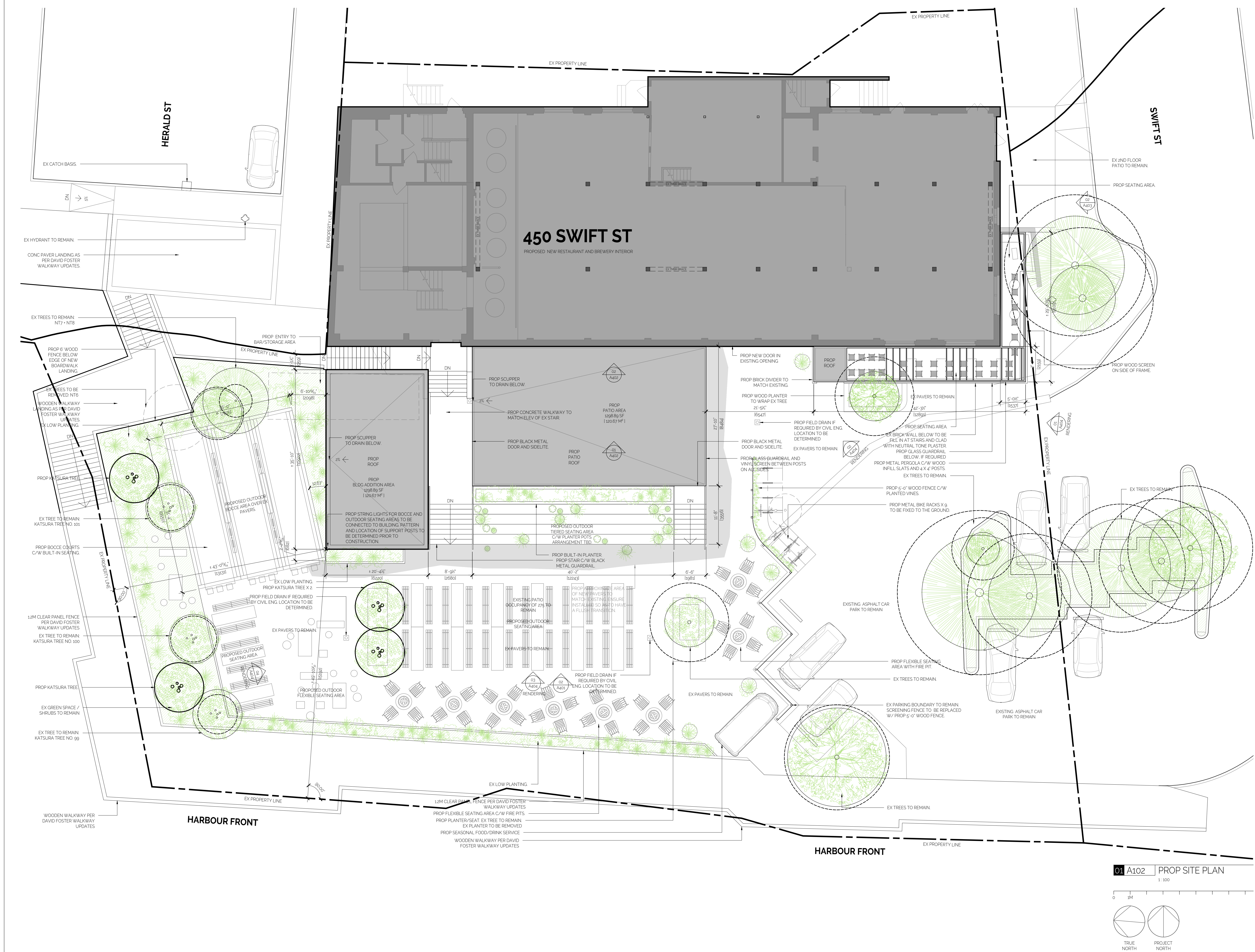
DRAWN BY: DV

CHECKED BY: MB LA

**REVISION**

SHEET

## A102



**NOTES**

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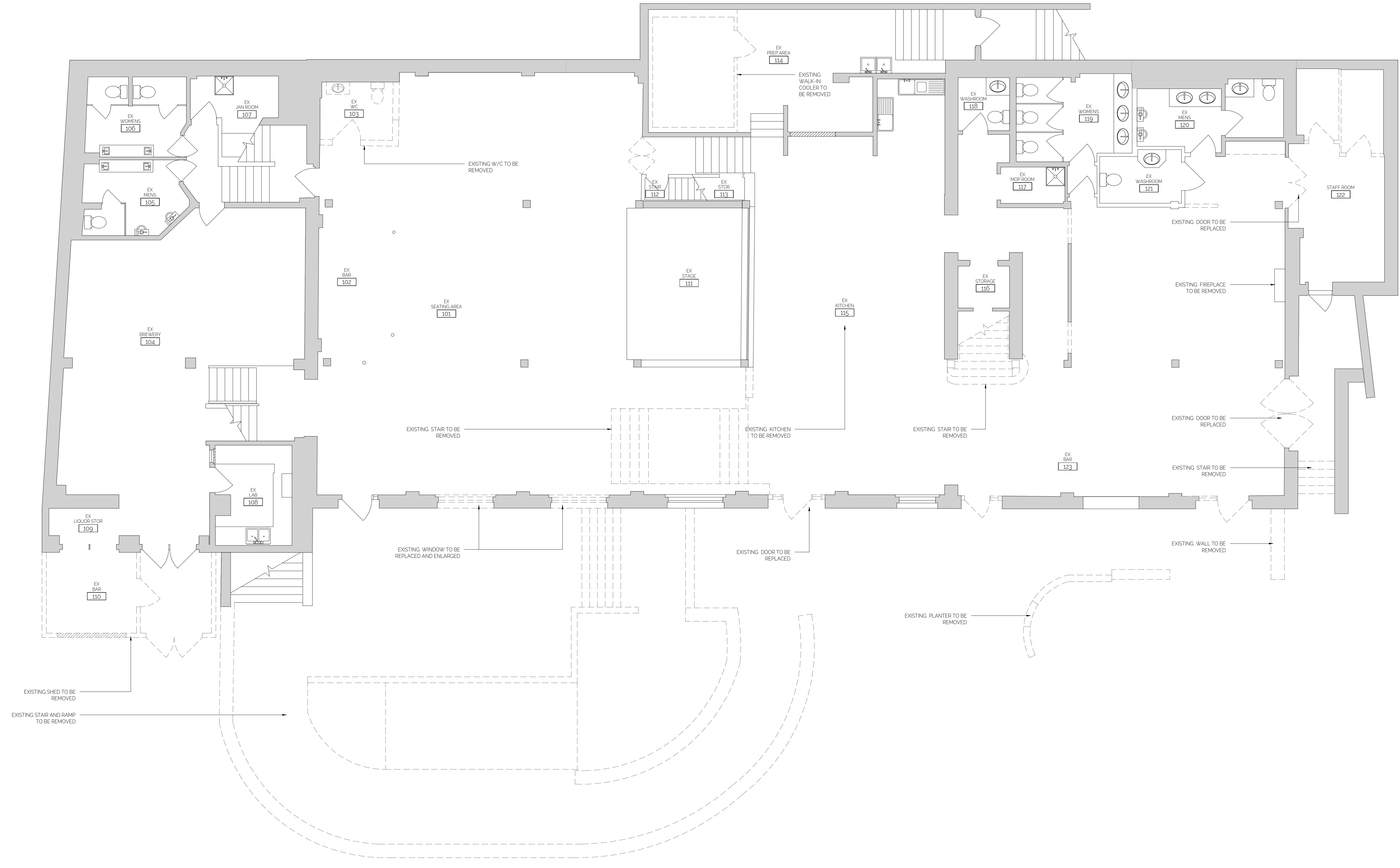
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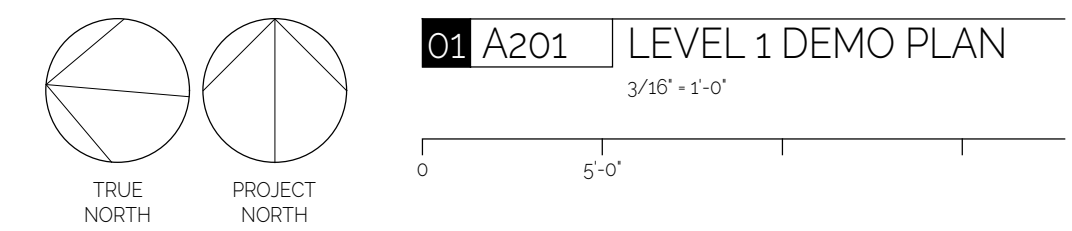
**PROJECT**  
**CRAFT BEER MARKET VICTORIA**

MUNICIPAL ADDRESS: 440 AND 450 SWIFT ST VICTORIA BC V8W 1S3  
 LEGAL ADDRESS: LOT 1 PLAN VP 95884 AND LOT A PLAN VP 85421

**DRAWING TITLE**  
**LEVEL 1 DEMO PLAN**

**PROJECT**  
 PROJECT NO: 2009  
 SCALE: 3/16" = 1'-0"  
 DRAWN BY: LA  
 CHECKED BY:

**REVISION**  
 SHEET  
**A201**



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**PROJECT**

**CRAFT BEER MARKET VICTORIA**

MUNICIPAL ADDRESS: 440 AND 450 SWIFT ST VICTORIA BC V8W 1S3  
 LEGAL ADDRESS: LOT 1 PLAN VP 95884 AND LOT A PLAN VP 85421

**DRAWING TITLE**

**LEVEL M DEMO PLAN**

**PROJECT**

PROJECT NO: 2009

SCALE: 3/16" = 1'-0"

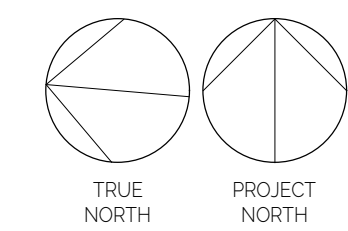
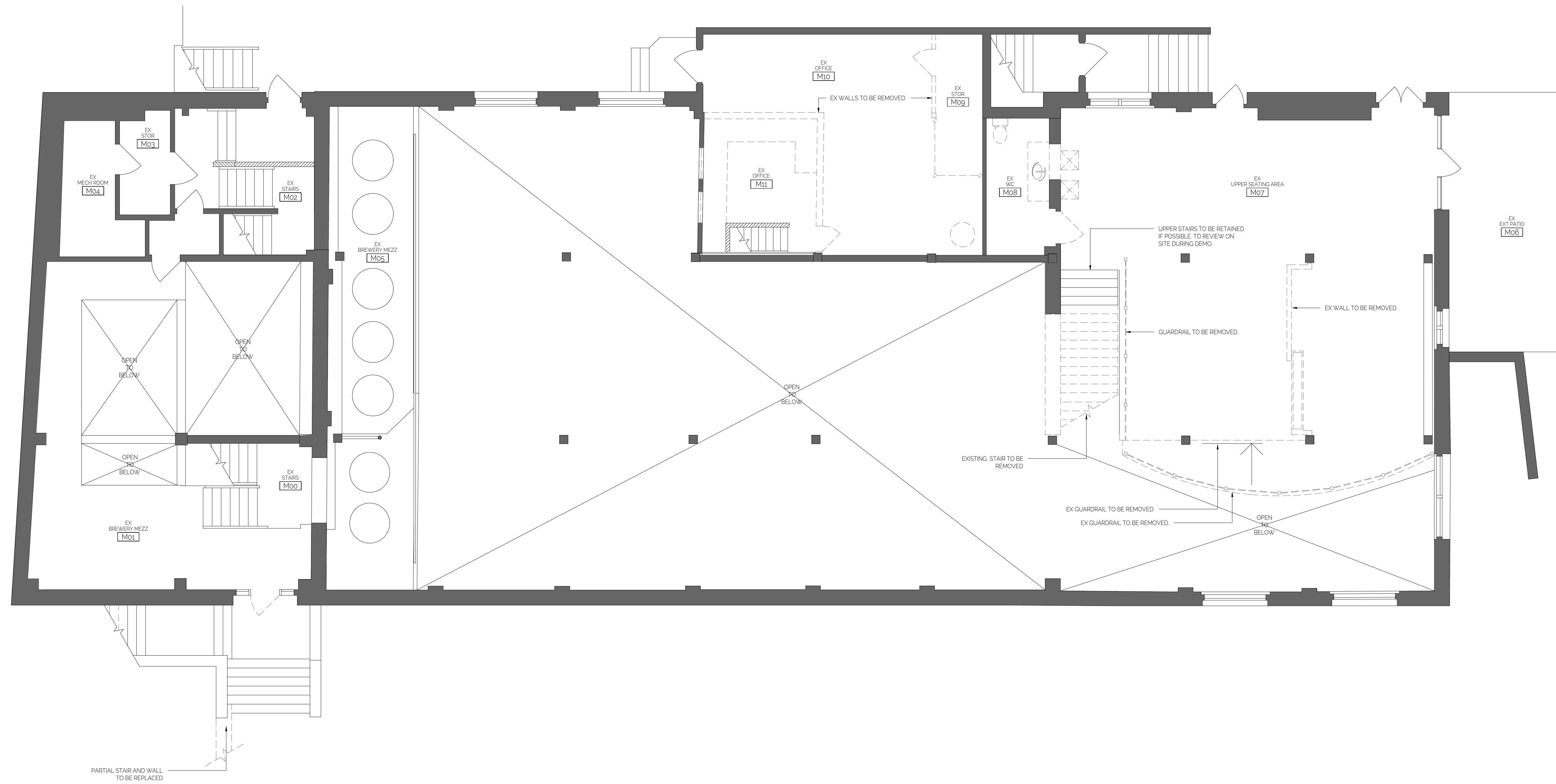
DRAWN BY: LA

CHECKED BY:

**REVISION**

**SHEET**

**A202**



**01 A202** LEVEL M DEMO PLAN  
 3/16" = 1'-0"

0 5'-0"

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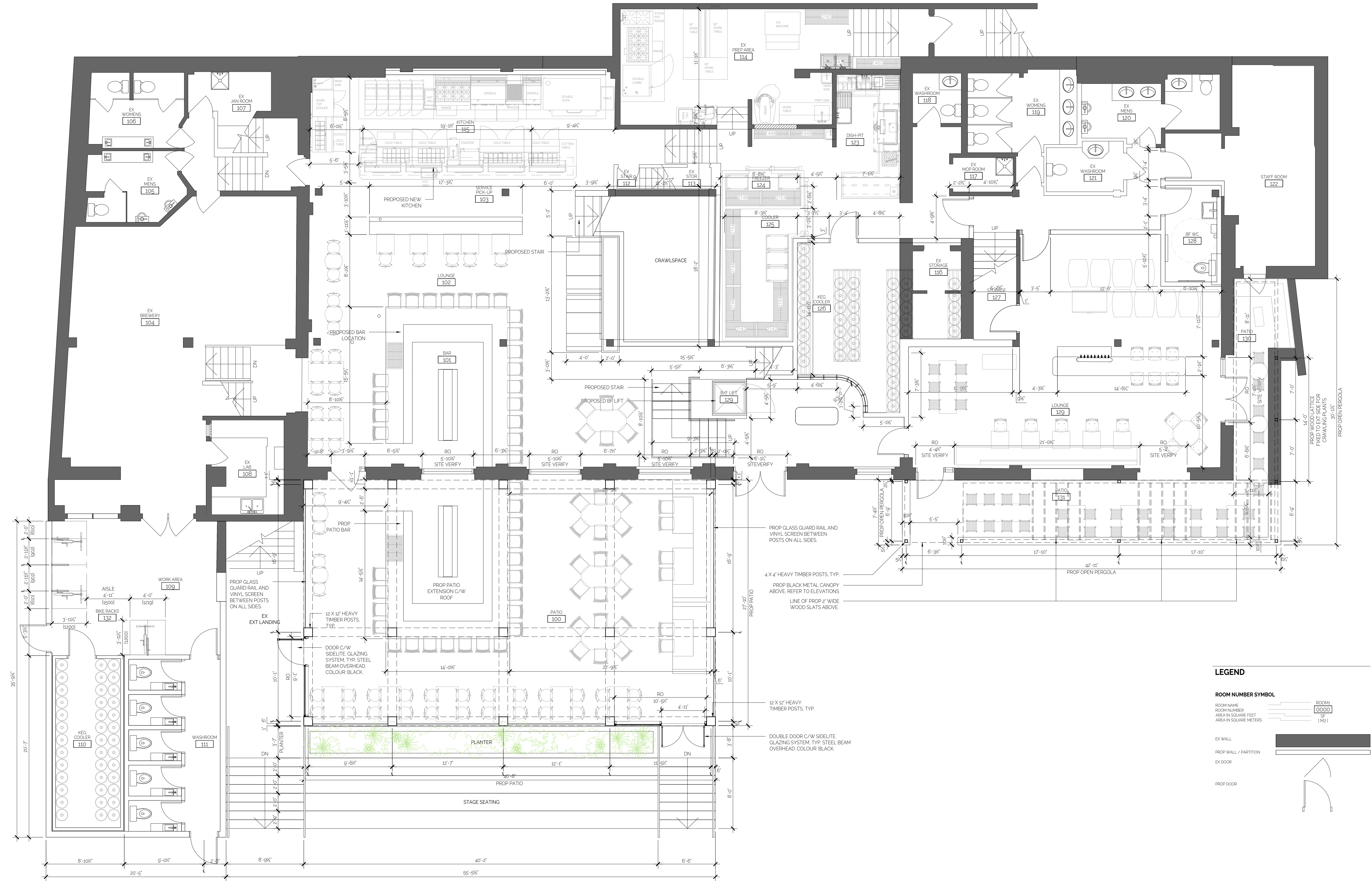
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**PROJECT**

**CRAFT BEER MARKET VICTORIA**

MUNICIPAL ADDRESS: 440 AND 450 SWIFT ST VICTORIA BC V8W 1S3  
 LEGAL ADDRESS: LOT 1 PLAN VP 95884 AND LOT A PLAN VP 86421



**LEGEND**

**ROOM NUMBER SYMBOL**

ROOM NAME	ROOM NUMBER	AREA IN SQUARE FEET	AREA IN SQUARE METERS
	10000		[m <sup>2</sup> ]

EX WALL: [Symbol]

PROP WALL / PARTITION: [Symbol]

EX DOOR: [Symbol]

PROP DOOR: [Symbol]

**01 A102 LEVEL 1 PLAN**

3/16" = 1'-0"

TRUE NORTH PROJECT NORTH

0 5'-0"

**DRAWING TITLE**

**LEVEL 1 PLAN**

**PROJECT**

PROJECT NO: 2099

SCALE: 3/16" = 1'-0"

DRAWN BY: LA

CHECKED BY:

**REVISION**

SHEET

# A203



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5	ISSUED IN RESPONSE TO REVIEW SUMMARY	2021-05-04

**PROJECT**

**CRAFT BEER MARKET VICTORIA**

MUNICIPAL ADDRESS: 440 AND 450 SWIFT ST VICTORIA BC V8W 1S3  
 LEGAL ADDRESS: LOT 1 PLAN VP 95884 AND LOT A PLAN VP 85421

**DRAWING TITLE**

**PROPOSED LEVEL M PARTITION PLAN**

**PROJECT**

PROJECT NO: 2009

SCALE: 1/8" = 1'-0"

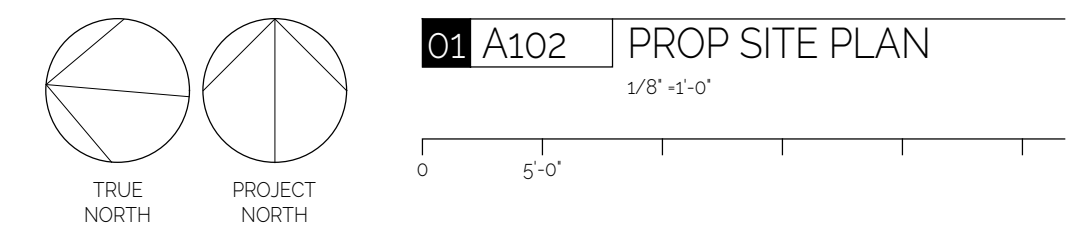
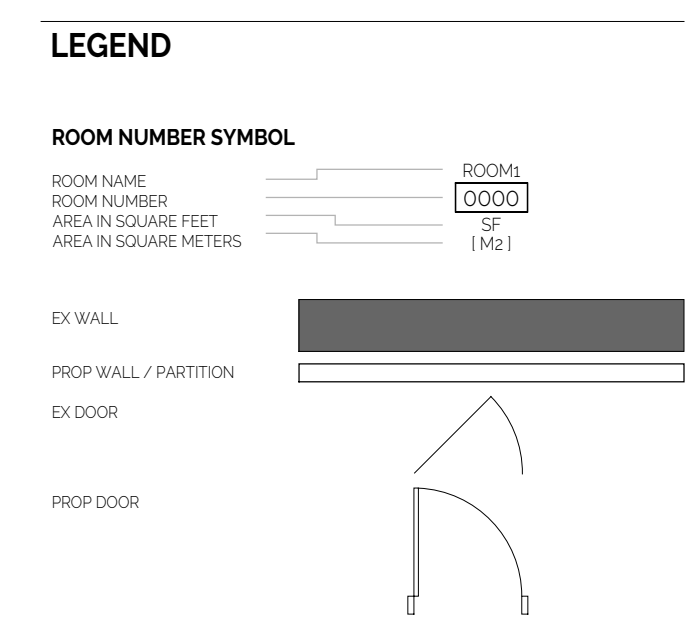
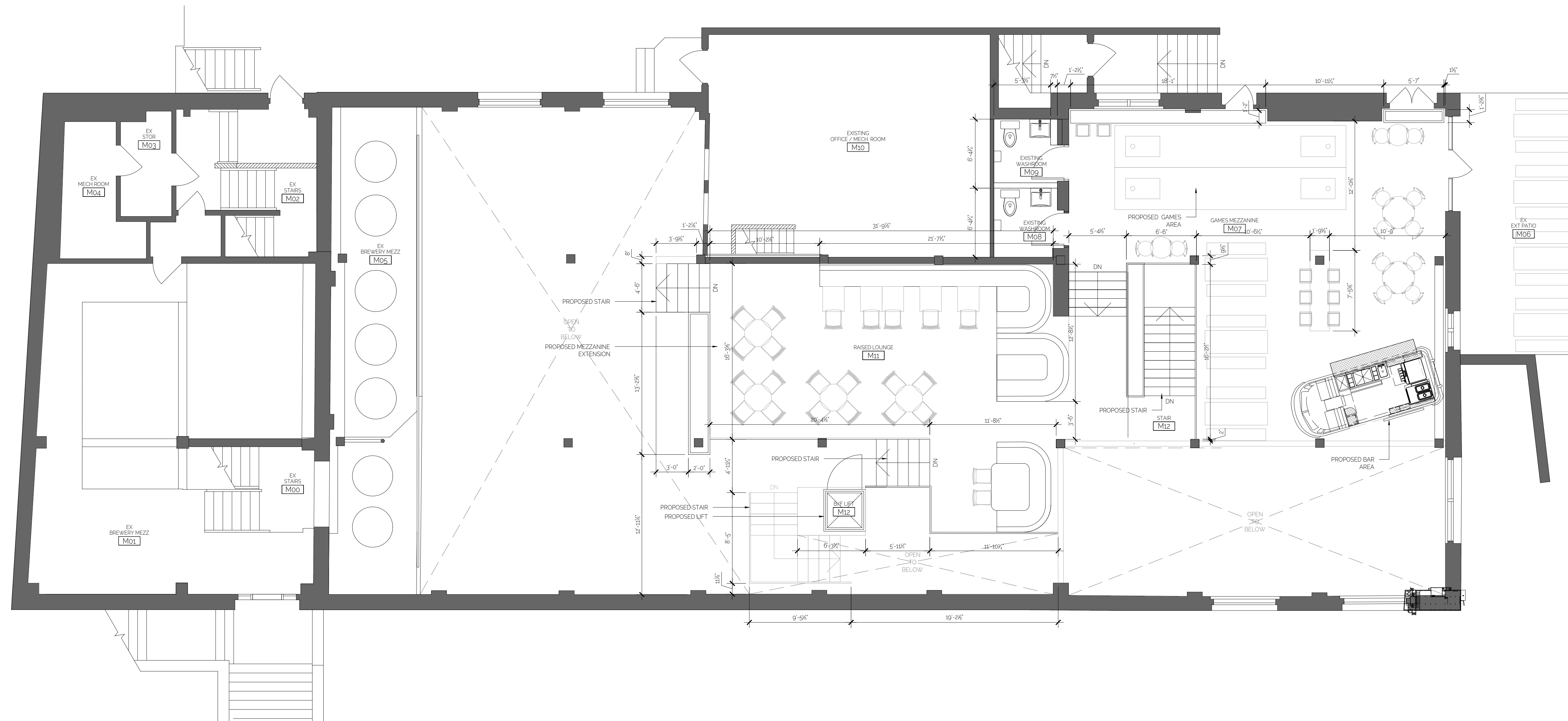
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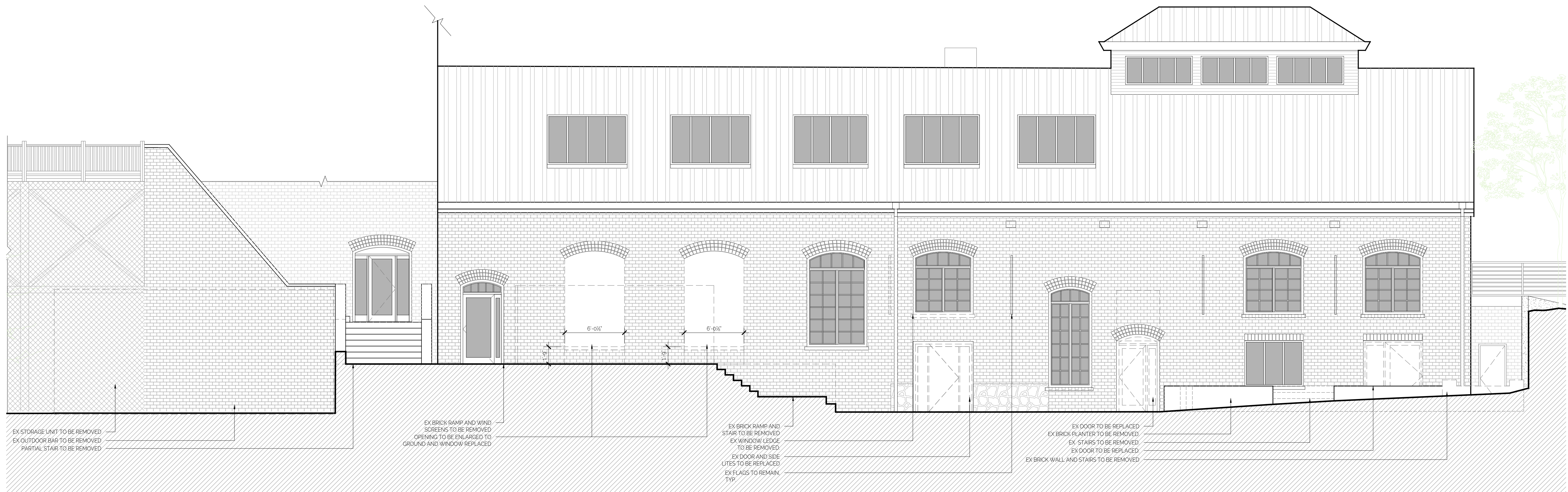
CHECKED BY:

**REVISION**

SHEET

**A204**





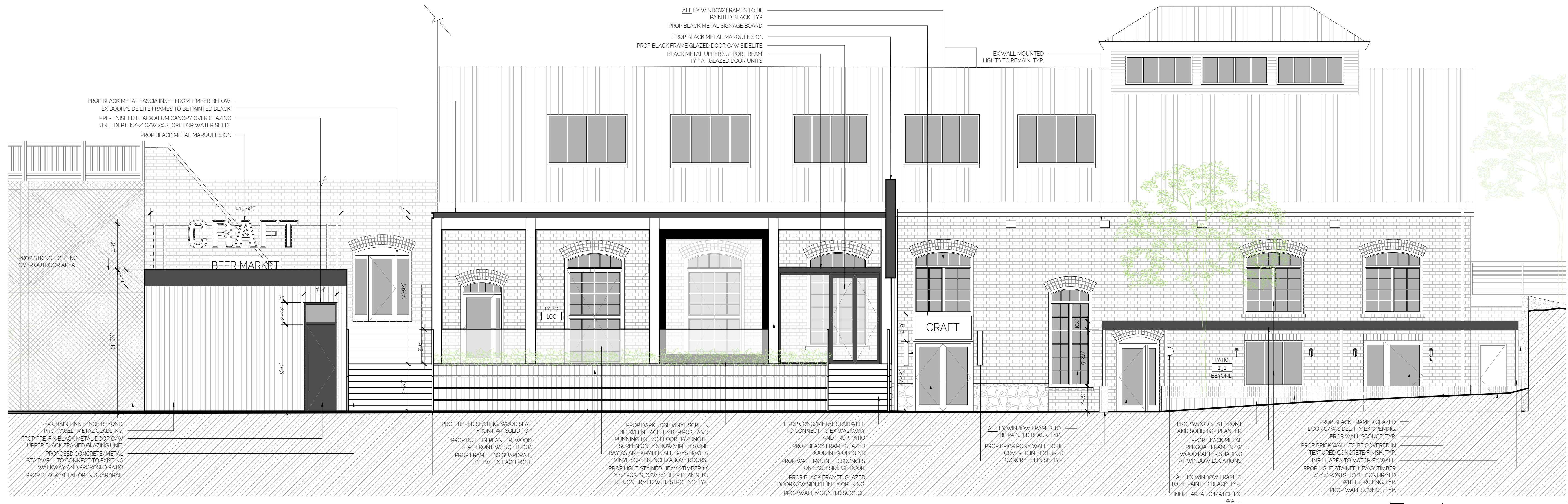
EX STORAGE UNIT TO BE REMOVED  
EX OUTDOOR BAR TO BE REMOVED  
PARTIAL STAIR TO BE REMOVED

EX BRICK RAMP AND WIND  
SCREENS TO BE REMOVED  
OPENING TO BE ENLARGED TO  
GROUND AND WINDOW REPLACED

EX BRICK RAMP AND  
STAIR TO BE REMOVED  
EX WINDOW LEDGE  
TO BE REMOVED  
EX DOOR AND SIDE  
LITES TO BE REPLACED  
EX FLAGS TO REMAIN  
TYP.

EX DOOR TO BE REPLACED  
EX BRICK PLANTER TO BE REMOVED  
EX STAIRS TO BE REMOVED  
EX DOOR TO BE REPLACED  
EX BRICK WALL AND STAIRS TO BE REMOVED

01 A301 WEST ELEV - DEMO  
3/16' - 1'-0"



PROP BLACK METAL FASCIA INSET FROM TIMBER BELOW  
EX DOOR/SIDE LITE FRAMES TO BE PAINTED BLACK  
PRE-FINISHED BLACK ALUM CANOPY OVER GLAZING  
UNIT. DEPTH 2'-4" C/W 2% SLOPE FOR WATER SHED  
PROP BLACK METAL MARQUEE SIGN

ALL EX WINDOW FRAMES TO BE  
PAINTED BLACK TYP.  
PROP BLACK METAL SIGNAGE BOARD  
PROP BLACK METAL MARQUEE SIGN  
PROP BLACK FRAME GLAZED DOOR C/W SIDELITE  
BLACK METAL UPPER SUPPORT BEAM  
TYP AT GLAZED DOOR UNITS

EX WALL MOUNTED  
LIGHTS TO REMAIN TYP.

CRAFT  
BEER MARKET

EX CHAIN LINK FENCE BEYOND  
PROP 'AGED' METAL CLASSINGS  
PROP PRE-FIN BLACK METAL DOOR C/W  
UPPER BLACK FRAMED GLAZING UNIT  
PROPOSED CONCRETE/METAL  
STAIRWELL TO CONNECT TO EXISTING  
WALKWAY AND PROPOSED PATIO  
PROP BLACK METAL OPEN GUARDRAIL

PROP TIERED SEATING, WOOD SLAT  
FRONT W/ SOLID TOP  
PROP BUILT-IN PLANTER, WOOD  
SLAT FRONT W/ SOLID TOP  
PROP FRAMELESS GUARDRAIL  
BETWEEN EACH POST

PROP DARK EDGE VINYL SCREEN  
BETWEEN EACH TIMBER POST AND  
RUNNINGS TO FLOOR TYP. INOTE  
SCREEN ONLY SHOWN IN THIS ONE  
BAY AS AN EXAMPLE. ALL BAYS HAVE A  
VINYL SCREEN (MOUNTED ABOVE DOORS)  
PROP LIGHT STAINED HEAVY TIMBER 12"  
X 12" POSTS, C/W 12" DEEP BEAMS TO  
BE CONFIRMED WITH STRUC ENG TYP.

PROP CONC/METAL STAIRWELL  
TO CONNECT TO EX WALKWAY  
AND PROP PATIO  
PROP BLACK FRAME GLAZED  
DOOR IN EX OPENING  
PROP WALL MOUNTED SCISSORS  
ON EACH SIDE OF DOOR  
PROP BLACK FRAMED GLAZED  
DOOR C/W SIDELITE IN EX OPENING  
PROP WALL MOUNTED SCISSOR

ALL EX WINDOW FRAMES TO  
BE PAINTED BLACK TYP.  
PROP BRICK PONY WALL TO BE  
COVERED IN TEXTURED  
CONCRETE FINISH TYP.

PROP WOOD SLAT FRONT  
AND SOLID TOP PLANTER  
PROP BLACK METAL  
PERGOAL FRAME C/W  
WOOD RAFTER SHADING  
AT WINDOW LOCATIONS

PROP BLACK FRAMED GLAZED  
DOOR C/W SIDELITE IN EX OPENING  
PROP WALL SCISSOR TYP.  
PROP BRICK WALL TO BE COVERED IN  
TEXTURED CONCRETE FINISH TYP.  
INFILL AREA TO MATCH EX WALL  
PROP LIGHT STAINED HEAVY TIMBER  
4" X 4" POSTS TO BE CONFIRMED  
WITH STRUC ENG TYP.  
PROP WALL SCISSOR TYP.

02 A301 WEST ELEV - PROP  
3/16' - 1'-0"

0 5'-0"

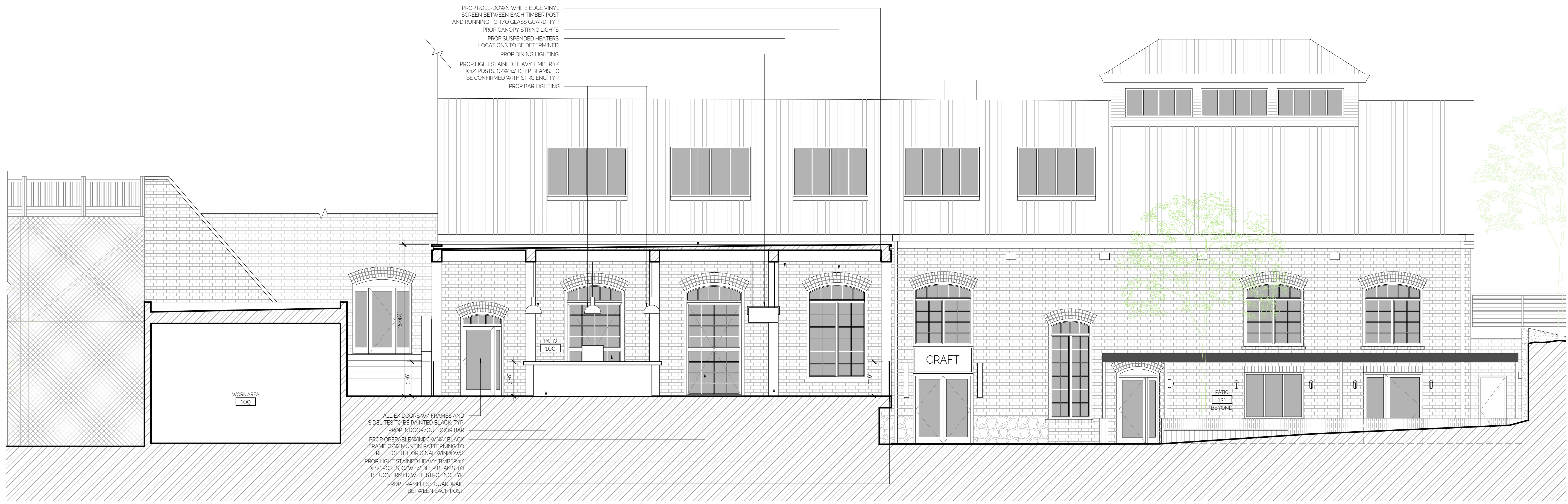
**NOTES**  
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**FORT**

NO	ISSUE	DATE
1	ISSUED FOR REVIEW	2020-07-06
2	ISSUED FOR REVIEW	2020-10-09
3	ISSUED FOR REVIEW	2021-03-02
4	ISSUED FOR DP	2021-03-23
5	ISSUED IN RESPONSE TO REVIEW SUMMARY	2021-05-04
6	ISSUED IN RESPONSE TO REVIEW SUMMARY R1	2021-05-29

**PROJECT**  
**CRAFT BEER MARKET  
VICTORIA**  
MUNICIPAL ADDRESS: 440 AND 420 SWIFT ST VICTORIA BC V8W 1S3  
LEGAL ADDRESS: LOT 1 PLAN VP 95884 AND LOT 1 PLAN VP 95421

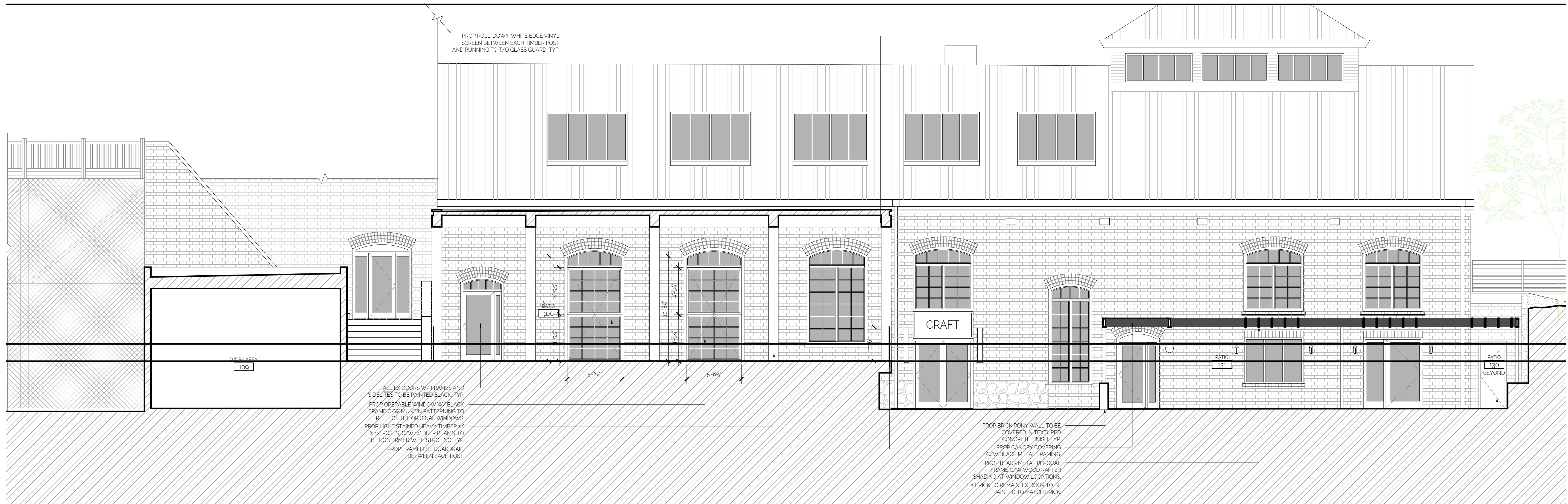
**DRAWING TITLE**  
**EXTERIOR  
ELEVATIONS**  
**PROJECT**  
PROJECT NO: 2099  
**SCALE**  
3/16" = 1'-0"  
**DRAWN BY**  
MB  
**CHECKED BY**  
**REVISION**  
SHEET  
**A301**



PROP ROLL-DOWN WHITE EDGE VINYL SCREEN BETWEEN EACH TIMBER POST AND RUNNING TO T/O GLASS GUARD, TYP.  
 PROP CANOPY STRING LIGHTS  
 PROP SUSPENDED HEATERS  
 LOCATIONS TO BE DETERMINED  
 PROP DINING LIGHTING  
 PROP LIGHT STAINED HEAVY TIMBER 12" X 12" POSTS, C/W 14" DEEP BEAMS TO BE CONFIRMED WITH STRC ENG. TYP.  
 PROP BAR LIGHTING

ALL EX DOORS W/ FRAMES AND SIDELITES TO BE PAINTED BLACK, TYP.  
 PROP INDOORS/OUTDOORS BAR  
 PROP OPERABLE WINDOW W/ BLACK FRAME C/W MUNTIN PATTERNING TO REFLECT THE ORIGINAL WINDOWS  
 PROP LIGHT STAINED HEAVY TIMBER 12" X 12" POSTS, C/W 14" DEEP BEAMS TO BE CONFIRMED WITH STRC ENG. TYP.  
 PROP FRAMELESS GUARDRAIL BETWEEN EACH POST

01 A402 WEST ELEV 2 - PROP  
 3/16" = 1'-0"



PROP ROLL-DOWN WHITE EDGE VINYL SCREEN BETWEEN EACH TIMBER POST AND RUNNING TO T/O GLASS GUARD, TYP.

ALL EX DOORS W/ FRAMES AND SIDELITES TO BE PAINTED BLACK, TYP.  
 PROP OPERABLE WINDOW W/ BLACK FRAME C/W MUNTIN PATTERNING TO REFLECT THE ORIGINAL WINDOWS  
 PROP LIGHT STAINED HEAVY TIMBER 12" X 12" POSTS, C/W 14" DEEP BEAMS TO BE CONFIRMED WITH STRC ENG. TYP.  
 PROP FRAMELESS GUARDRAIL BETWEEN EACH POST

PROP BRICK RORY WALL TO BE COVERED IN TEXTURED CONCRETE FINISH, TYP.  
 PROP CANOPY COVERING C/W BLACK METAL FRAMING  
 PROP BLACK METAL PERSONAL FRAME C/W WOOD RAFTER SHADING AT WINDOW LOCATIONS  
 EX BRICK TO REMAIN EX DOOR TO BE PAINTED TO MATCH BRICK

02 A402 WEST ELEV 3 - PROP  
 3/16" = 1'-0"



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**FORT**

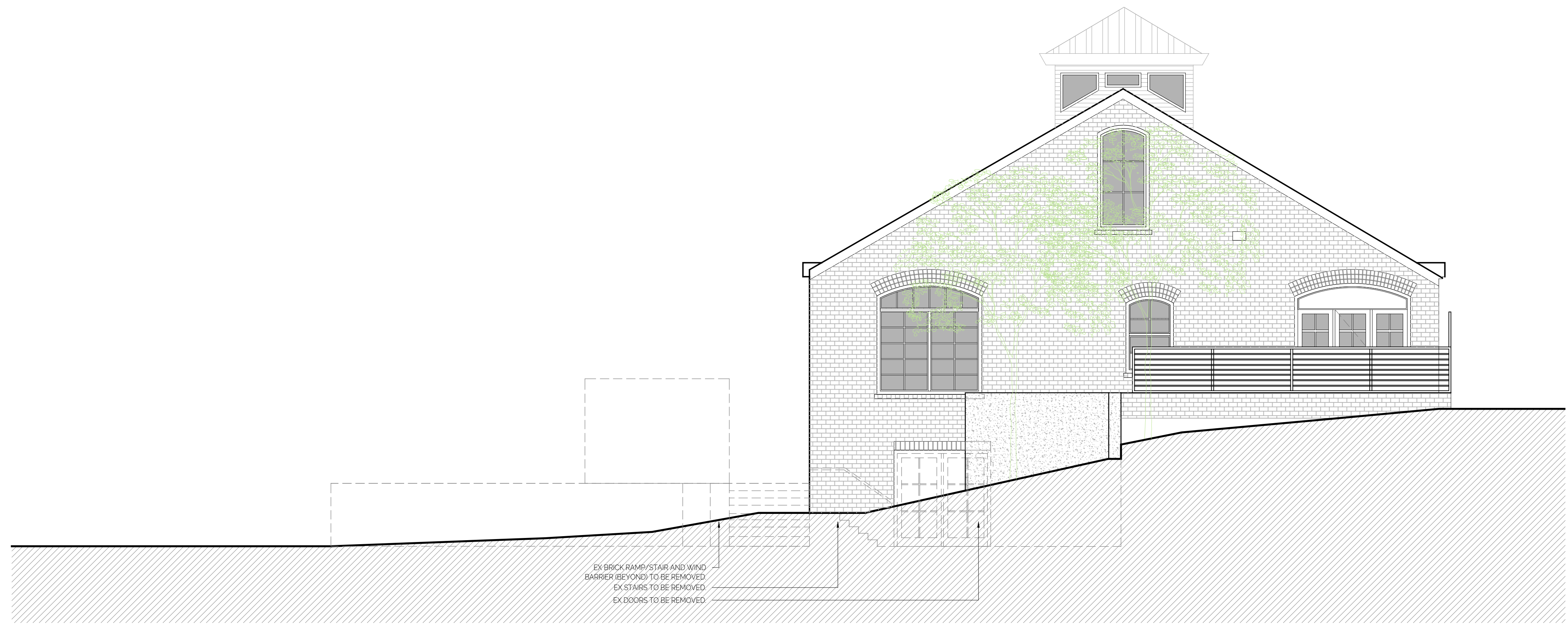
NO	ISSUE	DATE
1	ISSUED FOR REVIEW	2020-07-06
2	ISSUED FOR REVIEW	2020-10-09
3	ISSUED FOR REVIEW	2021-03-02
4	ISSUED FOR DP	2021-03-23
5	ISSUED IN RESPONSE TO REVIEW SUMMARY	2021-05-04

**PROJECT**  
**CRAFT BEER MARKET VICTORIA**  
 MUNICIPAL ADDRESS: 440 AND 450 SWIFT ST VICTORIA BC V8W 1S3  
 LEGAL ADDRESS: LOT 1 PLAN VP 95884 AND LOT 1 PLAN VP 95821

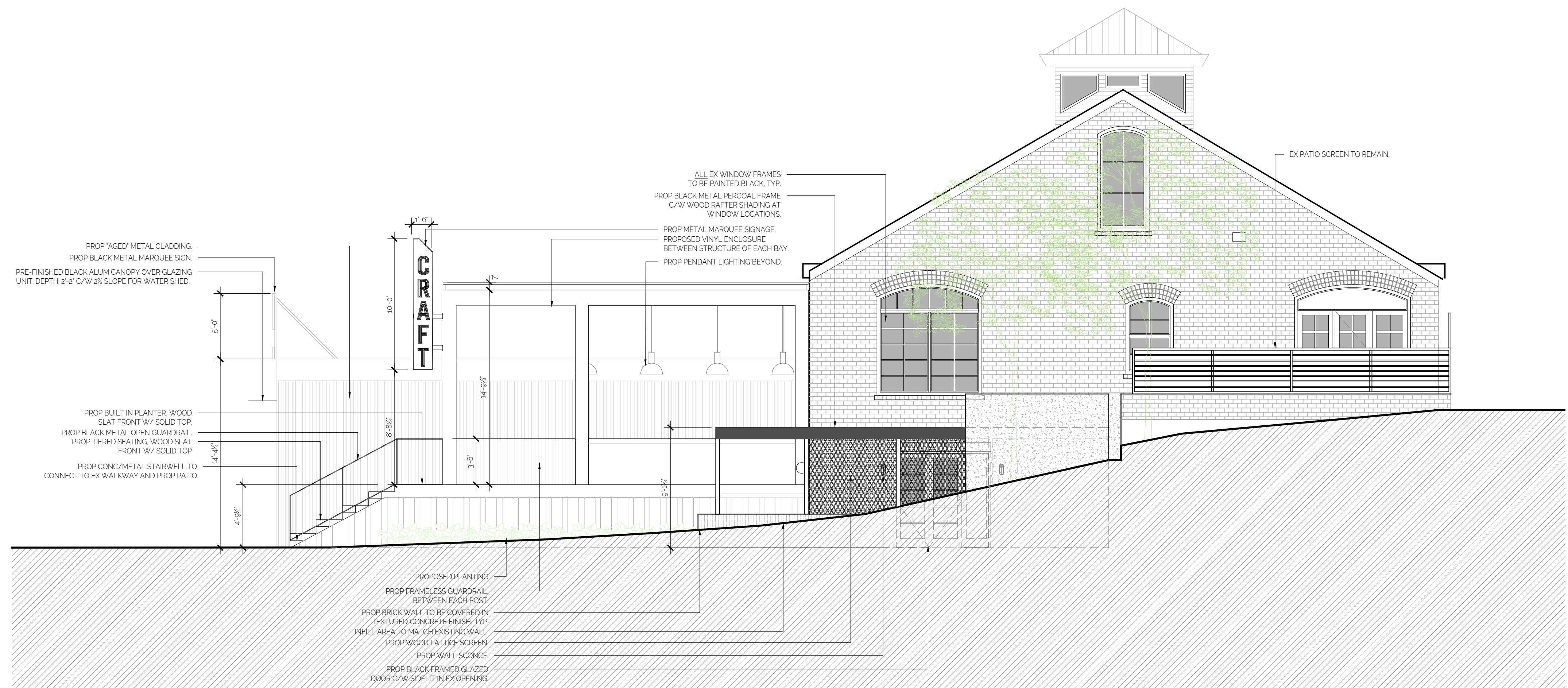
**DRAWING TITLE**  
**EXTERIOR ELEVATIONS**

**PROJECT**  
 PROJECT NO: 2099  
 SCALE: 3/16" = 1'-0"  
 DRAWN BY: MB  
 CHECKED BY:

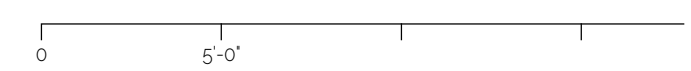
**REVISION**  
 SHEET  
**A402**



01 A403 SOUTH ELEV - DEMO  
3/16" = 1'-0"



02 A403 SOUTH ELEV - PROP  
3/16" = 1'-0"



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**FORT**

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1	ISSUED FOR REVIEW	2020-07-06
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4	ISSUED FOR DP	2021-03-23
5	ISSUED IN RESPONSE TO REVIEW SUMMARY	2021-06-04

**PROJECT**  
**CRAFT BEER MARKET VICTORIA**  
MUNICIPAL ADDRESS: 440 AND 420 SWIFT ST VICTORIA BC V8W 1S3  
LEGAL ADDRESS: LOT 1 PLAN VP 95884 AND LOT A PLAN VP 86421

**DRAWING TITLE**  
**EXTERIOR ELEVATIONS**

**PROJECT**  
PROJECT NO: 2099  
SCALE: 3/16" = 1'-0"  
DRAWN BY: MB  
CHECKED BY:

**REVISION**  
**SHEET**  
**A403**



01 A404 | ARTISTIC VIEW 1



02 A404 | ARTISTIC VIEW 2



03 A404 | ARTISTIC VIEW 3



04 A404 | ARTISTIC VIEW 4

**NOTES**  
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5	ISSUED IN RESPONSE TO REVIEW SUMMARY	2021-05-04

**PROJECT**  
**CRAFT BEER MARKET**  
**VICTORIA**

MUNICIPAL ADDRESS:  
 445 AND 450 SWIFT ST  
 VICTORIA BC V8W 1S3

LEGAL ADDRESS:  
 LOT 1 PLAN VP 95884 AND  
 LOT 2 PLAN VP 95821

**DRAWING TITLE**  
**CONCEPT RENDERING**  
**AND MATERIALS**

**PROJECT**  
 PROJECT NO: 2009  
 SCALE: NTS  
 DRAWN BY: LA  
 CHECKED BY:

**REVISION**  
**SHEET**  
**A404**



01 A405 EXISTING SITE PHOTO  
NTS



02 A405 EXISTING SITE PHOTO  
NTS



03 A405 EXISTING SITE PHOTO  
NTS



04 A405 EXISTING SITE PHOTO  
NTS



05 A405 EXISTING SITE PHOTO  
NTS



06 A405 EXISTING SITE PHOTO  
NTS



07 A405 EXISTING SITE PHOTO  
NTS



08 A405 EXISTING SITE PHOTO  
NTS



09 A405 EXISTING SITE PHOTO  
NTS

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**PROJECT**  
**CRAFT BEER MARKET**  
**VICTORIA**

MUNICIPAL ADDRESS: 440 AND 450 SWIFT ST VICTORIA BC V8W 1S3  
LEGAL ADDRESS: LOT 1 PLAN VP 95884 AND LOT A PLAN VP 85421

**DRAWING TITLE**  
**EXISTING SITE**  
**PHOTOS**

**PROJECT**  
PROJECT NO: 2099  
**SCALE**  
DRAWN BY: MS  
CHECKED BY:

**REVISION**  
**SHEET**  
**A405**