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City of Victoria

JUL 13 2017

Planning & Development Department  
Development Services Division

# Phillips Tasting Bar & Retail Expansion, Development Permit W/ Variances

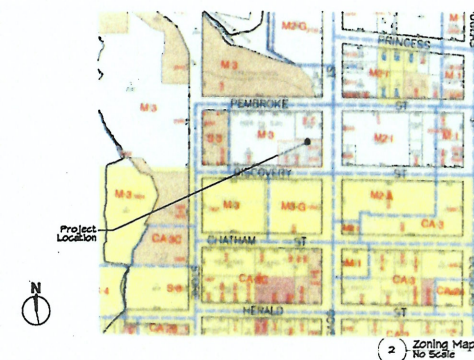
2000 Government Street, Victoria, B.C.



| Project Information Data Table               |                                                                       |
|----------------------------------------------|-----------------------------------------------------------------------|
| Project Name                                 | 107                                                                   |
| Project File                                 | 107                                                                   |
| Site Area                                    | 2,743.82m <sup>2</sup>                                                |
| Floor Area                                   |                                                                       |
| Main                                         | 2,072.84m <sup>2</sup>                                                |
| Second                                       | 381.84m <sup>2</sup>                                                  |
| Total Floor Area                             | 2,454.68m <sup>2</sup>                                                |
| Commercial Floor Area                        | As Above, 2,454.68m <sup>2</sup>                                      |
| Plant Space (Kitchen & Pan)                  | 2,346.00m <sup>2</sup> + 1,145.00m <sup>2</sup> = 3,491m <sup>2</sup> |
| Site Coverage (%)                            | 2,072.84m <sup>2</sup> / 2,743.82m <sup>2</sup> = 75%                 |
| Open Site Space (%)                          | 1,670.98m <sup>2</sup> / 2,743.82m <sup>2</sup> = 60%                 |
| Building Height                              | 12.00m (Maximum)                                                      |
| Number of Storeys                            | 2                                                                     |
| Number of Units                              | 5                                                                     |
| Number of Units (Class 1)                    | 10                                                                    |
| Number of Units (Class 2)                    | 14                                                                    |
| Building Setbacks                            |                                                                       |
| Front Yard                                   | 3.0m                                                                  |
| Side Yard (North)                            | 3.0m                                                                  |
| Side Yard (South)                            | 3.0m                                                                  |
| Side Yard (East)                             | 3.0m                                                                  |
| Side Yard (West)                             | 3.0m                                                                  |
| Setback Line Details                         |                                                                       |
| Setback (North)                              | 3.0m                                                                  |
| Setback (South)                              | 3.0m                                                                  |
| Setback (East)                               | 3.0m                                                                  |
| Setback (West)                               | 3.0m                                                                  |
| Maximum Lot Total Area (m <sup>2</sup> )     | 2,743.82                                                              |
| Total Permitted Floor Area (m <sup>2</sup> ) | 2,454.68                                                              |



4 View From S.E. Corner, Douglas & Discovery  
No Scale



2 Zoning Map  
No Scale



1 Location Plan  
No Scale

|                                         |  |                |  |
|-----------------------------------------|--|----------------|--|
| Project Name                            |  | Project Number |  |
| Phillips Tasting Bar & Retail Expansion |  | 1617           |  |
| Development Permit W/ Permits           |  | 1706429        |  |
| Drawing Title                           |  | Drawing No.    |  |
| Rendering Location Plan                 |  | 1706429        |  |
| Drawing Date                            |  | Drawing By     |  |
| 17/06/2017                              |  | SK-0           |  |

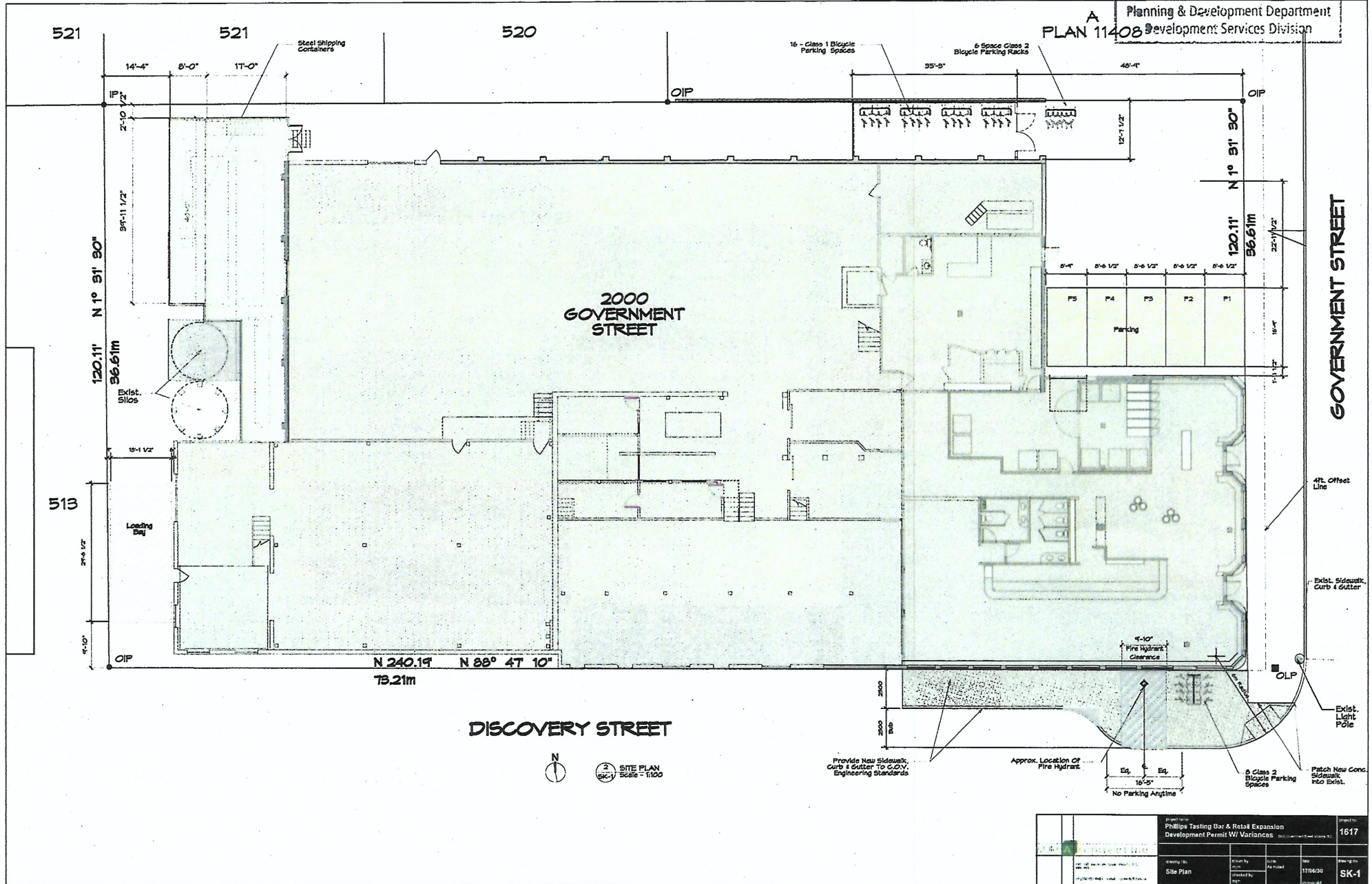


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PLAN 11408 A



|                                                                                             |                    |          |
|---------------------------------------------------------------------------------------------|--------------------|----------|
| Project Title<br>Phillips Tasting Bar & Retail Expansion<br>Development Permit W/ Variances |                    | 1617     |
| Drawing No.<br>Site Plan                                                                    | Drawing By<br>SK-1 | 17706/00 |
| Checked By                                                                                  | Drawn By           | 17706/00 |
| Scale                                                                                       | Scale              | 1:100    |

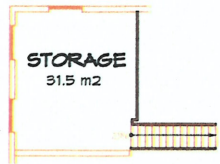


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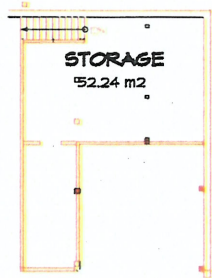
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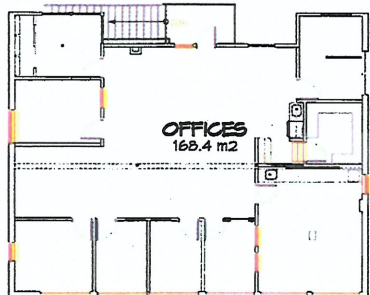
Partial Second Floor Plan  
Scale: 1/8" = 1'-0"



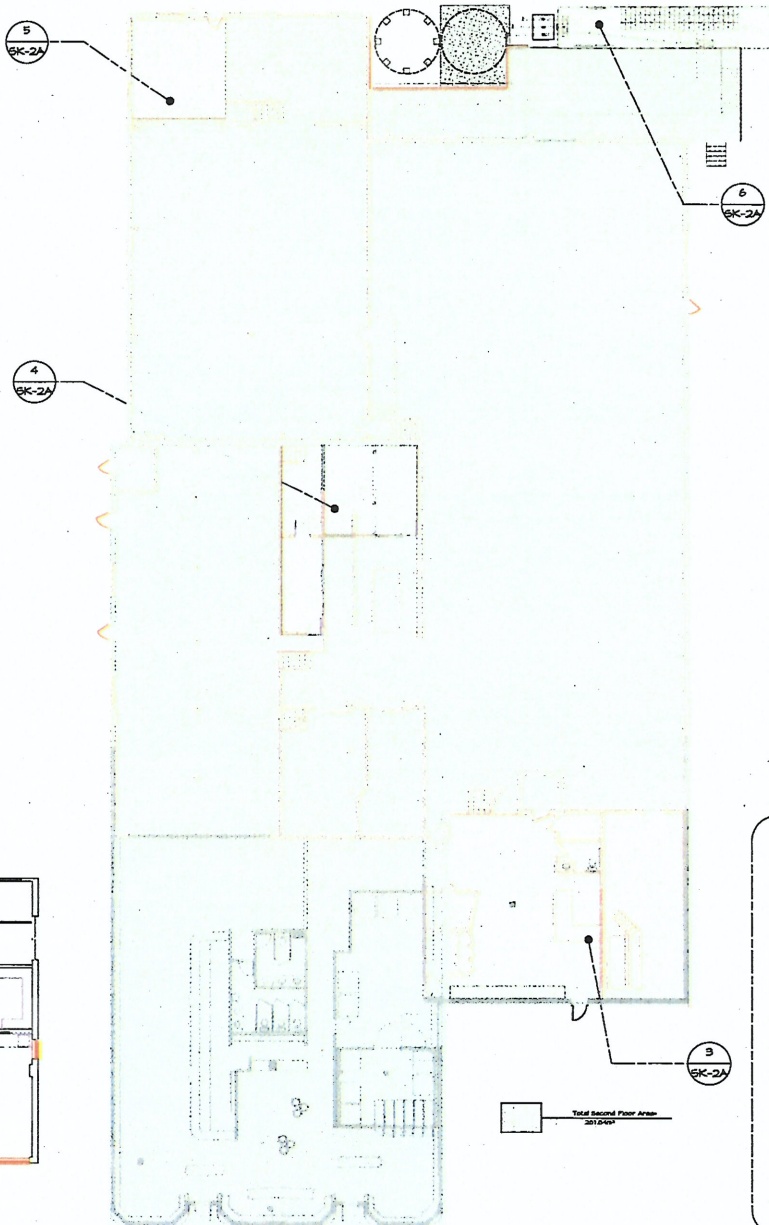
Partial Second Floor Plan  
Scale: 1/8" = 1'-0"



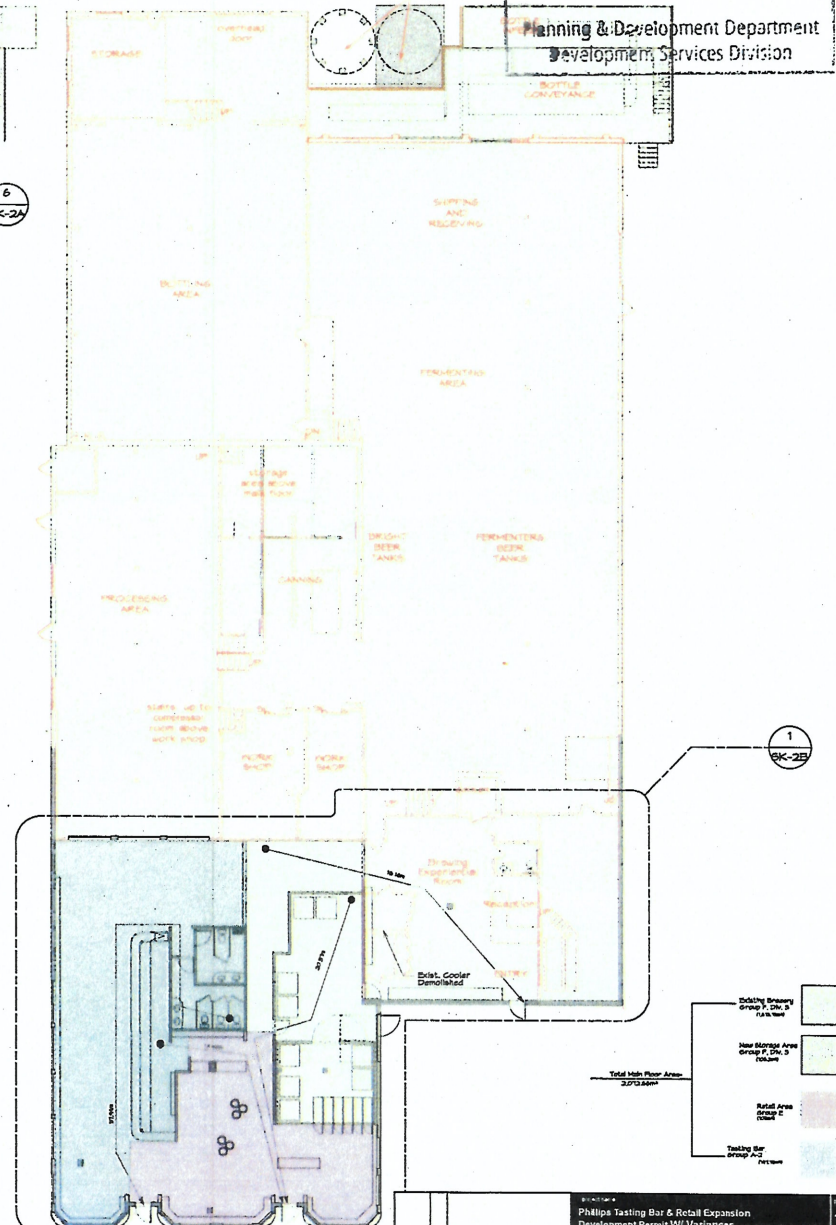
Partial Second Floor Plan  
Scale: 1/8" = 1'-0"



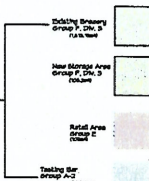
Partial Second Floor Plan  
Scale: 1/8" = 1'-0"



Reference/Key Plan, Second Floor  
Scale: 1/32" = 1'-0"



Reference/Key Plan, Main Floor  
Scale: 1/32" = 1'-0"



Total Main Floor Area: 37,000 sqm

|                                                                            |             |        |       |       |
|----------------------------------------------------------------------------|-------------|--------|-------|-------|
| PHILLIPS TASTING BAR & RETAIL EXPANSION<br>Development Permit W/ Variances |             |        |       | 1617  |
| Drawn by:                                                                  | Project No: | Scale: | Date: | SK-2A |
| Reference Plans                                                            | Project No: | Scale: | Date: |       |

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stairs. up to  
compressor  
room above  
work shop  
24'0"x23'0"

WORK SHOP  
22'6"X15'9"

WORK SHOP  
22'6"X10'6"

RECEPTION/  
EXPERIENTIAL SPACE  
34'4"X32'9"

EXIST  
TOILE  
RM.

Class 1  
Bicycle  
Storage

## ENTRY

TASTING ROOM

WOMEN'S W.R.

## STORAGE

WALK-IN  
FRIDGE

Tasting Bar Area  
= 187.73m<sup>2</sup>

7 New Windows To Match  
Exist., Refer To Elevations  
For Varying Dimensions &  
Sill Heights

**New Window To Watch First Site**

—

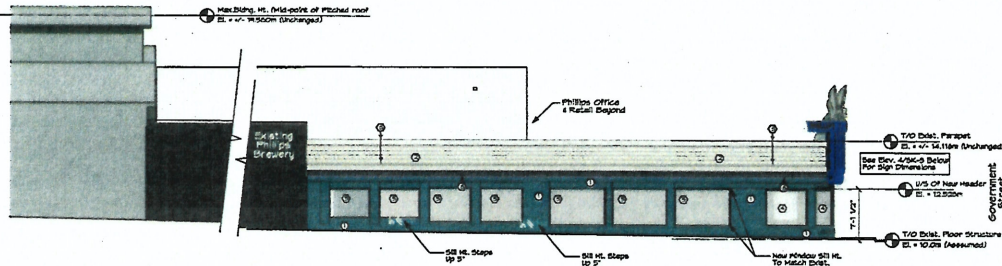


1 Phillips Main Floor Plan  
Scale: 3/16" = 1'-0"

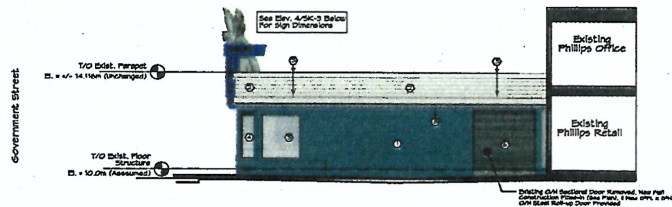
|                                                                                                          |  |                                                                                                       |  |                            |  |
|----------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------|--|----------------------------|--|
|                     |  | project name<br><b>Phillips Testing Bar &amp; Retail Expansion</b><br>Development Permit W/ Variances |  | permit No.<br><b>1617</b>  |  |
| address<br>1401 N. Broad Street, Suite 200<br>Philadelphia, PA 19102                                     |  | drawing title<br><b>Main Floor Plan</b>                                                               |  | drawing No.<br><b>SK-2</b> |  |
| owner<br>Phillips Testing Bar & Retail, LLC<br>1401 N. Broad Street, Suite 200<br>Philadelphia, PA 19102 |  | drawn by<br>mjm<br>checked by<br>mjm                                                                  |  | date<br>1/16/2020          |  |



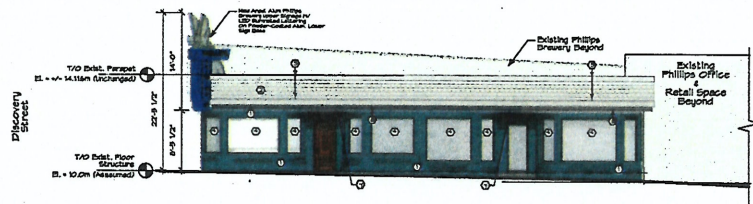
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1 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



2 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



3 EAST ELEVATION  
Scale: 1/8" = 1'-0"



3 PHOTO OF SOUTH VIEW  
Not To Scale



2 PHOTO OF NORTH VIEW  
Not To Scale



1 PHOTO OF EAST VIEW  
Not To Scale

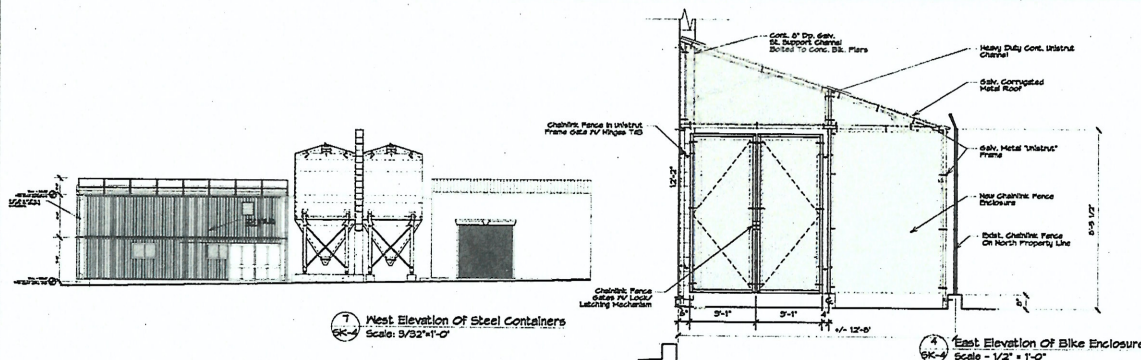
|   |                                                                                 |
|---|---------------------------------------------------------------------------------|
| 1 | 3 Coat Acrylic System (New Array)<br>Status Reported/Reported on Existing Areas |
| 2 | 3 Coat Acrylic System (New Array)<br>Status Reported/Reported on Existing Areas |
| 3 | 3 Coat Acrylic System (New Array)<br>Status Reported/Reported on Existing Areas |
| 4 | 3 Coat Acrylic System (New Array)<br>Status Reported/Reported on Existing Areas |
| 5 | 3 Coat Acrylic System (New Array)<br>Status Reported/Reported on Existing Areas |
| 6 | 3 Coat Acrylic System (New Array)<br>Status Reported/Reported on Existing Areas |
| 7 | 3 Coat Acrylic System (New Array)<br>Status Reported/Reported on Existing Areas |
| 8 | 3 Coat Acrylic System (New Array)<br>Status Reported/Reported on Existing Areas |

|                     |  |                                                                                                         |
|---------------------|--|---------------------------------------------------------------------------------------------------------|
| Project Name        |  | 1617                                                                                                    |
| Project No.         |  | 1617                                                                                                    |
| Project Description |  | Phillips Testing Bar & Retail Expansion,<br>Development Permit W/ Variance, 801 Government Street, S.E. |
| Project Location    |  | 801 Government Street, S.E.                                                                             |
| Project Date        |  | 1/26/2017                                                                                               |
| Project Status      |  | SK-3                                                                                                    |



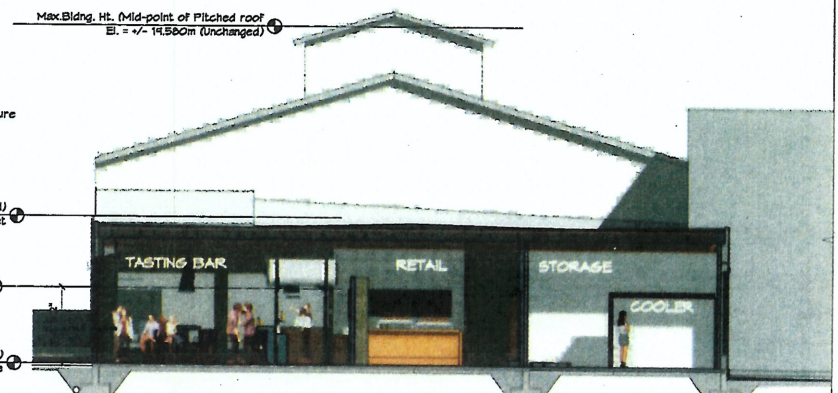
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2 Streetscape View Looking West Across Government Street  
Not To Scale

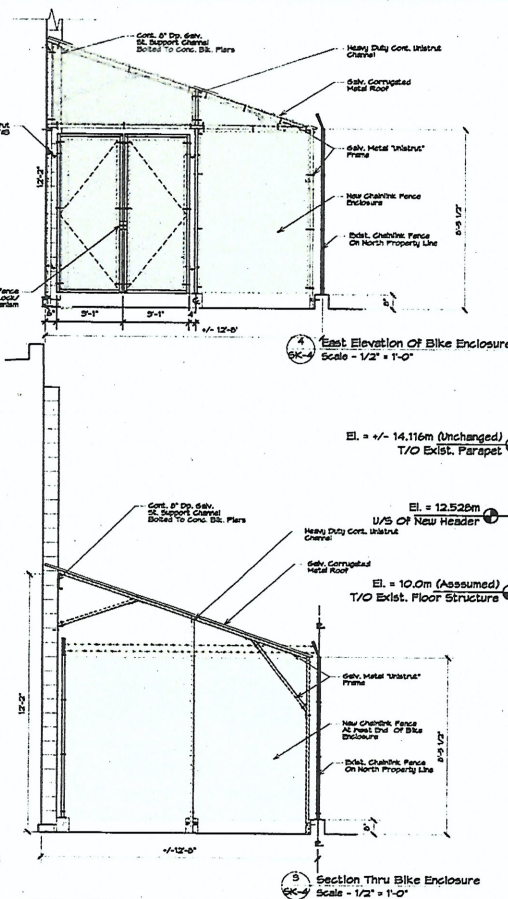
Max Bldg. Ht. (Mid-point of Pitched roof)  
El. = +/- 14.580m (Unchanged)



1 N/S Building Section Looking West  
Scale: 3/16" = 1'-0"



5 Steel Containers As Seen From The South-west  
Not to Scale



5 Section Thru Bike Enclosure  
Scale - 1/2" = 1'-0"

|                                                                                            |                  |          |
|--------------------------------------------------------------------------------------------|------------------|----------|
| Project Name<br>Phillips Tasting Bar & Retail Expansion<br>Development Permit W/ Variances |                  | 1617     |
| Drawn By<br>SK-4                                                                           | Drawn By<br>SK-4 | 17/06/20 |
| Streetscape/Section/<br>Photos/Detail                                                      | SK-4             | SK-4     |