

PROJECT INFORMATION BC BUILDING CODE 2012 PART 3

CIVIC ADDRESS 1881-1885 FORT STREET, VICTORIA BC

LEGAL DESCRIPTION Lot 1 Section 76 Victoria District Plan 26670 PID 003-483-495

OWNER Bock Wing Yip
5464 Heathdale Court
Burnaby BC

ARCHITECT dHKarchitects
977 Fort Street
Victoria BC V8V 3K3

APPLICANT Pacificanna Holdings Ltd.
Darren Saunders

Darren Saunders info@Pacificanna.ca

OCCUPANCY
CLASSIFICATION

Group E - Mercantile
3.2.2.68 Group E up to 2 Storeys
Max. Building Area 1 250 m2
1 Storey facing 2 streets
Combustible Construction permitted
Floor Assemblies 45 minute FRR
Supporting Structure 45 Minute FRR

SEPARATION OF SUITES

Suite Demising Walls - 45 Minute FRR (3.3.1.1.(2))

EXITING 2 exits provided; maximum travel distance 45m (3.4.2.5.(c))
Actual Travel distance = 11.65 m

OCCUPANT LOAD 89 / 3.70 m2 pp = 24 People (3.1.17.1)

WASHROOMS One Unisex washroom provided per

(3.7.2.2.(16) and (4)) and is also a Universal Toilet Room per 3.7.2.2.(3)

ZONING

SITE ZONING C1 Commercial (DPA 5)

SITE AREA 786.85 m2

BUILDING GFA 272.95 m2
LEASEHOLD AREA 87.12 m2

PROJECT INFORMATION

VEHICLE PARKING Schedule C - Village Centre - Retail 88 / 50 = 1.7 = 2 spaces for

leasehold area
11 spaces existing on site / no
changes proposed - refer to Table
for detailed parking calculations

BICYCLE PARKING

1 long term space (1 per 200 m2) provided in suite
1 short term space (1 per 200 m2)

provided (2 total on site)

1 19-09-11 REZONING APPLICATION

Rev Date Description

plot date 19-09-11 drawing file 
drawn by Crk checked by Crk

scale - project number 1927

NOTE: All dimensions are shown in metric.

## Pacificanna Retail Outlet

1881 - 1885 Fort Street Victoria BC

Site Plan Project Data

dHKa **A** 

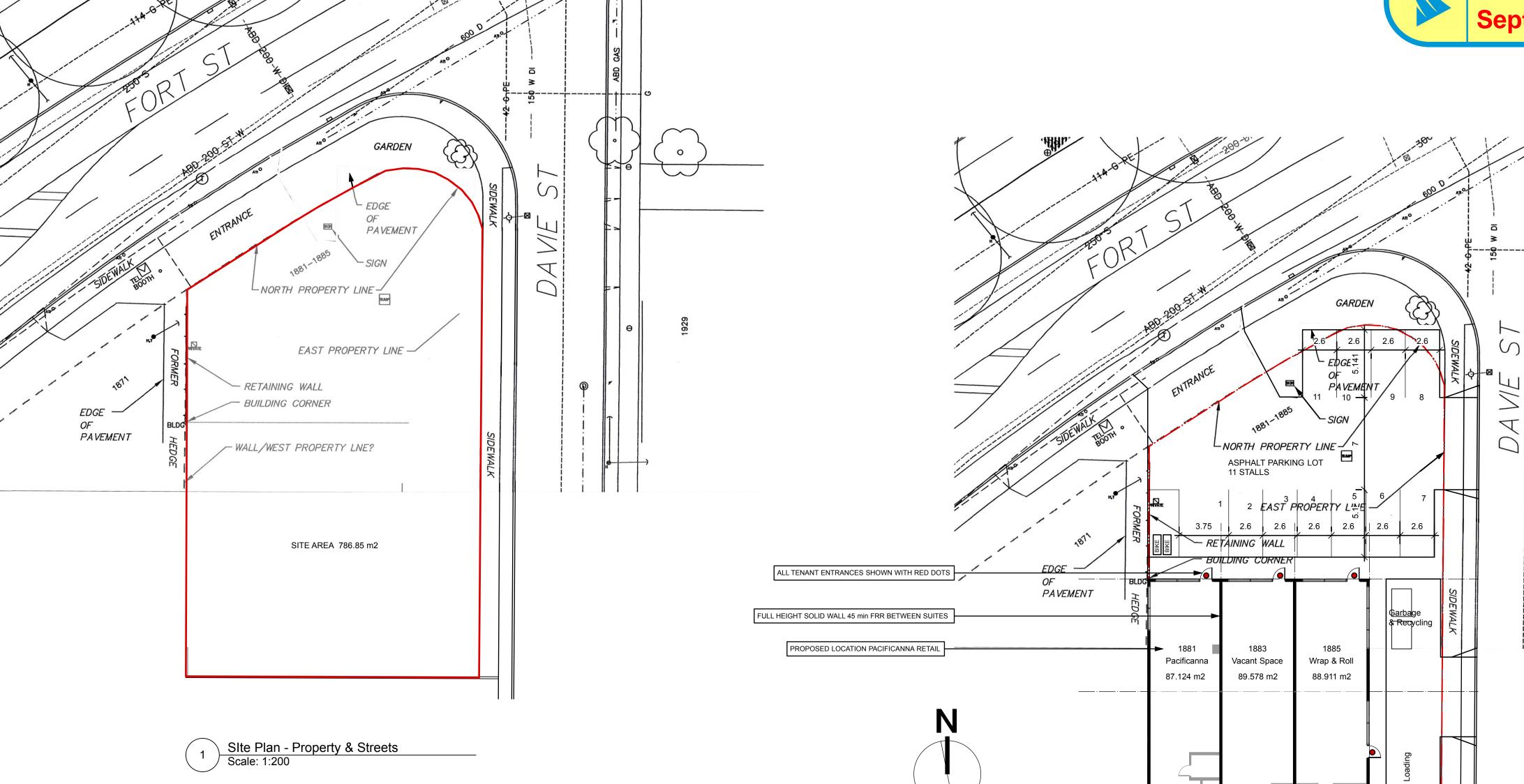
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Victoria

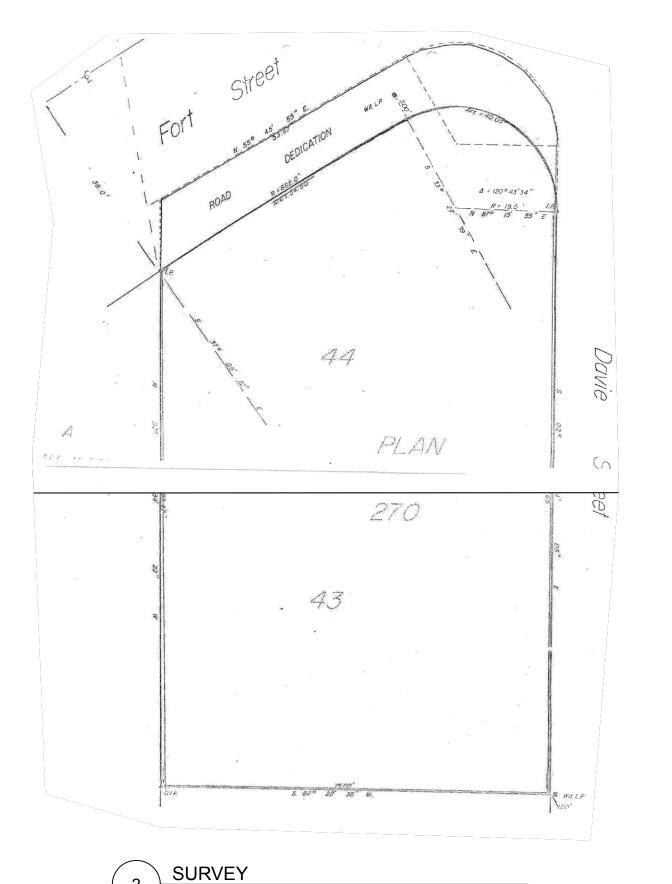
977 Fort Street V8V 3K3 T 1 • 250 • 658 • 3367

Nanaimo

102-5190 Dublin Way V9T 2K8 T 1 • 250 • 585 • 5810

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1881-1885 Fort Street - Schedule 'C' Calculation

Comprehensive Site Plan Scale: 1:200

ELEC

| Tenant Name   | Classification  | Are      | a m2 | Vehicle Spaces | Bicycle Spaces LT | Bicycle Spaces |
|---------------|-----------------|----------|------|----------------|-------------------|----------------|
| Wrap & Roll   | Restaurant      |          | 88.9 | 3.6            | 0.2               |                |
| Vacant Retail | Retail          |          | 89.6 | 1.8            | 0.4               |                |
| PACIFICANNA   | CANNABIS RETAIL |          | 87.1 | 1.7            | 0.4               |                |
|               |                 |          |      |                |                   |                |
|               |                 | Totals   |      | 7.1            | 1.1               |                |
|               |                 | Rounded  |      | 7              | 1                 |                |
|               |                 | Provided |      | 11             | 1                 |                |
| -             |                 |          |      |                |                   |                |

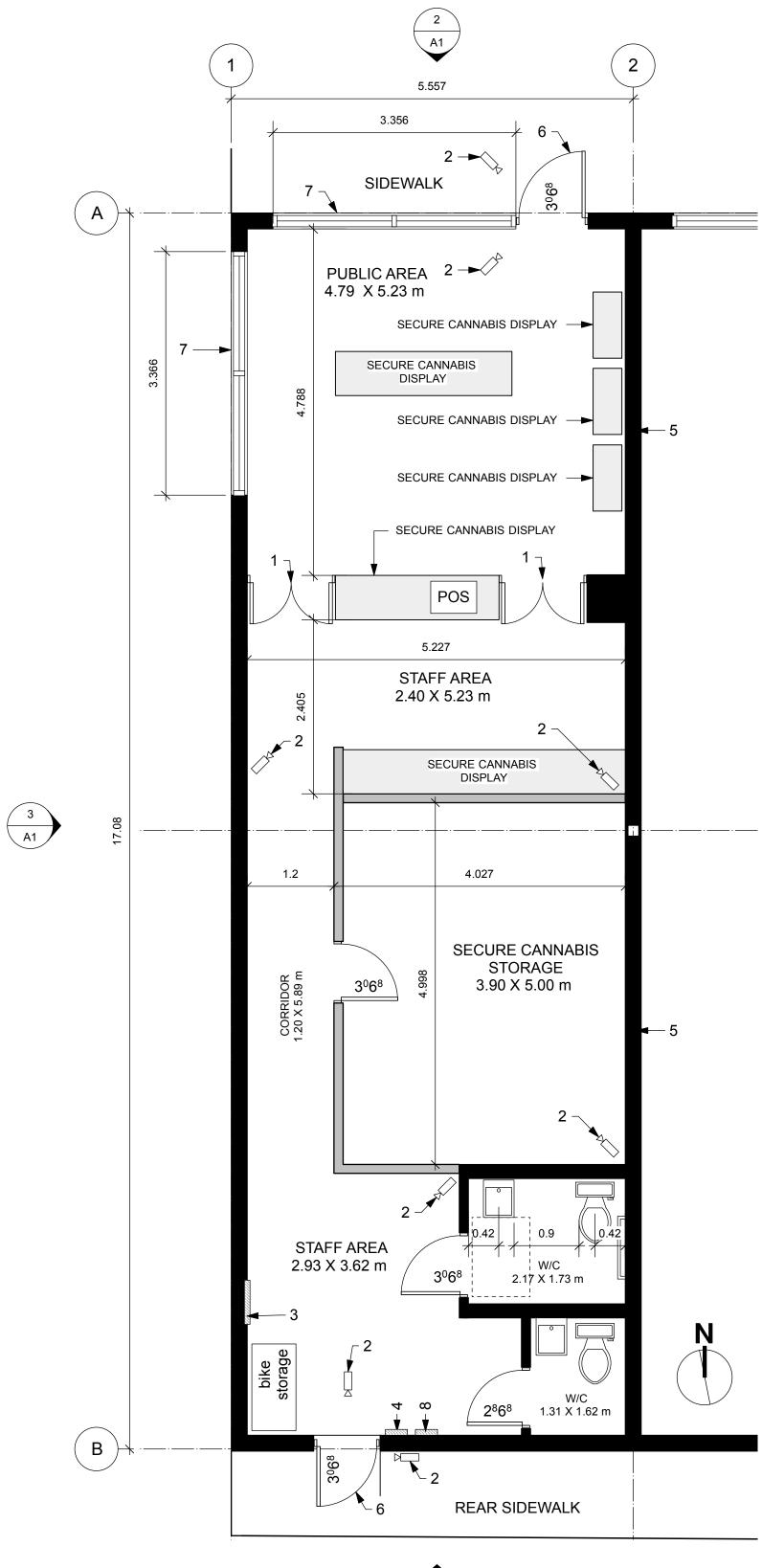


- 1 COUNTER-HEIGHT SWING GATES
- 2 SECURITY CAMERA
- 3 ELECTRICAL PANEL
- 4 PHONE / DATA SERVICE PANEL 5 RATED WALL FULL HEIGHT SUITE SEPARATION
- 6 EXISTING SECURE PERIMETER DOOR WITH LOCK
- 7 EXISTING STOREFRONT CLEAR GLAZING TO REMAIN 8 INTRUDER ALARM AND FIRE ALARM MONITORING SYSTEM

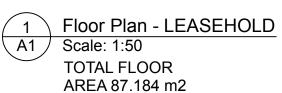
## HVAC SYSTEM TO BE FITTED WITH

AIR FILTRATION EQUIPMENT

FIRE ALARM / SMOKE DETECTORS TO BE MONITORED BY LICENSED THIRD PARTY MONITORING CO.



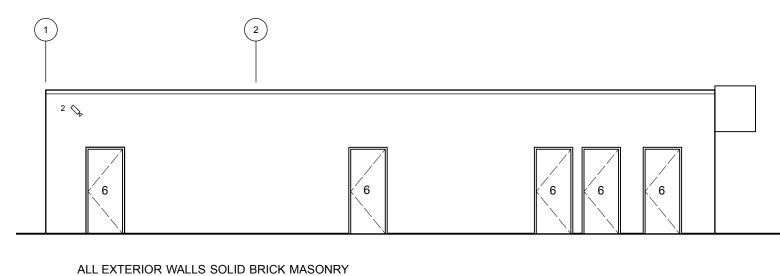




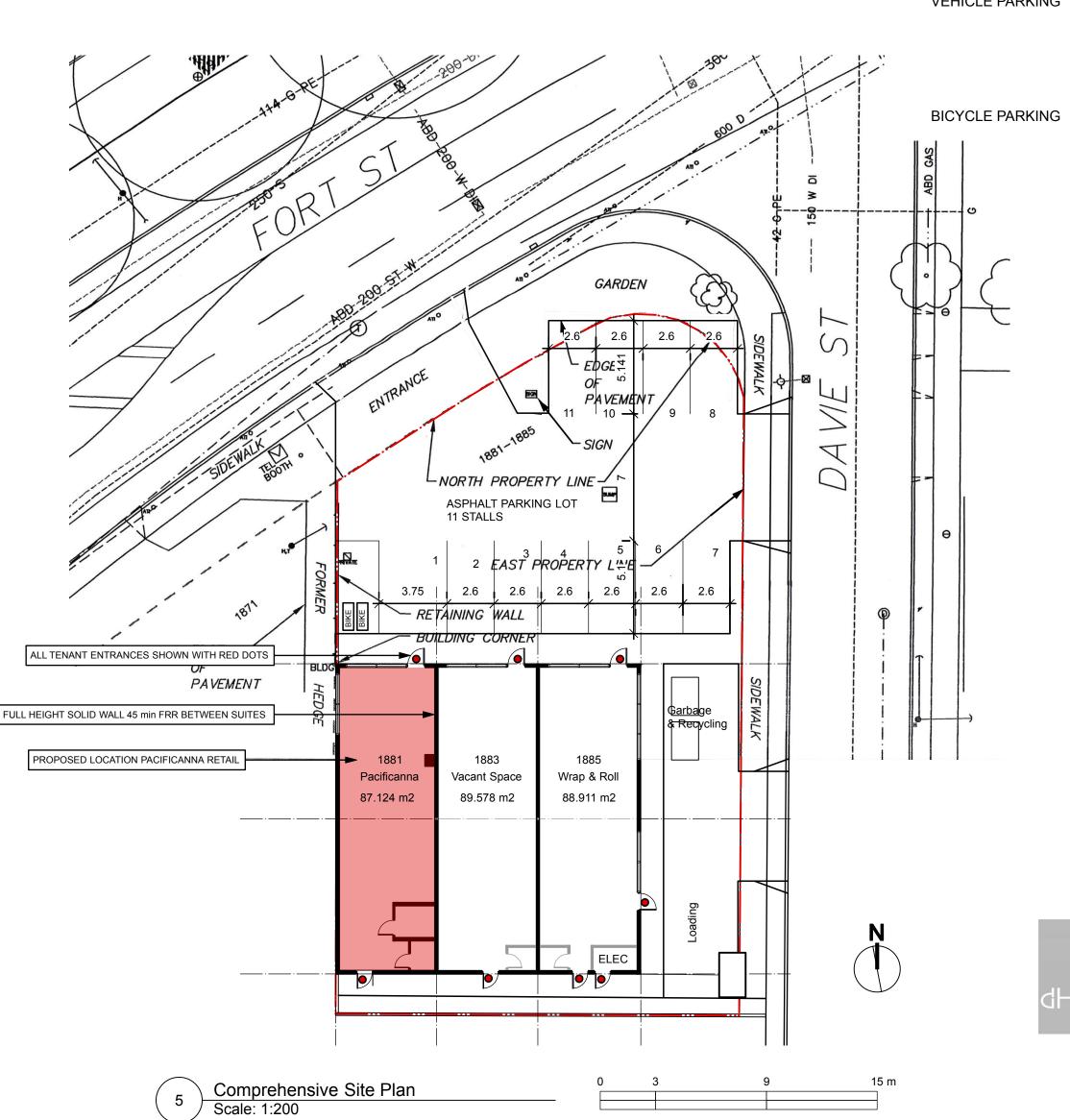


LOCATION PLAN: SCALE 1:5000 SHOWING 400 m AND 200 m RADIUS CIRCLES FROM BUILDING LOCATION. NO OTHER CANNABIS RETAIL WITHIN 400 m OF PROPOSED LOCATION. NO SCHOOL LOCATED WITHIN 200 m OF PROPOSED LOCATION.





South Elevation Scale: 1:100



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REZONING APPLICATION

Pacificanna Retail Outlet 1881 - 1885 Fort Street

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Victoria BC Leasehold Improvements

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