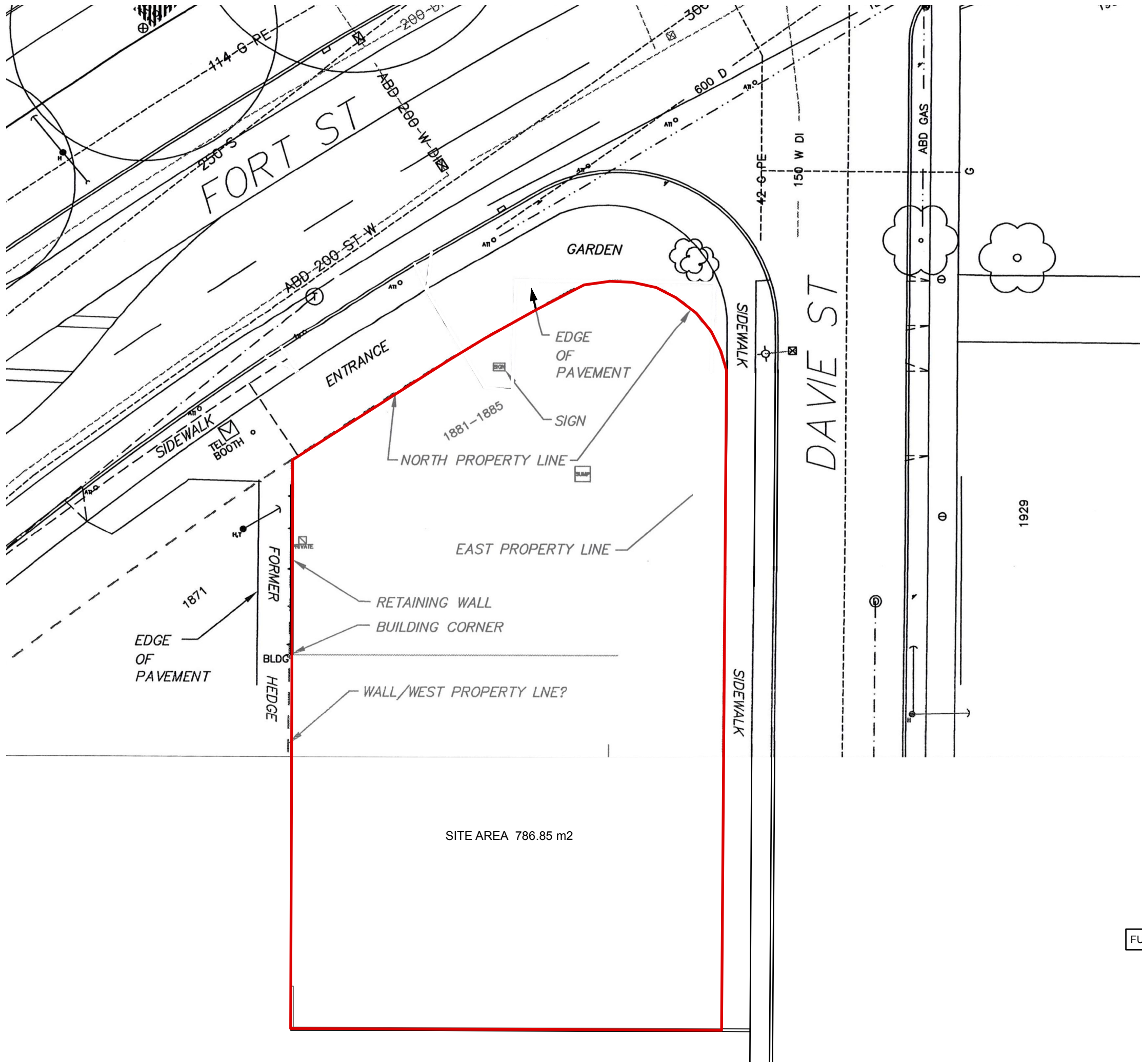
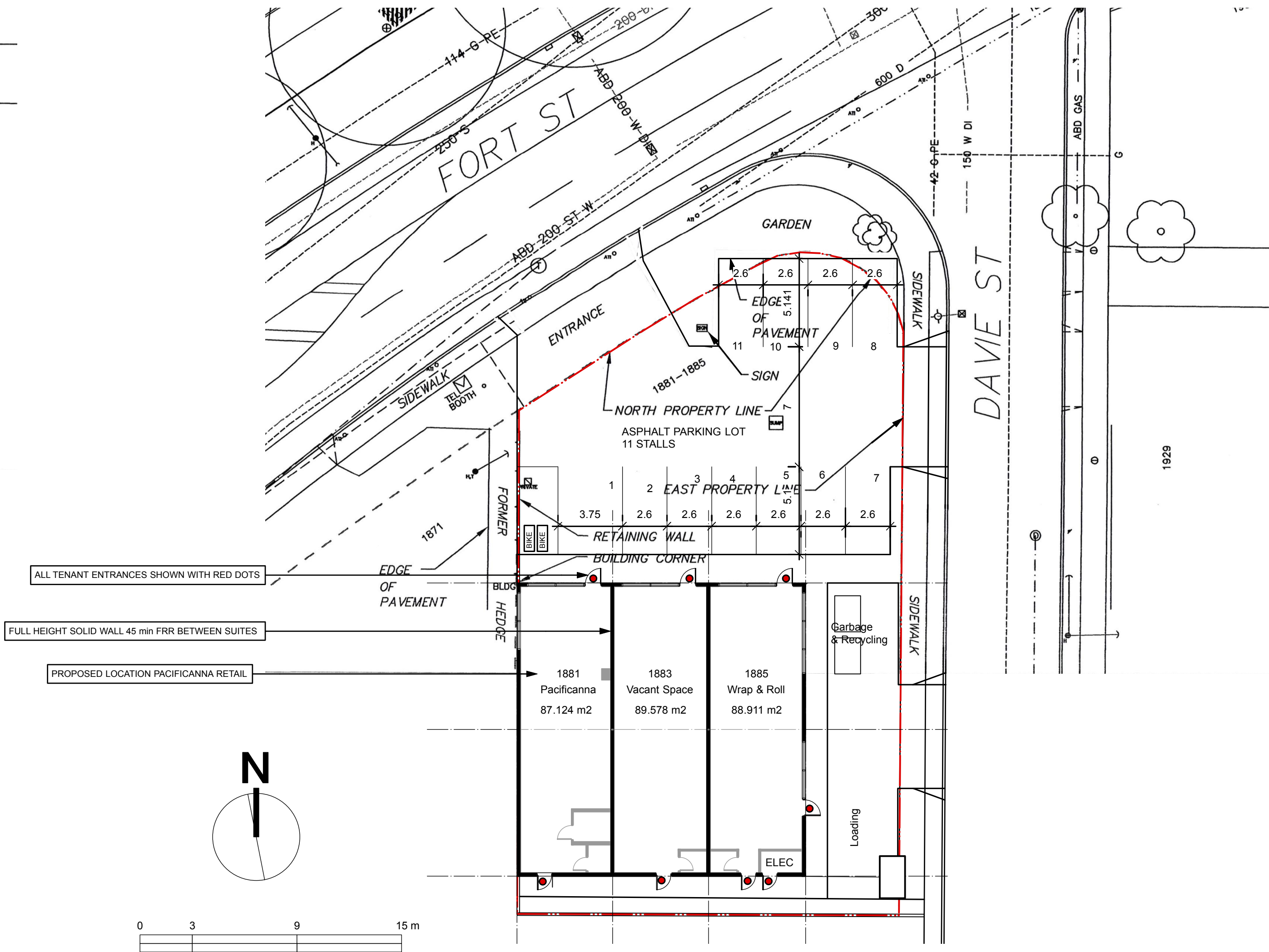


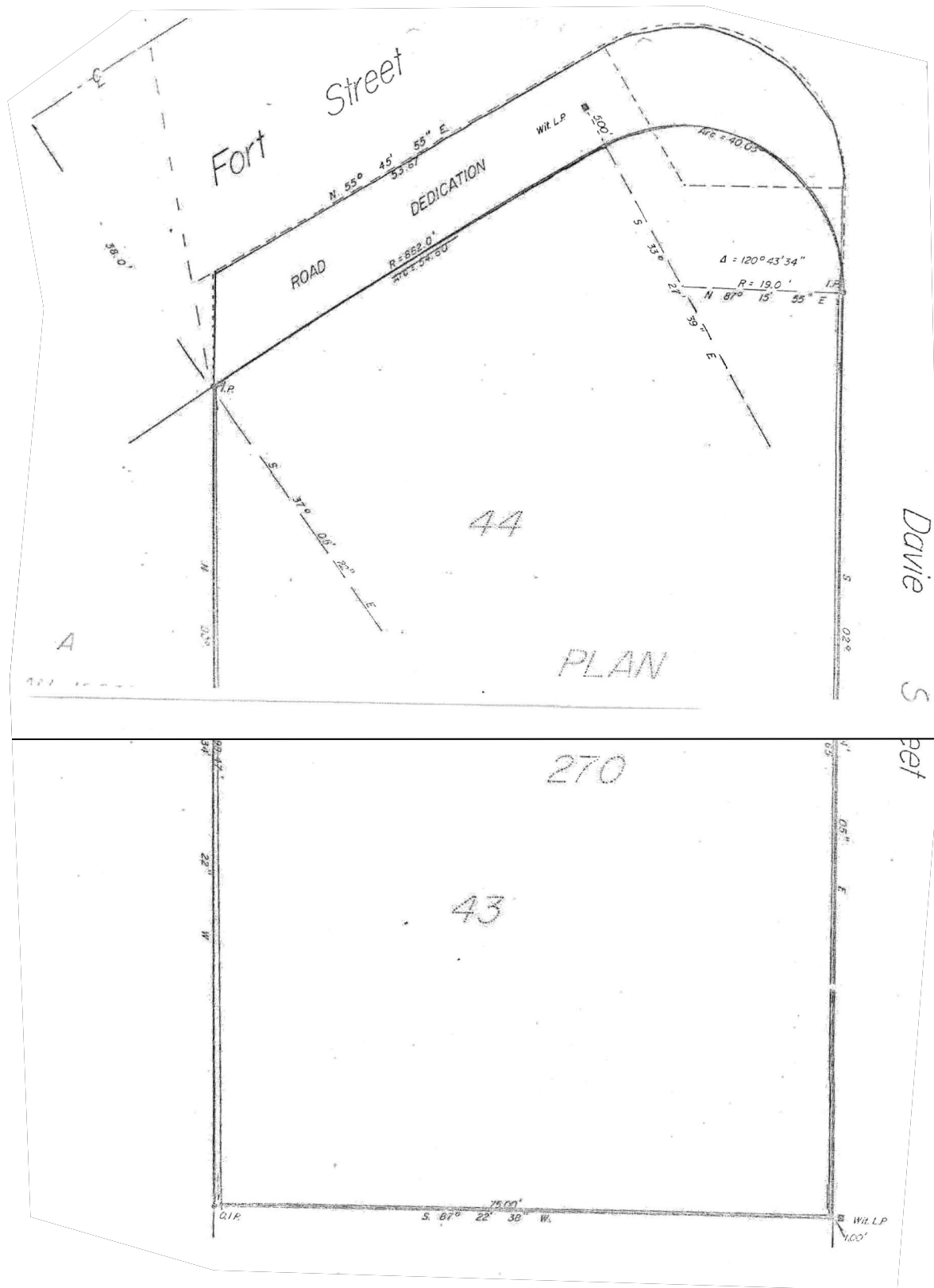
PROJECT INFORMATION	BC BUILDING CODE 2012 PART 3
CIVIC ADDRESS	1881-1885 FORT STREET, VICTORIA BC
LEGAL DESCRIPTION	Lot 1 Section 76 Victoria District Plan 26670 PID 003-483-495
OWNER	Bock Wing Yip 5464 Heathdale Court Burnaby BC
ARCHITECT	dHKarchitects 977 Fort Street Victoria BC V8V 3K3
APPLICANT	Pacificanna Holdings Ltd. Darren Saunders 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)
PROJECT INFORMATION	ZONING
SITE ZONING	C1 Commercial (DPA 5)
SITE AREA	786.85 m2
BUILDING GFA	272.95 m2
LEASEHOLD AREA	87.12 m2
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 Site Plan - Property & Streets
Scale: 1:200



3 Comprehensive Site Plan
Scale: 1:200



2 SURVEY
NTS

1881-1885 Fort Street - Schedule 'C' Calculation					
Tenant Name	Classification	Area m2	Vehicle Spaces	Bicycle Spaces LT	Bicycle Spaces ST
Wrap & Roll	Restaurant	88.9	3.6	0.2	0.9
Vacant Retail	Retail	89.6	1.8	0.4	0.4
PACIFICANNA	CANNABIS RETAIL	87.1	1.7	0.4	0.4
Totals			7.1	1.1	1.8
Rounded			7	1	2
Provided			11	1	2

ISS-01	19-09-11	REZONING APPLICATION
Rev	Date	Description
plot date	19-09-11	drawing file
drawn by	crk	checked by
scale	-	project number
		1927

Pacificanna Retail Outlet

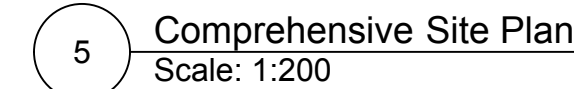
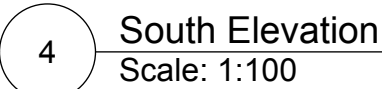
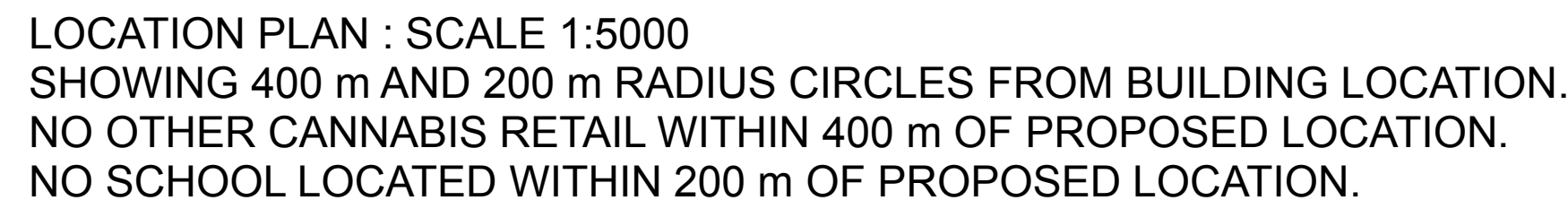
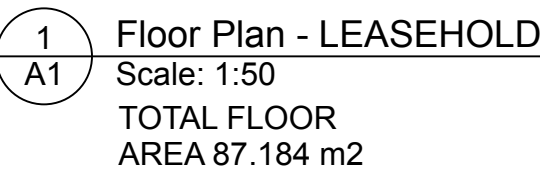
1881 - 1885 Fort Street
Victoria BC

Site Plan
Project Data



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



ISS-01	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.				

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