

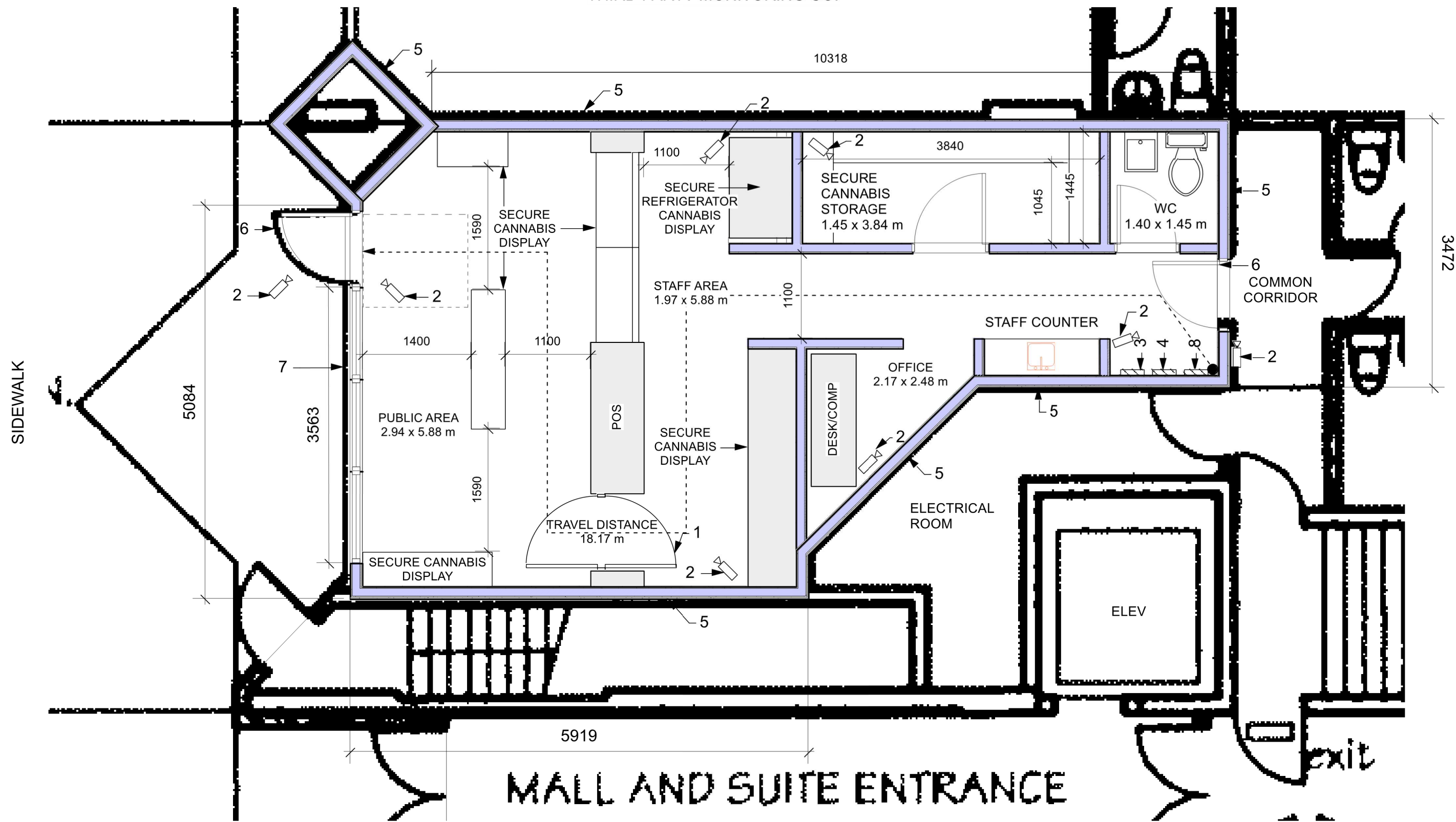


NOTES TO PLAN AND STOREFRONTS:

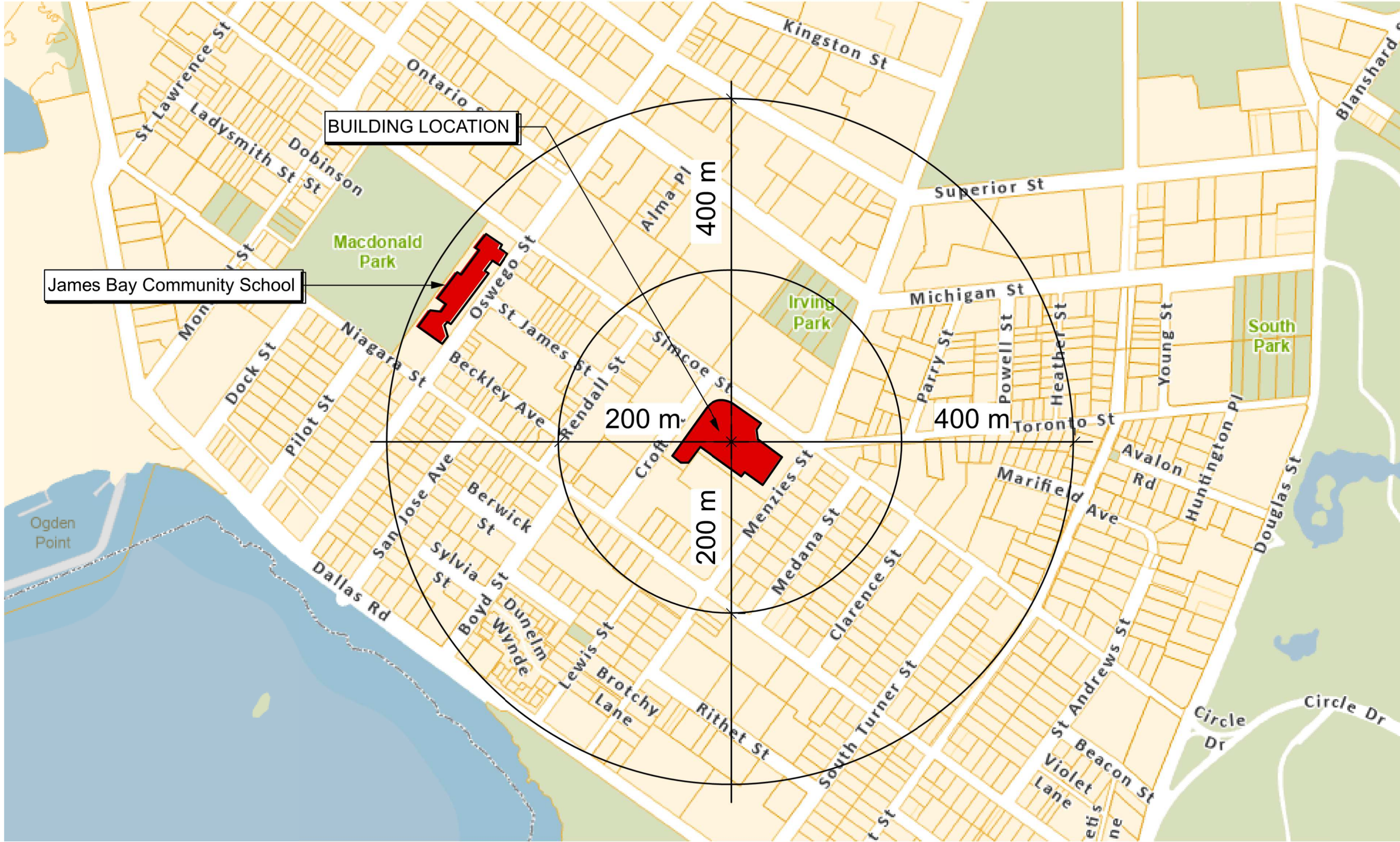
- 1 COUNTER-HEIGHT SWING GATE
- 2 SECURITY CAMERA
- 3 ELECTRICAL PANEL
- 4 PHONE / DATA SERVICE PANEL
- 5 RATED WALL FULL HEIGHT SUITE SEPARATION
- 6 EXISTING SECURE PERIMETER DOOR WITH LOCK
- 7 EXISTING STOREFRONT CLEAR GLAZING TO REMAIN
- 8 INTRUDER ALARM AND FIRE ALARM MONITORING SYSTEM

HVAC SYSTEM TO BE FITTED WITH
AIR FILTRATION EQUIPMENT

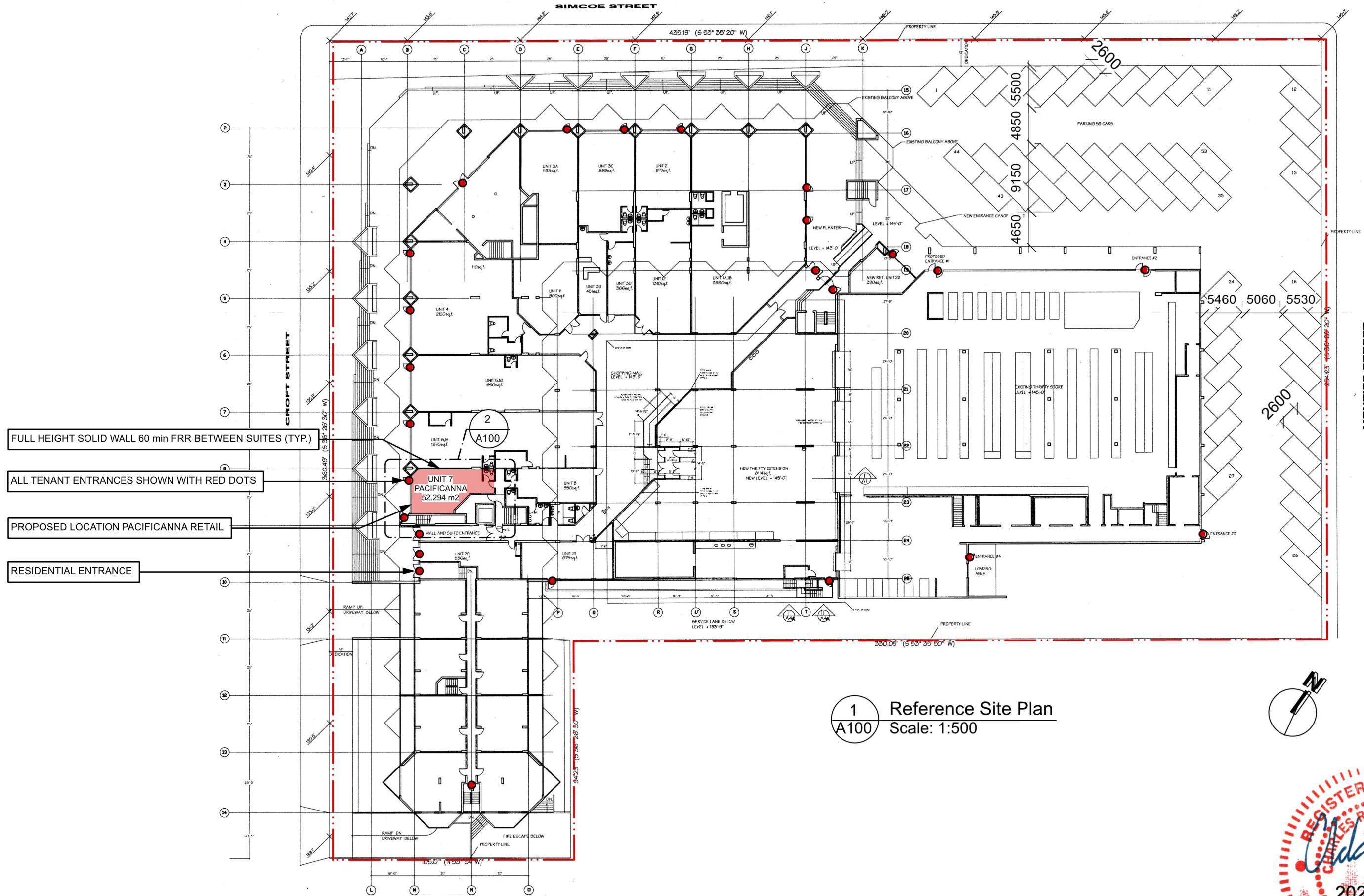
FIRE ALARM / SMOKE DETECTORS
TO BE MONITORED BY LICENSED
THIRD PARTY MONITORING CO.



2 Floor Plan - LEASEHOLD
Scale: 1:50
TOTAL FLOOR
AREA 52.294 m2



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.



1 Reference Site Plan
Scale: 1:500

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| PROJECT INFORMATION BC BUILDING CODE 2012 PART 3 | |
| CIVIC ADDRESS | 425 SIMCOE STREET, VICTORIA BC |
| LEGAL DESCRIPTION | Lot 1, Beckley Farm, Victoria City Plan 26705 PID 002-406-101 |
| OWNER | IMH James Bay Properties Ltd. Suite 401 - 11 Church Street Toronto ON |
| ARCHITECT | dHKarchitects 977 Fort Street Victoria BC V8V 3K3 |
| APPLICANT | Pacificanna Holdings Ltd. Darren Saunders info@Pacificanna.ca |
| OCCUPANCY CLASSIFICATION | Group E - Mercantile 3.2.68 Group E up to 2 Storeys 1 Storey facing 1 street Combustible Construction permitted Floor Assemblies 45 Minute FRR Supporting Structure 45 Minute FRR |
| SEPARATION OF SUITES | Suite Demising Walls - 60 Minute FRR (3.3.1.1.(2)) |
| EXITING | 1 exit provided ; maximum travel distance 25 m (3.4.2.1.(2)) Actual Travel distance = 18.17 m |
| OCCUPANT LOAD | 52 / 3.70 m2 pp = 14 People (3.1.17.1) |
| WASHROOMS | One Unisex washroom provided per (3.7.2.2.(16) and (4)). Universal Toilet Room per 3.7.2.2.(3) provided in building common area |
| PROJECT INFORMATION ZONING | |
| SITE ZONING | C1-JB James Bay Extended Commercial District (DPA 5) |
| SITE AREA | 11139.81 m2 |
| BUILDING GFA | 5075.42 m2 |
| LEASEHOLD AREA | 52.29 m2 |
| VEHICLE PARKING | Schedule C - Village Centre - Retail 52 / 50 = 1.0 = 1 space for leasehold area 53 spaces existing on site / no changes proposed |
| BICYCLE PARKING | Bicycle parking provided in building common area |



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|-----------|----------|----------------------|
| ISS-01 | 21-03-25 | REZONING APPLICATION |
| Rev | Date | Description |
| plot date | 21-03-25 | drawing file |
| drawn by | CRK | checked by |
| scale | - | project number |
| | | 21XX |

NOTE: All dimensions are shown in millimeters.

PACIFICANNA
JAMES BAY SQUARE
VICTORIA BC
Rezoning Plan
EXISTING &
PROPOSED



A100

dHKarchitects
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Nanaimo
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