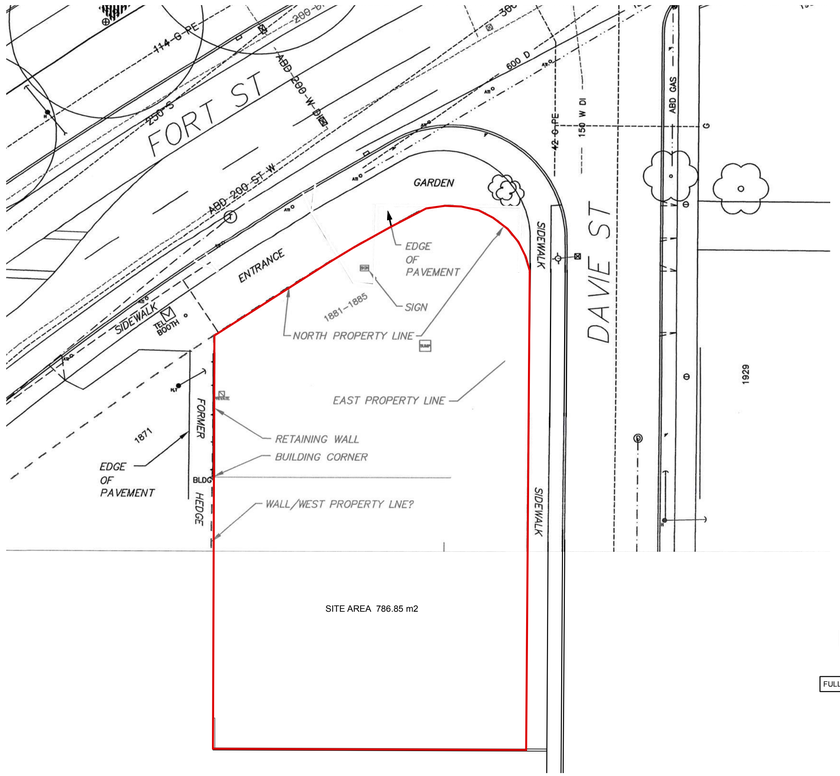
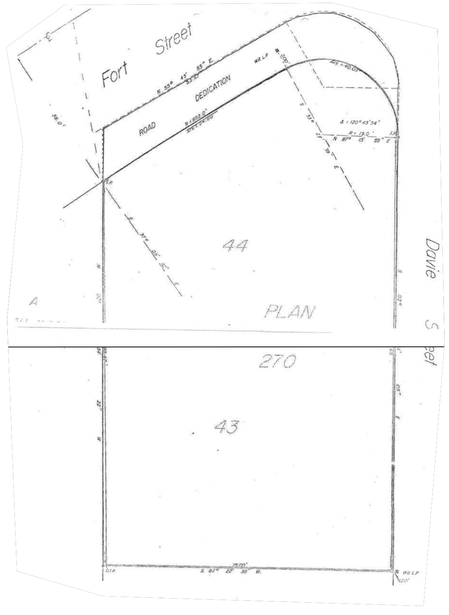
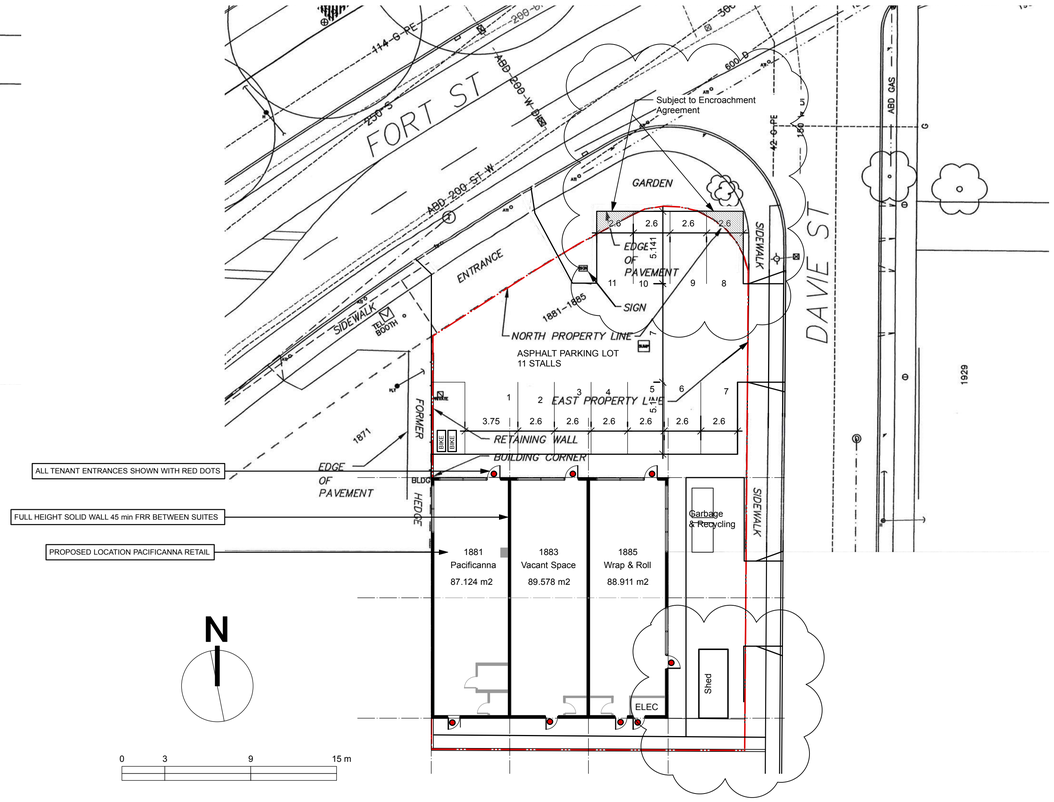


1 SIte Plan - Property & Streets
Scale: 1:200



2 SURVEY
NTS



3 Comprehensive Site Plan
Scale: 1:200

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

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)

ISS-02	19-11-12	REVISIONS FOR RZ APP
ISS-01	19-09-11	REZONING APPLICATION

Rev		Date	Description
plot date		19-11-12	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

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date: November 12, 2019

A0

dHKarchitects
Victoria
977 Fort Street V8V 3K3 **T** 1 · 250 · 658 · 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 **T** 1 · 250 · 585 · 5810

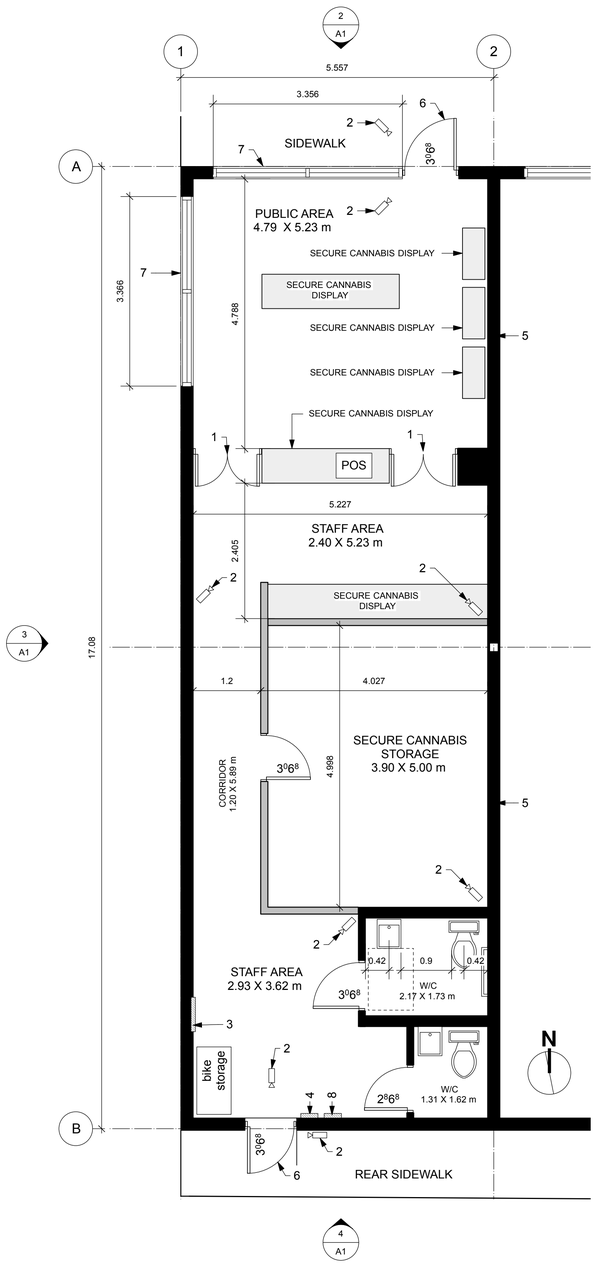
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF DHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

NOTES TO PLAN AND ELEVATIONS :

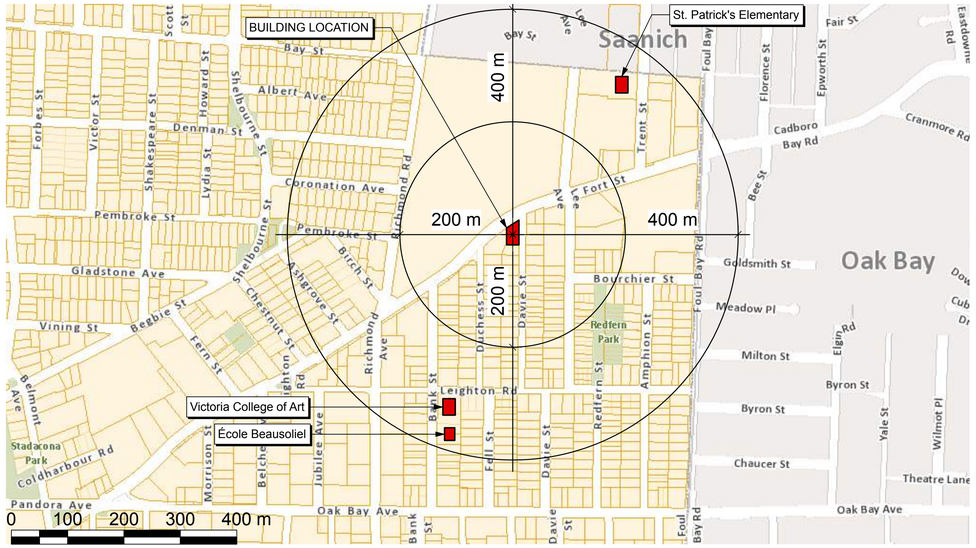
1 COUNTER-HEIGHT SWING GATES
2 SECURITY CAMERA
3 ELECTRICAL PANEL
4 PHONE / DATA SERVICE PANEL
5 RATED WALL FULL HEIGHT SUITE SEPARATION
6 EXISTING SECURE PERIMETER DOOR WITH LOCK
7 EXISTING STOREFRONT CLEAR GLAZING TO REMAIN
8 INTRUDER ALARM AND FIRE ALARM MONITORING SYSTEM

HVAC SYSTEM TO BE FITTED WITH
AIR FILTRATION EQUIPMENT

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



1 / A1 Floor Plan - LEASEHOLD
Scale: 1:50
TOTAL FLOOR
AREA 87.184 m2

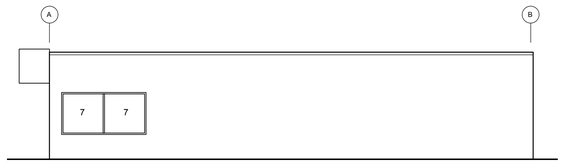


LOCATION PLAN : SCALE 1:5000
SHOWING 400 m AND 200 m RADIUS CIRCLES FROM BUILDING LOCATION.
NO OTHER CANNABIS RETAIL WITHIN 400 m OF PROPOSED LOCATION.
NO SCHOOL LOCATED WITHIN 200 m OF PROPOSED LOCATION.



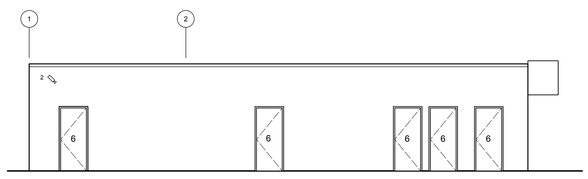
ALL EXTERIOR WALLS SOLID BRICK MASONRY

2 North Elevation
Scale: 1:100



ALL EXTERIOR WALLS SOLID BRICK MASONRY

3 West Elevation
Scale: 1:100



ALL EXTERIOR WALLS SOLID BRICK MASONRY

4 South Elevation
Scale: 1:100

5 Comprehensive Site Plan
Scale: 1:200

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 1 long term space (1 per 200 m2) provided in suite 1 short term space (1 per 200 m2) provided (2 total on site)

Rev	Date	Description
ISS-02	19-11-12	REVISIONS FOR RZ APP
ISS-01	19-09-11	REZONING APPLICATION

plot date	19-11-12	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

Leasehold Improvements

A1

dHKarchitects
Victoria
977 Fort Street V8V 3K3 **T** 1 · 250 · 658 · 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 **T** 1 · 250 · 585 · 5810

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF DHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.