

Rezoning to

HERB'S VICTORIA, 1010 COOK STREET

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LEGEND

- Regulated Fire Hydrant
- Curb
- Property Lines
- Time Limited Parking
- No Stopping
- Tree
- Bike Rack

LIST OF DRAWINGS

ARCHITECTURAL

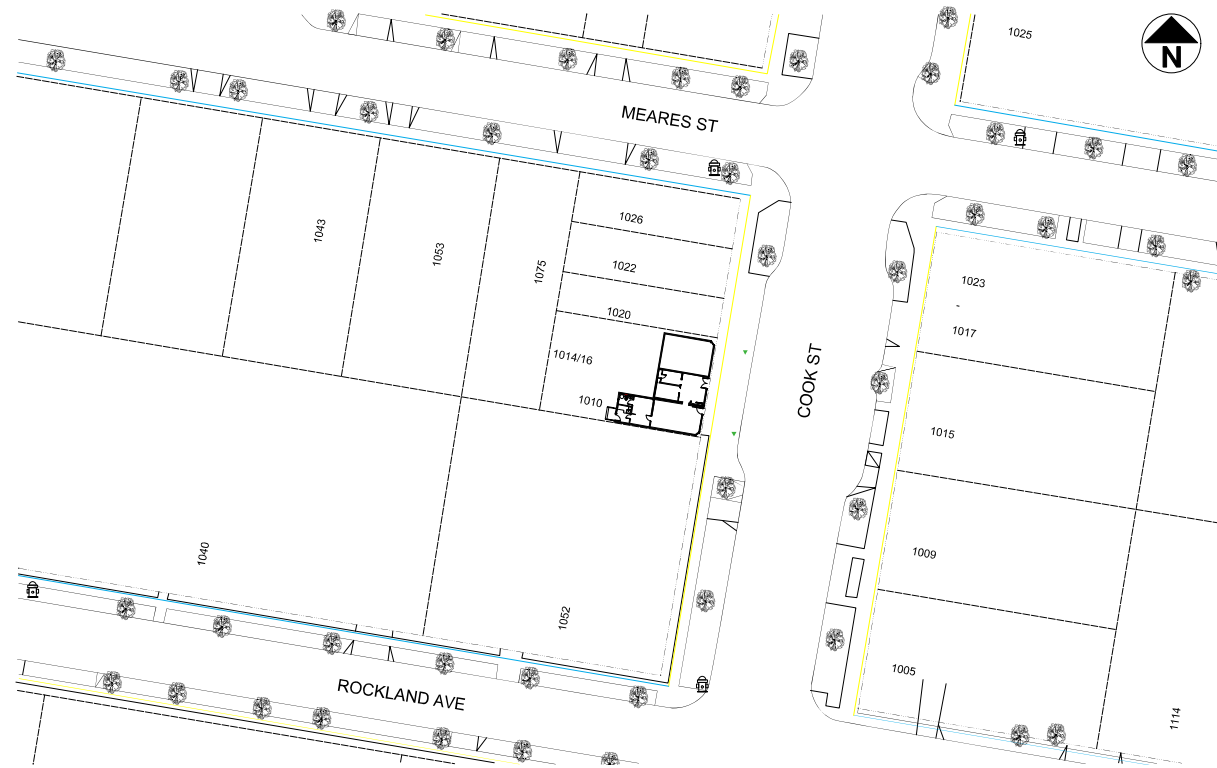
- A-000 Drawing List, Legend, Code Review, Project Information Table & Site Plan
- A-001 Site Plan
- A-002 Existing Floor Plan
- A-003 Exterior Photos
- A-004 200m Radius Map

PROJECT INFORMATION TABLE

PROJECT INFORMATION TABLE	
Zone (Existing)	C-1
Site Area (sq.m)	377.9 sq.m
Unit Floor Area (sq.m)	88.3 sq.m
Parking Stalls (Number on Site)	Street Parking
Bicycle Parking Number (Class 1 and 2)	Class 1: 0, Class 2: 2

CODE REVIEW

Item	2012 British Columbia Building Code, Data Matrix	Part 3	BCBC 2012 Reference
1	Address 1010 Cook Street, Victoria, BC		
2	Legal Description Lot 1 of 10, 1010 & 1012 VICTORIA, PLAN 0023 RP 100-1042, F0041-10-01-010		
3	Project Description Rezone for use as a Streetfront Cannabis Retailer	☒ Rezoning	
4	Classification of Building Group F-Mercantile, Occupancies		3.1.2.1(1)
5	Total Building Area		1,612.1
6	Floor Area		1,612.1
7	Occupant Load Mercantile First Floor Offices Total Occupancy	5.75 sq.m per Person for Mercantile Use 47.2 sq.m / 1.78 sq.m x 1.22 5.37 sq.m per Person for Offices 26.7 sq.m / 1.38 sq.m x 1.22 10 Persons	3.1.1.1.1
8	Number of Storeys	One (1) Storey	1.4.1.2.1, 3.1.1.1
9	Number of Streets Facing	One (1)	3.2.2.10
10	Summited	Yes	3.2.2.10
11	Group E, Up To 2 Storeys 1) Building located on Group E is permitted to conform to Sentence (2) provided: a) It is not more than 2 storeys in building height, and b) It has a building area not more than the subject Table 3.2.2.10, 1) Storage - Parking 150 sq.m / 1,000 sq.m Maximum Area 2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used in conjunction with: a) Non-combustible walls to the separation with a fire-resistance rating of not less than 45 min, and b) Enclosing walls, columns and ceiling shall have a fire-resistance rating not less than that required for the supported assembly.		3.2.2.10
12	Location of Exits 1) Exits as provided by Sentence (2) and 3.2.2.10.1. If more than one exit is required from a floor area, the exits shall be located so that the travel distance to at least one exit shall be no more than: 5.0 m for floor area other than those referred to in Sentence 3.2.2.10.1 Maximum Travel Distance Provided: 8.2m		3.4.2.5
13	Water Closets 1) Exits as provided by Sentence (2) and (3). The number of water closets required for a residential occupancy shall be at least one for each 300 sq.m and one for each 150 females. 10 Persons - 4 Persons of each Sex Residential Water Closets: 1 Male, 1 Female Provided Water Closets: 1 Urinal		3.7.2.2
14	Accessible Washroom	Not Provided	3.7.2.10



1 Site Plan
1:350

2	ISSUED FOR REZONING	2016-10-11
1	ISSUED FOR REVIEW	2016-10-28
1	RECEIVED REZONING	2016-10-28

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number 10

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1010 Cook St

Storefront Cannabis Retailer Rezoning

1010 Cook St

Drawing List, Legend, Code Review, Project Information Table

Overall Site Plan

1010 Cook St

Drawing List, Legend, Code Review, Project Information Table

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Drawing List, Legend, Code Review, Project Information Table

Overall Site Plan

A-000



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CLIENT
DRAWING NOTES

3	REVISION FOR REZONING	2016-11-15
2	ISSUED FOR REZONING	2016-10-31
1	ISSUED FOR REVIEW	2016-10-28
0	REVISION ISSUED FOR REVIEW	2016-10-28

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ARCHITECTURAL

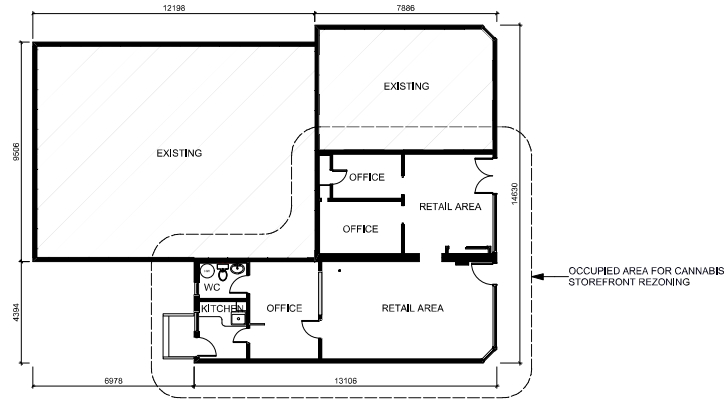
CONSTRUCTION

SCALE 1 : 100
DATE 2016-11-15

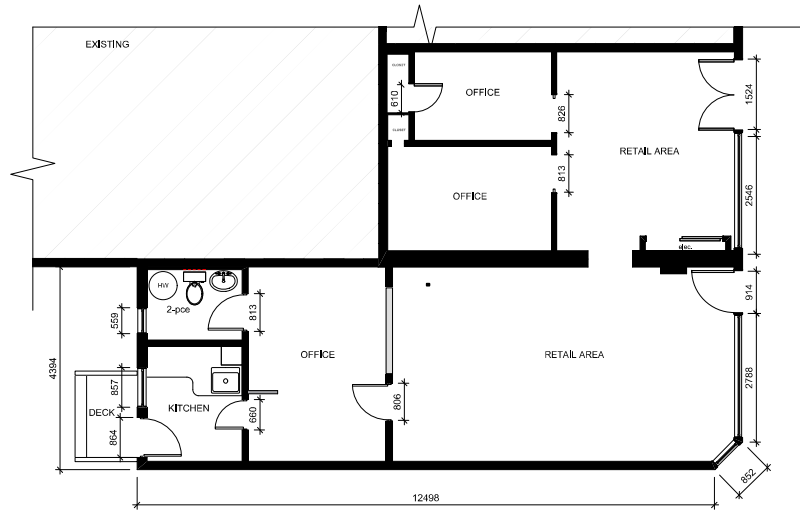
1010 Cook St
Storefront Cannabis Retailer Rezoning

PROJECT
1010 Cook St
Site Plan

DESIGNED BY	LT	CHECKED BY	LM
DATE PREPARED	2016-11-15	DRAWN	A-001



1 Existing Floor Plan
1:100



2 Large Scale Plan
1:50



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DATE

DRAWING NOTES

2	ISSUED FOR REZONING	2016-10-31
1	ISSUED FOR REVIEW	2016-10-28
1	PREPARED/DESIGNED/NOTED	DATE

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number
10

DATE/REVISION

DATE/REVISION

SCALE	1:100	DATE	2016-10-31
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1010 Cook St
Storefront Cannabis Retailer Rezoning

PROJECT

1010 Cook St
Existing Floor Plans

CLIENT

OWNER LT OWNER LM

DESIGNER

DESIGN/PROJECT NO.

DATE/PROJECT NO.

2016XXXX

DATE/NO.

A-002



1 Entrance - East Face of Building



2 Entrance



3 West Face of Building



4 North/West Face of Building

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DRAWING NOTES

2	ISSUED FOR REZONING	2016-10-31
1	ISSUED FOR REVIEW	2016-10-28
1	PREPARED BY KOTTO	DATE

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DATE

DATE

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DATE	DATE

As Noted 2016-10-31

1010 Cook St
Storefront Cannabis Retailer Rezoning

PROJECT

1010 Cook St
Exterior Photos

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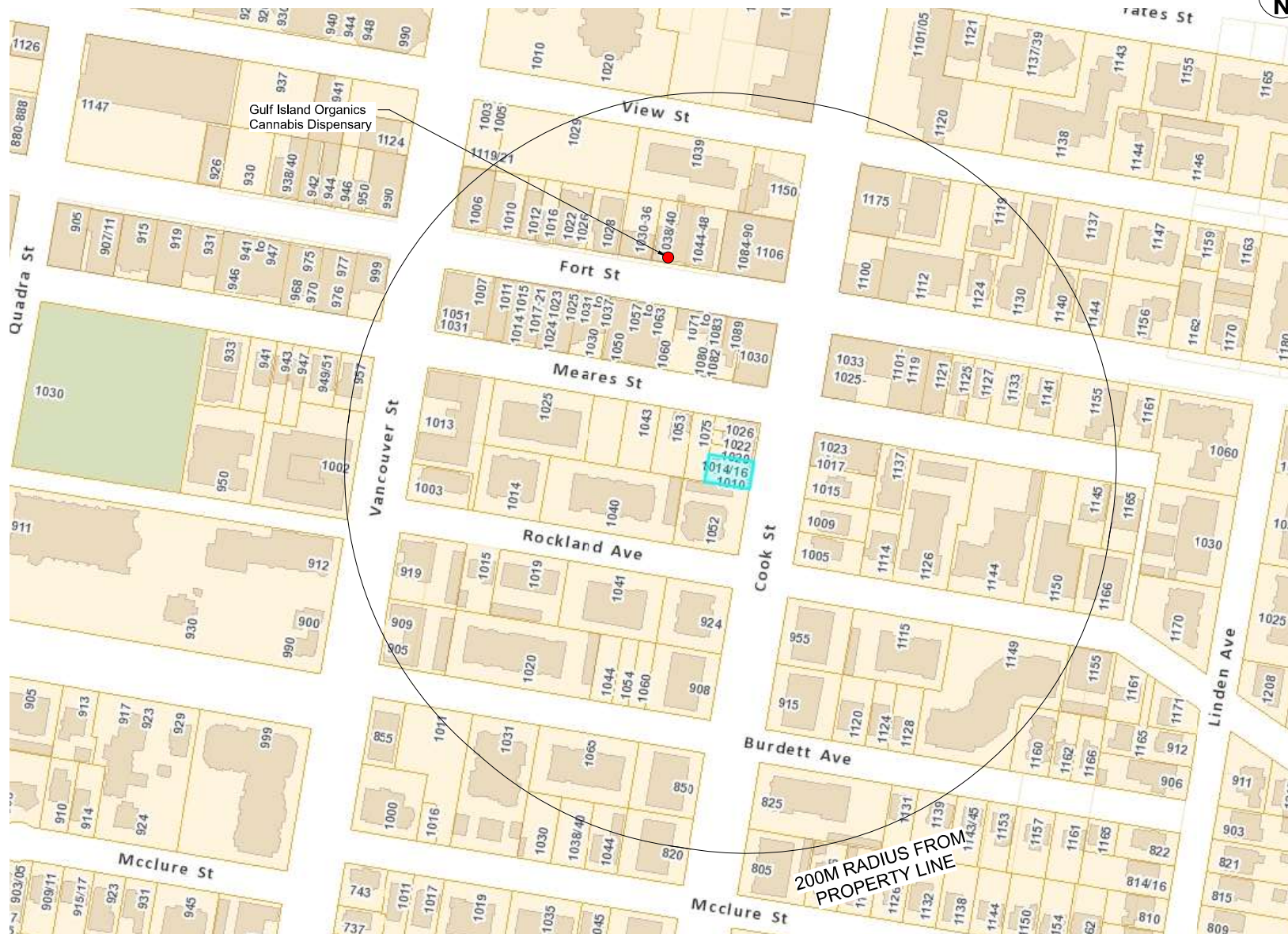
DATE

DATE

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● OTHER CANNABIS STOREFRONTS WITHIN 200m RADIUS

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1	PREPARED FOR KOTCO	2016-10-28

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DATE: 2016-10-28

SCALE: 1:1000

DATE: 2016-10-31

1010 Cook St
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1010 Cook St
200m Radius Map

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