

# ISSUED FOR DEVELOPMENT PERMIT

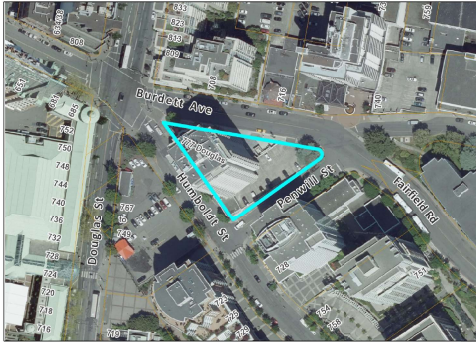
STARBUCKS AT DOUBLETREE BY HILTON  
777 DOUGLAS STREET,  
VICTORIA, BRITISH COLUMBIA

PROJECT NUMBER: **18-545**

25 JUNE 2020



#118 - 21 Erie St., Victoria, British Columbia  
t 250.360.2888



**1** LOCATION PLAN  
A0.0 SCALE: N.T.S.



**2** BURDETT AVE. - PROPOSED RENDERING  
A0.0 SCALE: N.T.S.

INDEX OF DRAWINGS	
A0.0	COVER SHEET / INDEX / LOCATION PLAN
A1.0	SITE PLAN / PROJECT DATA
A2.0	DEMOLITION MAIN FLOOR PLAN - PARTIAL
A2.1	PROPOSED MAIN FLOOR PLAN - PARTIAL
A3.0	EXISTING / PROPOSED BURDETT AVE. ELEVATIONS
A3.1	EXISTING / PROPOSED BURDETT & HUMBOLDT CORNER ELEVATIONS
A3.2	EXISTING / PROPOSED HUMBOLDT ST. ELEVATIONS
A4.0	RENDERINGS

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consultants:

project name:



issue / revisions:

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2	REVIEW	6 AUG. 18
1	REVIEW	30 APRIL 18

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Victoria, British Columbia

see:



project title:  
**STARBUCKS AT DOUBLETREE BY HILTON**

777 DOUGLAS STREET  
VICTORIA, BC

drawing title:  
**COVER INDEX LOCATION PLAN**

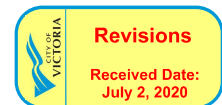
project no.: 18-545

date: 25 JUNE 2020 scale: AS NOTED

checked by: LOWE drawn by: DM, AA

sheet no.:

**A0.0**



# PROJECT INFORMATION

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consultants:

**LEGAL ADDRESS:** LOT 1, PLAN 17151, VICTORIA

**CIVIC ADDRESS:** 777 DOUGLAS ST.  
VICTORIA, B.C.

## ZONING DATA

**ZONING:** CA-11, CENTRAL AREA DISTRICT  
**SITE AREA:** 1,913.69 m<sup>2</sup> [20,596.86 sq.ft.]  
**EXISTING RESTAURANT TOTAL MAIN FLOOR AREA:** 249 m<sup>2</sup> [2,680.2 sq.ft.]  
**PROPOSED STARBUCKS TOTAL MAIN FLOOR AREA:** 249 m<sup>2</sup> [2,680.2 sq.ft.] (EXCL. NEW DECK)

**EXISTING OCCUPANCY:** GROUP A - DIV. 2 (RESTAURANT)  
**PROPOSED OCCUPANCY:** GROUP A - DIV. 2 (CAFE / BAR / BUFFET)

**STORIES:** EXISTING  
**FIRE PROTECTION:** EXISTING - SPRINKLERED

**HEIGHT FOR THE EXISTING RESTAURANT PORTION OF BUILDING:** 5.3 m [17' - 4 13/16"]  
**HEIGHT FOR THE PROPOSED STARBUCKS PORTION OF BUILDING:** 5.3 m [17' - 4 13/16"]

**PROPOSED FLOOR SPACE RATIO:** EXISTING  
**PROPOSED SETBACKS:** EXISTING  
**PROPOSED PARKING AND LOADING:** EXISTING

**EXISTING RESTAURANT OCCUPANT LOAD:** FOOD PRIMARY: 104 PERSONS  
 LIQUOR PRIMARY: 30 PERSONS

**PROPOSED STARBUCKS OCCUPANT LOAD:** FOOD PRIMARY: **104 PERSONS**  
 CALCULATION:  
 TOTAL FOOD PRIMARY LICENSED AREA / 1.2 m<sup>2</sup> PER PERSON  
 195.28 m<sup>2</sup> / 1.2 m<sup>2</sup> = 162.73

LIQUOR PRIMARY: **30 PERSONS**  
 CALCULATION:  
 TOTAL LIQUOR PRIMARY LICENSED AREA / 1.2 m<sup>2</sup> PER PERSON  
 73.38 m<sup>2</sup> / 1.2 m<sup>2</sup> = 61.15

**AVERAGE GRADE:** 10.122m (EXISTING)

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project title:  
**STARBUCKS AT  
 DOUBLETREE BY HILTON**

777 DOUGLAS STREET  
 VICTORIA, BC

**PROPOSED SITE PLAN  
 PROJECT DATA**

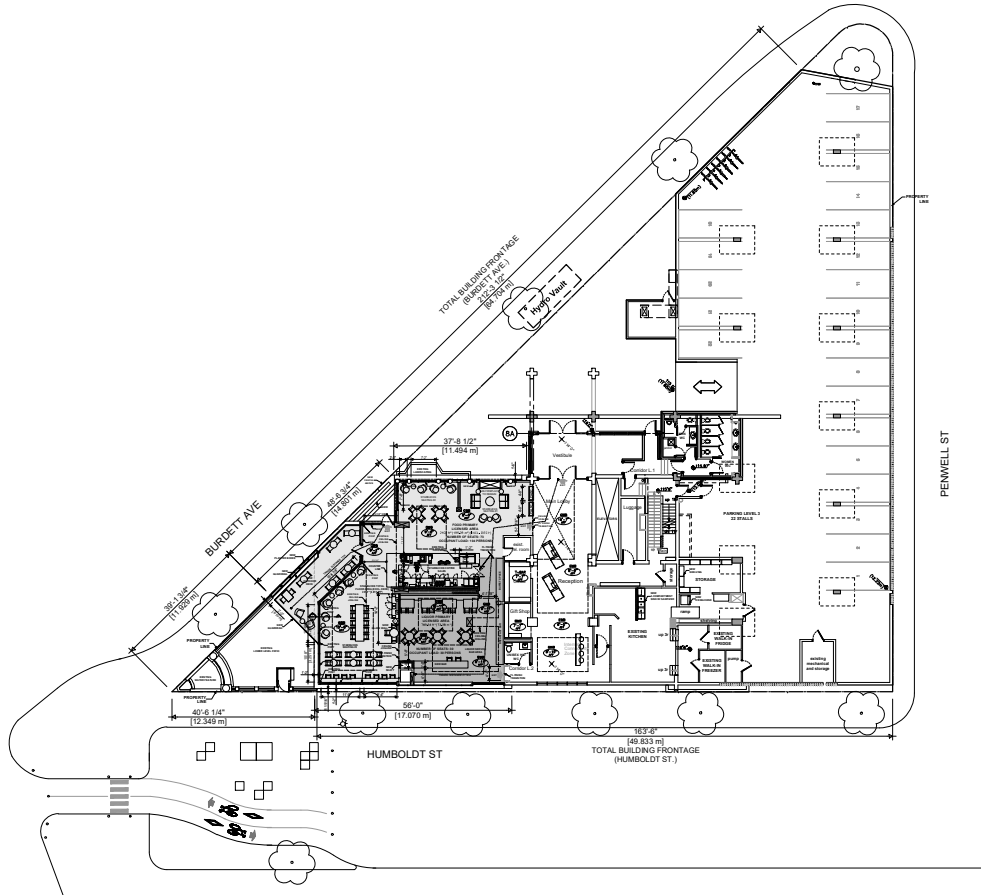
project no.: 18-545

date: 25 JUNE 2020 scale: AS NOTED

checked by: LOWE drawn by: AA, DM

sheet no.:

**A1.0**

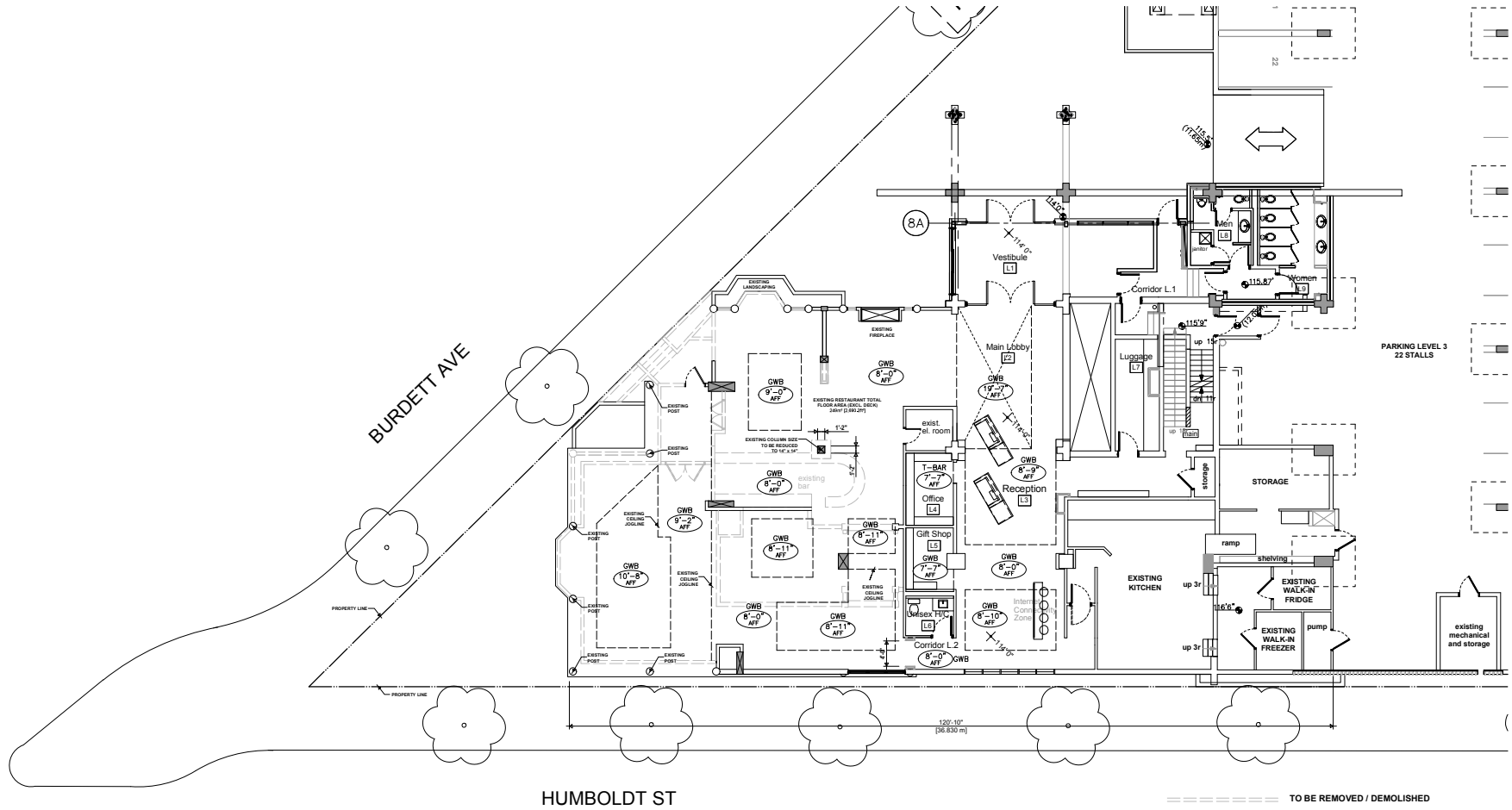


**1**  
**A1.0** PROPOSED SITE PLAN  
 SCALE: 1 : 200



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project title:  
**STARBUCKS AT DOUBLETREE BY HILTON**  
 777 DOUGLAS STREET  
 VICTORIA, BC  
**PARTIAL DEMOLITION PLAN  
 MAIN FLOOR**





1 PARTIAL DEMOLITION PLAN - MAIN FLOOR  
 A2.0 SCALE: 1/8" = 1'-0"

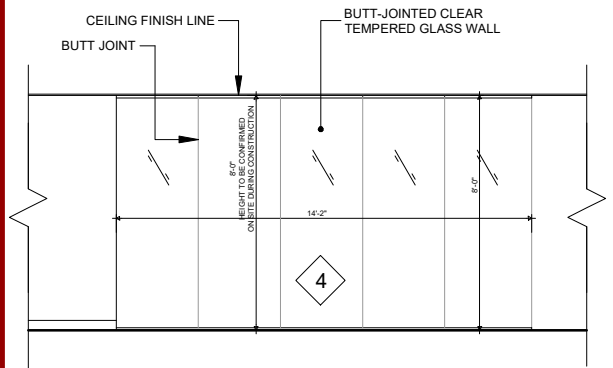
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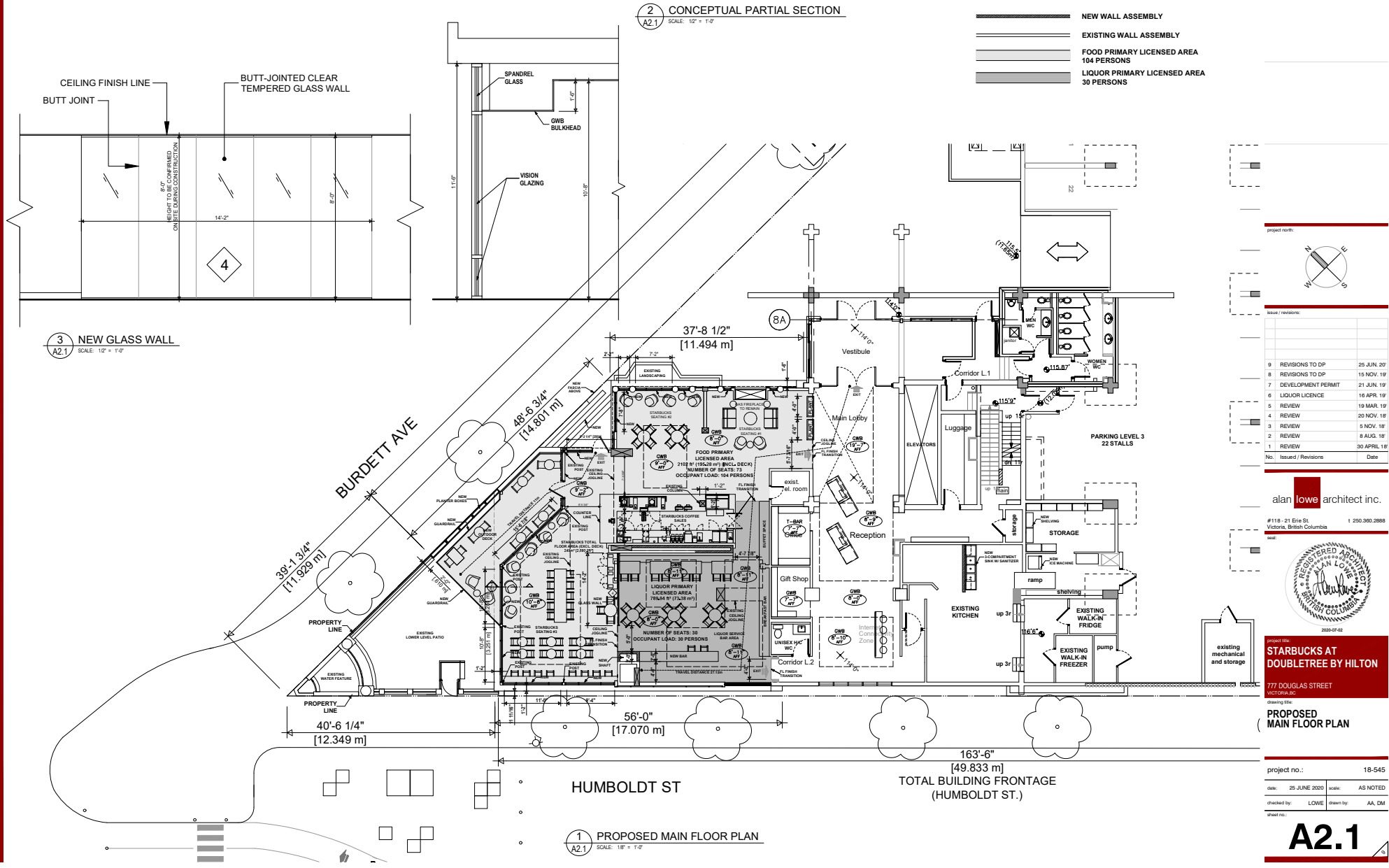
consultants:

2 CONCEPTUAL PARTIAL SECTION  
A2.1 SCALE: 1/2" = 1'-0"

-  NEW WALL ASSEMBLY
-  EXISTING WALL ASSEMBLY
-  FOOD PRIMARY LICENSED AREA  
104 PERSONS
-  LIQUOR PRIMARY LICENSED AREA  
30 PERSONS



3 NEW GLASS WALL  
A2.1 SCALE: 1/2" = 1'-0"



1 PROPOSED MAIN FLOOR PLAN  
A2.1 SCALE: 1/8" = 1'-0"

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VICTORIA, BC

**PROPOSED MAIN FLOOR PLAN**

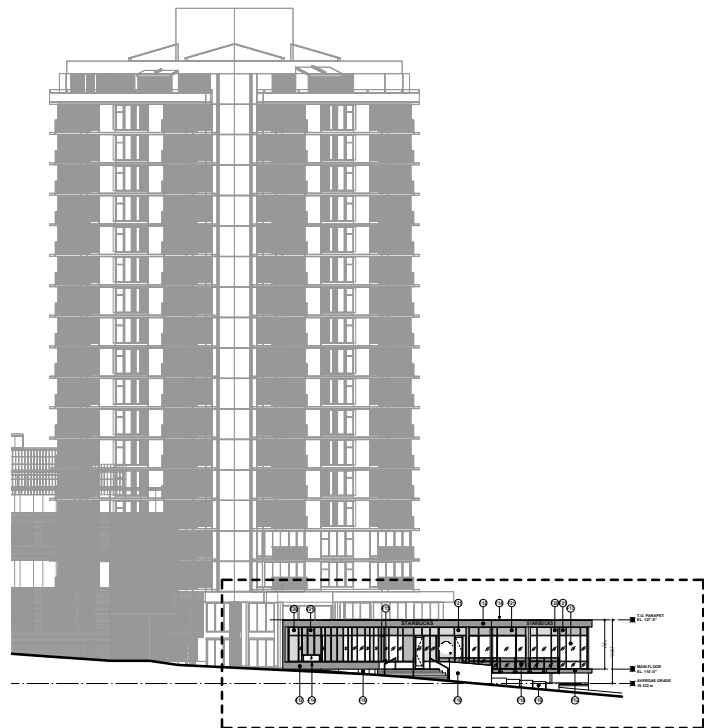
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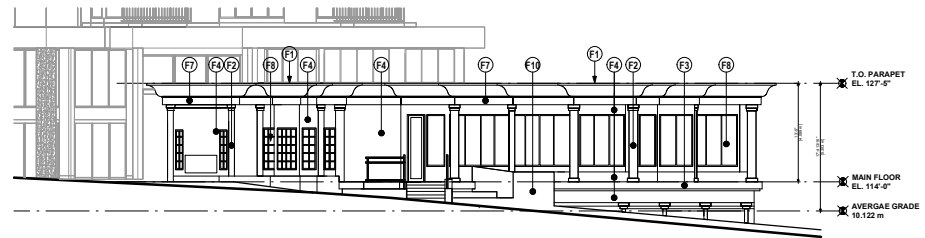
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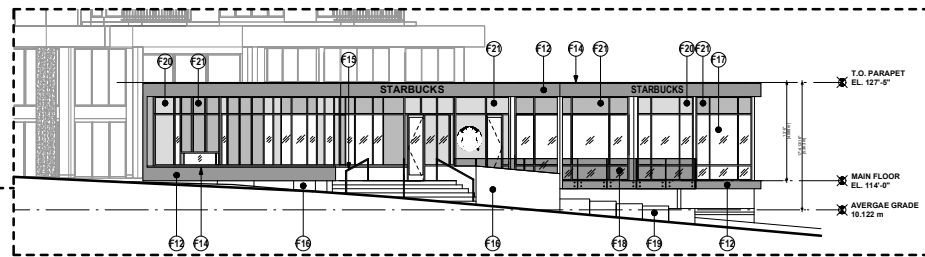
**A2.1**



3 BURDETT AVE. - KEY ELEVATION  
SCALE: 1/8" = 1'-0"



1 BURDETT AVE. - EXISTING ELEVATION  
SCALE: 1/8" = 1'-0"



2 BURDETT AVE. - PROPOSED ELEVATION  
SCALE: 1/8" = 1'-0"

**EXTERIOR FINISHES & NOTES :**

**EXISTING**

- F1 EXISTING SHEET METAL CORNICE IN: MEDIUM TAUPE
- F2 EXISTING CEMENT CONCRETE COLUMNS IN: MEDIUM TAUPE
- F3 EXISTING CEMENT CONCRETE HORIZONTAL BAND IN: LIGHT BEIGE
- F4 EXISTING STUCCO IN: LIGHT BEIGE
- F5 EXISTING RED CLAY BRICK
- F6 EXISTING BRICK PAINTED IN LIGHT BEIGE
- F7 EXISTING SHEET METAL BAND IN LIGHT BEIGE
- F8 EXISTING CLEAR GLAZING
- F9 EXISTING GLASS GUARDRAIL
- F10 EXISTING CONCRETE PAINTED IN: LIGHT BEIGE

**PROPOSED**

- F11 DARK GREY SHEET METAL PANELS
- F12 PREFINISHED METAL FLASHING COLOUR TO MATCH F12
- F13 PREFINISHED METAL HANDRAILS
- F14 CONCRETE WALL PAINTED TO MATCH EXISTING BEIGE
- F15 STOREFRONT WINDOWS W/ CLEAR GLAZING AND BLACK ALUMINUM FRAME
- F16 GLASS FASCIA MOUNTED GUARDRAILS
- F17 DARK GREY METAL PLANTERS
- F18 LIGHT GREY SPANDREL GLASS
- F19 DARK GREY SPANDREL GLASS

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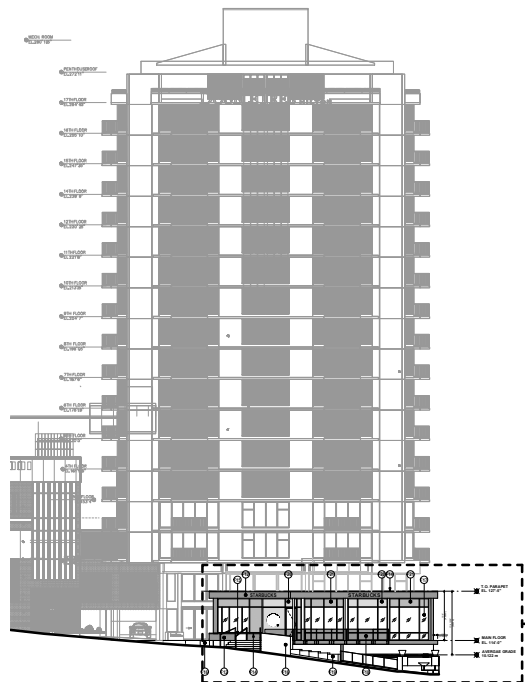


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**STARBUCKS AT DOUBLETREE BY HILTON**

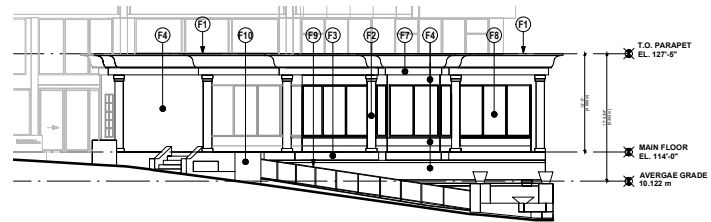
777 DOUGLAS STREET  
VICTORIA, BC  
**BURDETT AVE. ELEVATIONS**

project no.: 18-545  
date: 25 JUNE 2020 scale: AS NOTED  
checked by: LOWE drawn by: DM

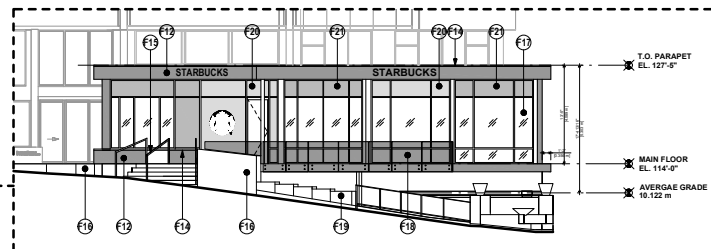
Sheet no.: **A3.0**



3 BURDETT & HUMBOLDT CORNER - KEY ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



1 BURDETT & HUMBOLDT CORNER - EXISTING ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



2 BURDETT & HUMBOLDT CORNER - PROPOSED ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"

**EXTERIOR FINISHES & NOTES :**

**EXISTING**

- F1 EXISTING SHEET METAL CORNICE IN: MEDIUM TAUPE
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**PROPOSED**

- F11 DARK GREY SHEET METAL PANELS
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**STARBUCKS AT DOUBLETREE BY HILTON**

777 DOUGLAS STREET  
VICTORIA, BC

**BURDETT & HUMBOLDT CORNER ELEVATIONS**

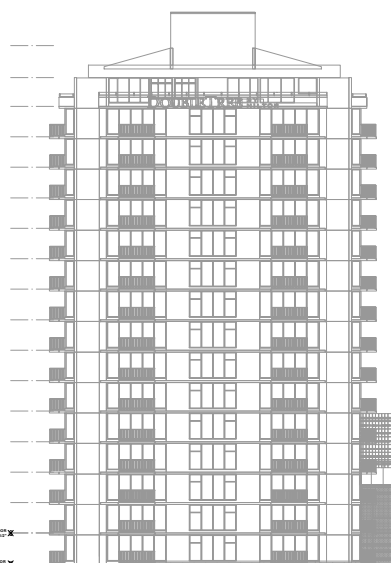
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drawing date: 25 JUNE 2020 scale: AS NOTED

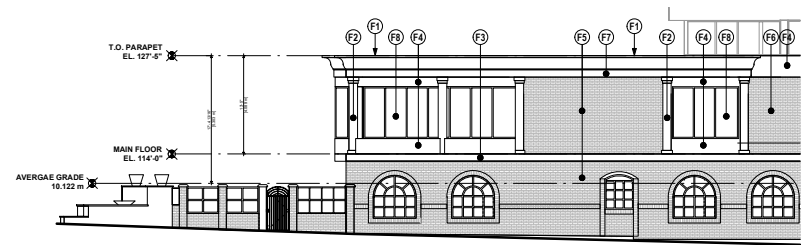
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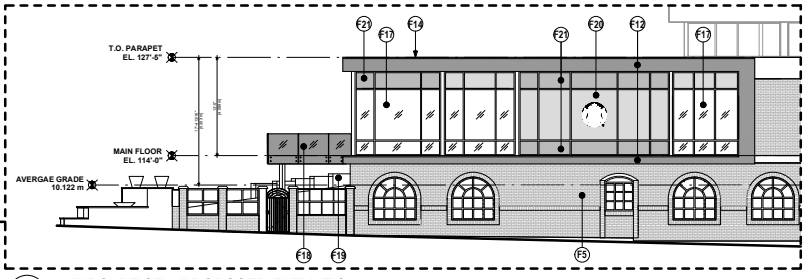
**A3.1**



3 HUMBOLDT ST. - KEY ELEVATION  
SCALE: 1/8" = 1'-0"



1 HUMBOLDT ST. - EXISTING ELEVATION  
SCALE: 1/8" = 1'-0"



2 HUMBOLDT ST. - PROPOSED ELEVATION  
SCALE: 1/8" = 1'-0"

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F7	EXISTING SHEET METAL BAND IN LIGHT BEIGE
F8	EXISTING CLEAR GLAZING
F9	EXISTING GLASS GUARDRAIL
F10	EXISTING CONCRETE PAINTED IN LIGHT BEIGE
PROPOSED	
F1	DARK GREY SHEET METAL PANELS
F1	PREFINISHED METAL FLASHING COLOR TO MATCH F12
F1	PREFINISHED METAL HANDRAILS
F1	CONCRETE WALL PAINTED TO MATCH EXISTING BEIGE
F1	STOREFRONT WINDOWS W/ CLEAR GLAZING AND BLACK ALUMINUM FRAME
F1	GLASS FASCIA MOUNTED GUARDRAILS
F1	DARK GREY METAL PLANTERS
F2	LIGHT GREY SPANDREL GLASS
F2	DARK GREY SPANDREL GLASS

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**STARBUCKS AT DOUBLETREE BY HILTON**  
777 DOUGLAS STREET  
VICTORIA, BC  
HUMBOLDT ST. ELEVATIONS  
FASCIA SIGNS

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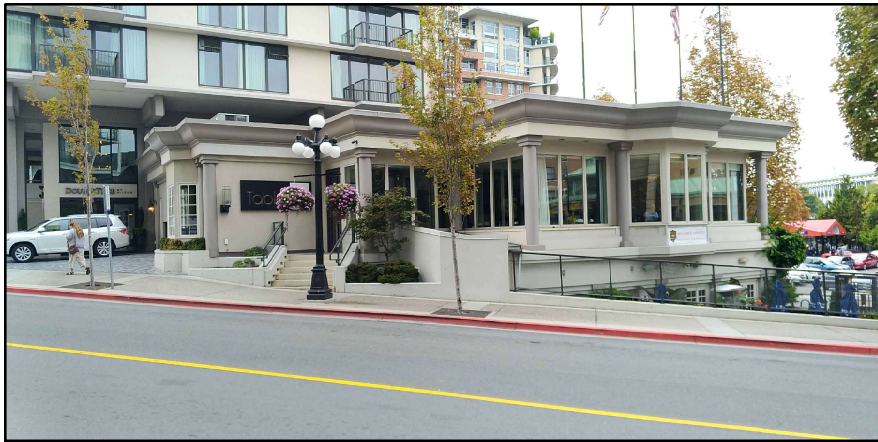
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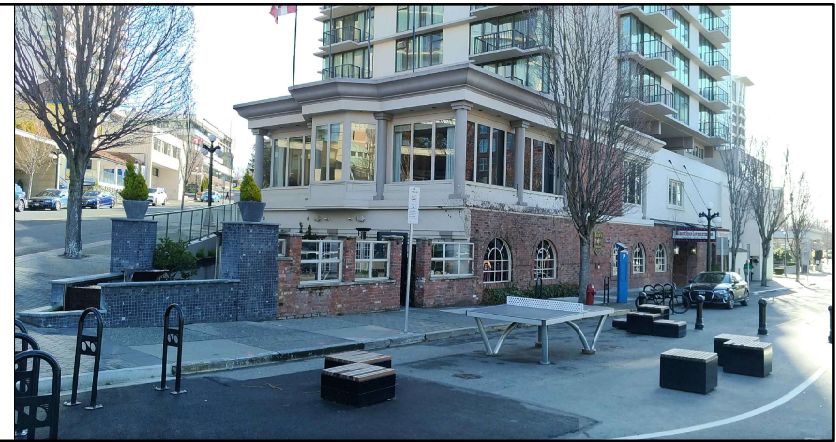
**A3.2**



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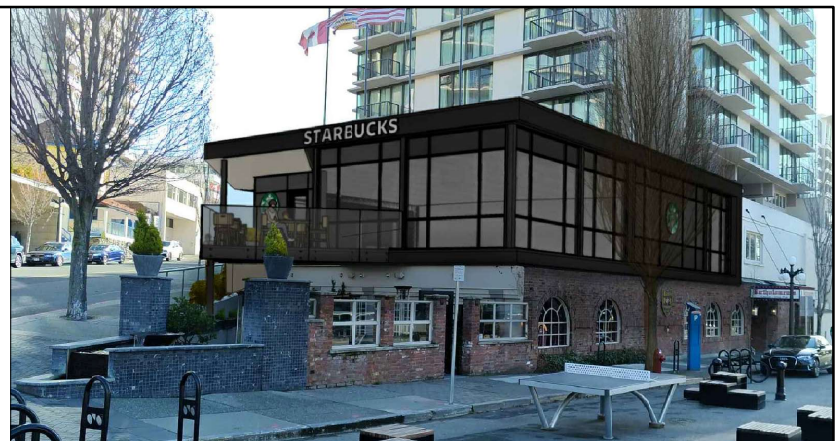
1 BURDETT AVE. - EXISTING  
SCALE: N.T.S.



3 HUMBOLDT ST. - EXISTING  
SCALE: N.T.S.



2 BURDETT AVE. - PROPOSED  
SCALE: N.T.S.



4 HUMBOLDT ST. - PROPOSED  
SCALE: N.T.S.

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project 186  
**STARBUCKS AT DOUBLETREE BY HILTON**  
777 DOUGLAS STREET  
VICTORIA, BC  
DRAWING NO.  
**RENDERINGS**

project no.: 18-545  
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sheet no.:

**A4.0**