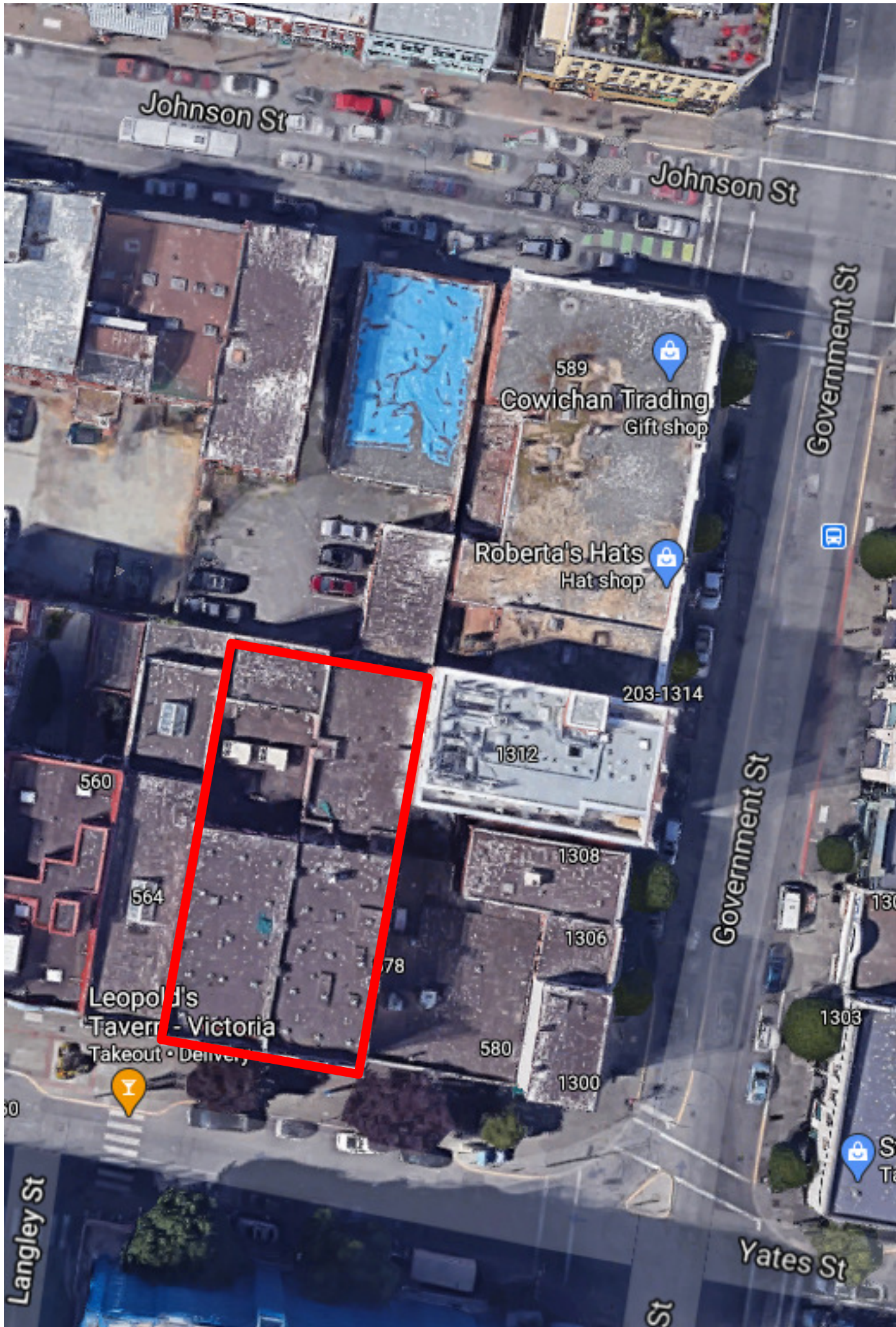




Proposed Retail Cannabis Store
568 Yates Street, Victoria, BC



CONTEXT PLAN



FRONT ELEVATION AT YATES STREET



Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
May 4, 2021

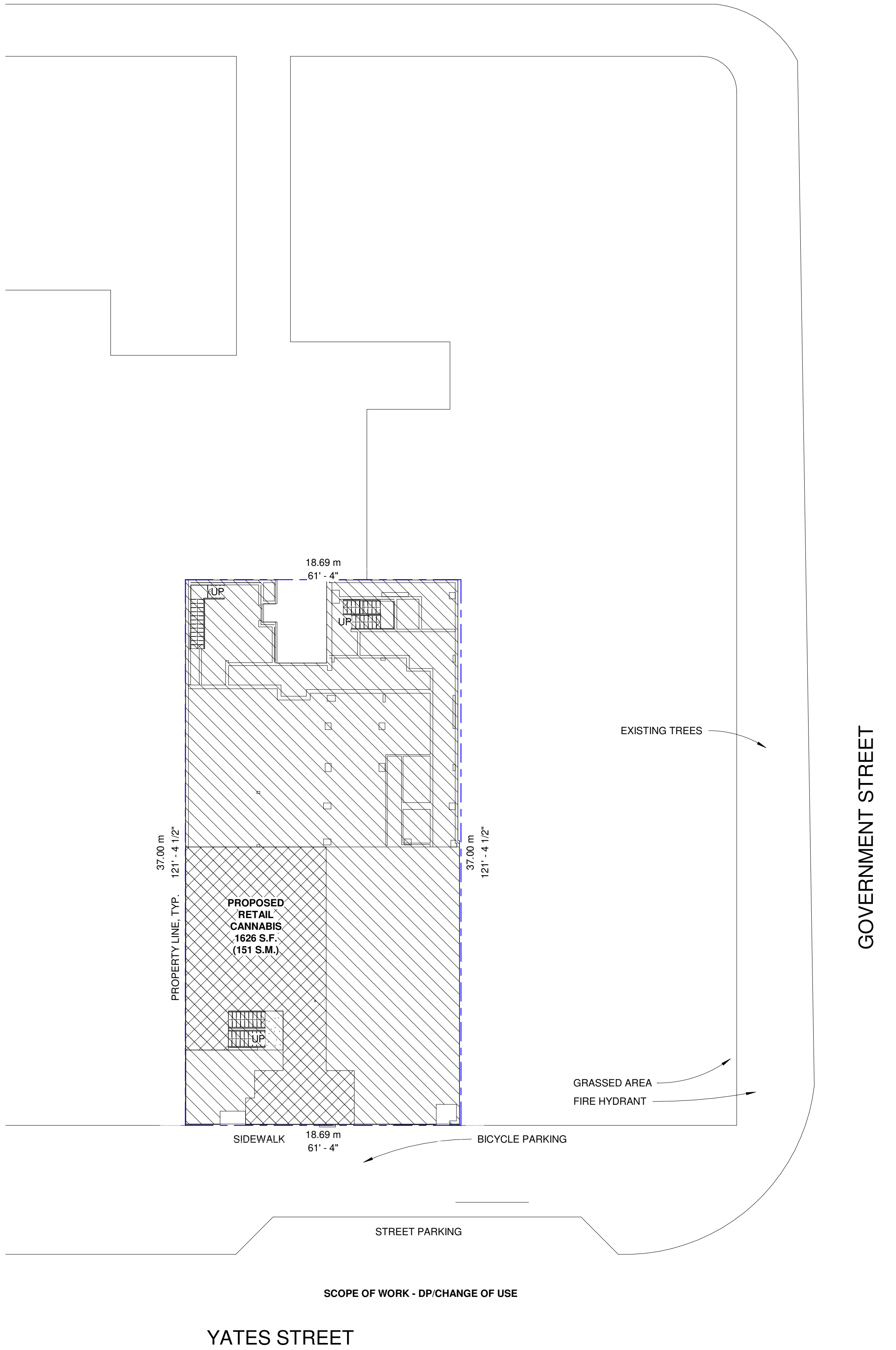
Revision Issued
MAY 3, 2021

Drawing Index

- A000 Title Sheet
- A001 Project Stats & Site Plan
- A101 Proposed Ground Floor Renovation Plan
- A201 Elevation & Section

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JOHNSON STREET



YATES STREET

1 Site Plan
A201 1 : 200

Project Information Table		
CIVIC ADDRESS: 568-570 Yates Street, Victoria, BC LEGAL DESCRIPTION: The East 1/2 of lot 183, Victoria City, except the South 56 feet of the East 9 inches thereof (PID 001-011-219) and the West 1/2 of lot 183, Victoria City (PID 001-011-111)		
Zone	OTD-1	
Site Area	691.5m2	
	Existing	Proposed
Total Floor Area	1746.4m2	Suite 151m2
Floor Space Ratio	2.64:1	No Change
Site Coverage %	100%	No Change
Open Site Space %	0	No Change
Height of Building	15.1m	No Change
Number of Storeys	3	No Change
Parking Stalls on site	0	No Change
Bicycle Parking	1 Short Term on...	No Change
Building Setbacks		
Front Yard	7.5m	No Change
Rear Yard	7.5m	No Change
Side Yard	1.5m	No Change
Flanking Side Yard	3.5m	No Change
Use Details		
Main Floor	Propose Retail Cannabis	
Second & Third Floors	7 Existing Residential Suites/Floor, to...	

Building Code Review

Scope of Work
- Ground Floor Cannabis Retail Re-Zoning (Group E)

Building Use & Classification
- Mixed Use
- Group C, Meeting 3.2.2.54 of the 2018 BCBC
- Group D, Meeting 3.2.2.61 of the 2018 BCBC
- Group E, Meeting 3.2.2.67 of the 2018 BCBC
- Three Storeys
- Facing One Street
- Building is Sprinklered
- Combustible/Non-Combustible Allowed

Building Area
- Building - 1746.4m2 [18,798ft2]
- Suite - 151m2 [1,626ft2] - Ground Floor

Fire Ratings, Etc Required
- 45min FRR (Fire Resistance Rating) Fire Separation on Floor Assembly if of Combustible Construction.
- 45min FRR (Fire Resistance Rating) Fire Separation on Load Bearing Walls, Arches, Columns & Beams if of Combustible Construction.
- 1hr FRR/Fire Occupancy Separation.
- 1hr FRR/Fire Separation around Mechanical/Utility Rooms.
- Fire Alarm System is Req'd

Building Construction
- Combustible

Project Notes

Structure
- All existing structural elements to remain

Exterior Finishes
- All exterior finishes to remain

Exiting
- Existing Double exit door at front to be separated into two individual doors, one for each commercial ground floor suite

PROJECT

568 Yates Street, Victoria, BC
Retail Cannabis Leasehold

DRAWING

Project Stats & Site Plan

CLIENT

Jima Retail Corp.

SCALE:

As indicated

DATE:

Issue Date

FILE:

C2021-0210

DRAWN:

EER

CHECKED:

KWJ

DWG No

A001

ENGINEER

Revision Schedule

Revision Date	Revision Number	Revision Description
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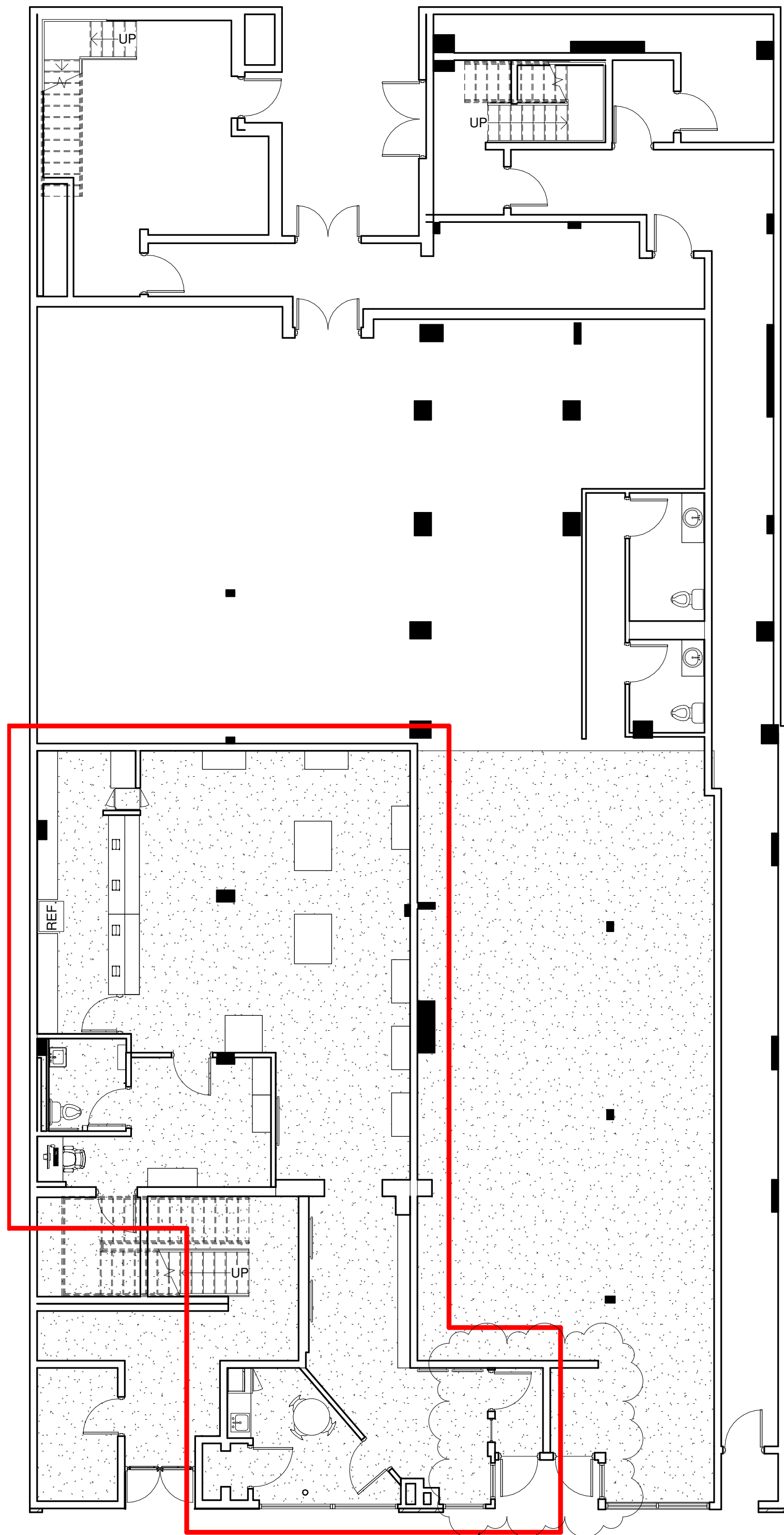
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LYNDENHURST, AB

PH: (780) 875-7536

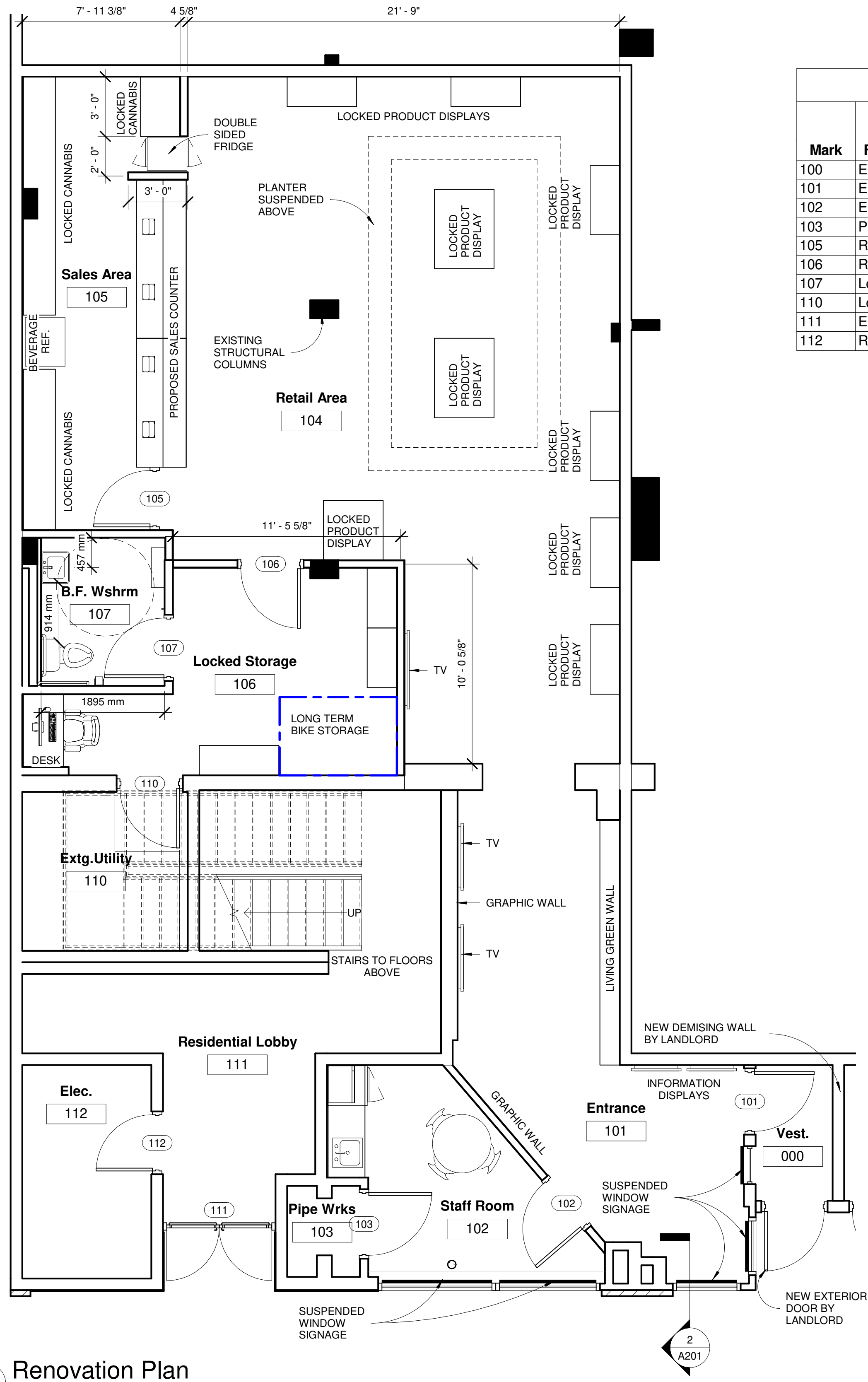
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SCOPE OF WORK

1 Key Plan
A201 1/8" = 1'-0"



2 Renovation Plan
A201 1/4" = 1'-0"

Door Schedule						
Mark	From Room: Name	To Room: Name	Door Data Dimensions		Fire Rating	Comments
			Width	Height		
100	Exterior	Vest.	6' - 0"	7' - 0"		Confirm size on site
101	Entrance	Vest.	3' - 0"	7' - 0"		
102	Entrance	Staff Room	3' - 0"	7' - 0"		
103	Pipe Wrks	Staff Room	3' - 2"	7' - 0"		
105	Retail Area	Sales Area	2' - 10"	7' - 0"		
106	Retail Area	Locked Storage	3' - 0"	7' - 0"		
107	Locked Storage	B.F. Wshrm	3' - 0"	7' - 0"		
110	Locked Storage	Extg. Utility	3' - 0"	7' - 0"	45 Minute	
111	Exterior	Residential Lobby	5' - 3 1/2"	7' - 0"		Confirm size on site
112	Residential Lobby	Elec.	2' - 10"	7' - 0"	45 Minute	

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ENGINEER

Revision Schedule

Revision Date	Revision Number	Revision Description
2021/4/09	2	Vestibule Shown

PROJECT

568 Yates Street, Victoria, BC
Retail Cannabis Leasehold

DRAWING

Proposed Ground Floor
Renovation Plan

CLIENT

Jima Retail Corp.

SCALE: As indicated

DATE: Issue Date

FILE: C2021-0210

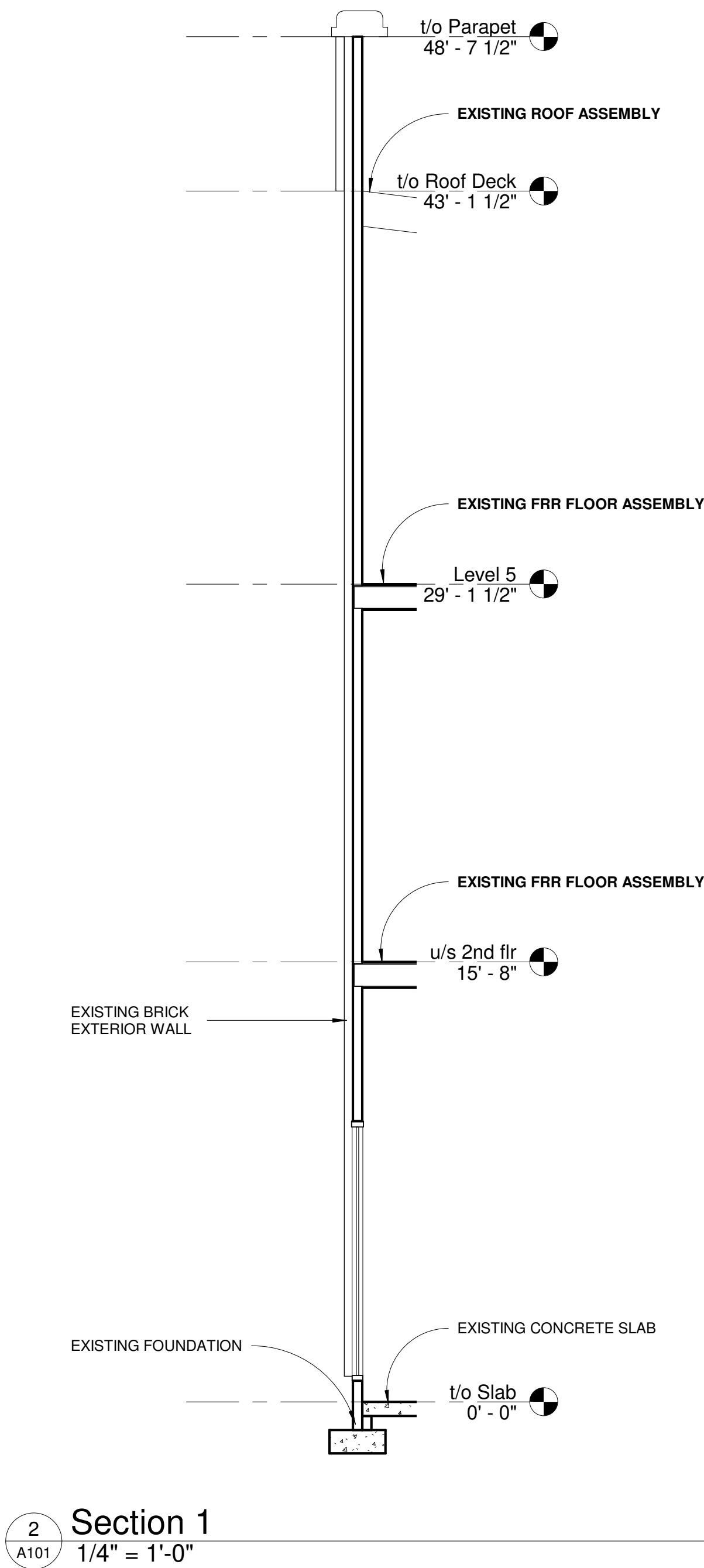
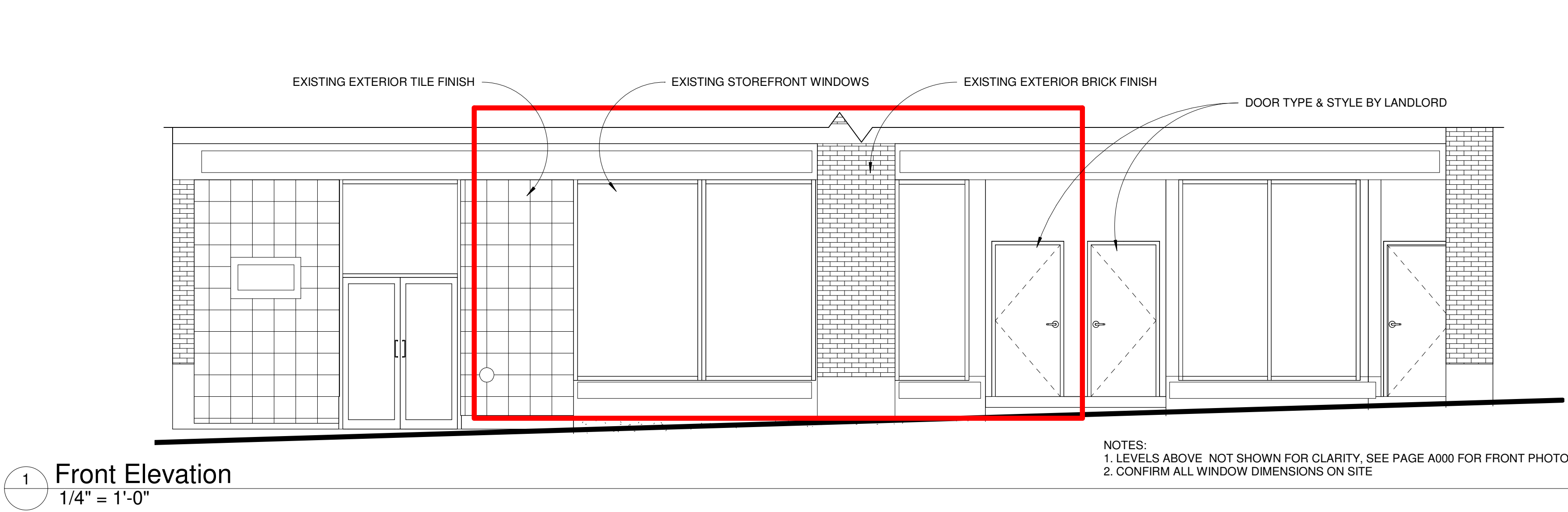
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DWG No

A101

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ENGINEER

Revision Schedule		
Revision Date	Revision Number	Revision Description

PROJECT

568 Yates Street, Victoria, BC
Retail Cannabis Leasehold

DRAWING

Elevation & Section

CLIENT

Jima Retail Corp.

SCALE: 1/4" = 1'-0"

DATE: Issue Date

FILE: C2021-0210

DRAWN: EER

CHECKED: KWJ

DWG No

A201

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