

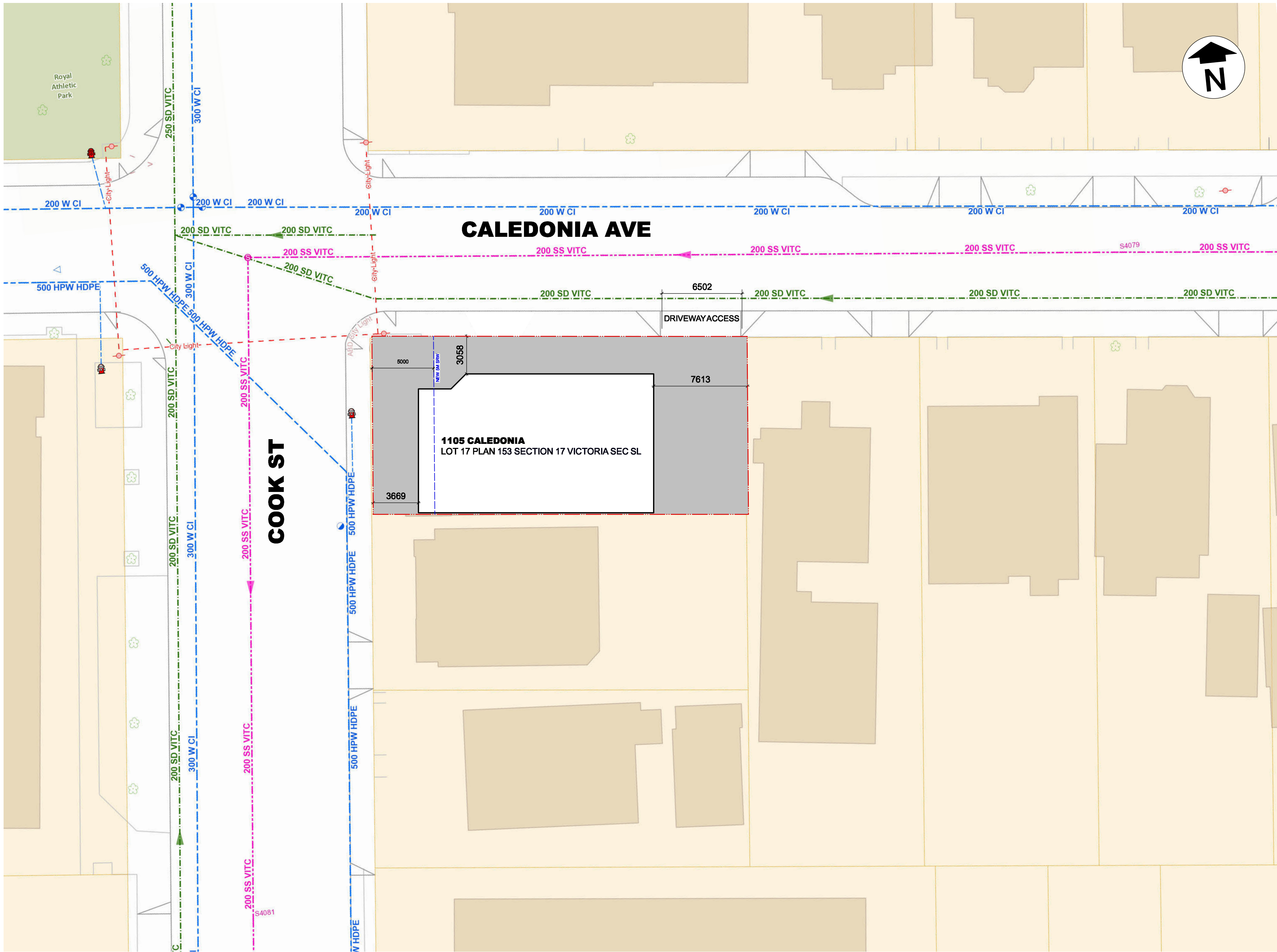
# 1105 CALEDONIA AVENUE

## CODE REVIEW

Item	2012 British Columbia Building Code, Data Matrix	Part 3	BCBC Reference
1	Address 1105 Caledonia Street, Victoria, BC		
2	Legal Description Lot 17, Suburban Lot 17, Victoria City, Plan 153		
3	Project Description Variance on parking requirements	<input checked="" type="checkbox"/> Development Permit with Variance	
4	Classification of Building Group A2 - Restaurant (Parsonage Cafe) Group E - Shop (Fermwood Coffee) Group F3 - Warehouse, sample room (Fermwood Coffee)		3.1.2.1(1)
5	Total Building Area 205.8 sq.m (2,215.2 sq.ft.)		1.4.1.2.1
6	Floor Area Parsonage Cafe 104.4 sq.m (1,123.75 sq.ft.) Fermwood Coffee 101.4 sq.m (1,091.5 sq.ft.) Sales 50.0 sq.m (538.2 sq.ft.) F3 51.4 sq.m (553.27 sq.ft.)		1.4.1.2.1
7	Occupant Load Parsonage Cafe Space with fixed seats 36 Persons Fermwood Coffee Sales 3.70 sq.m per Person for Merchandise uses 50.0 sq.m / 3.70 sq.m = 13.5 14 Persons Fermwood Coffee F3 Manufacturer 4.8 sq.m per Person for Manufacturing 51.4 sq.m / 4.80 sq.m = 11.1 11 Persons Total Persons 61 Persons		3.1.17.1
8	Number of Storeys One (1) storey		1.4.1.2.1, 3.2.1.1
9	Number of Streets Facing Two (2)		3.2.2.10
10	Sprinklered No		3.2.2.10
11	Major Occupancy Fire Separation Major occupancies shall be separated from adjoining major occupancies by fire separations having fire resistant ratings conforming to Table 3.1.3.1 Parsonage Cafe A-2 and Fermwood Coffee Sales E requires a 2 hour fire separation Parsonage Cafe A-2 and Fermwood Manufacturing F-3 requires a 1 hour fire separation Fermwood Coffee Sales E and Fermwood Manufacturing F-3 requires no separation		3.1.3.1
12	Group A, Division 2, One Storey • Parsonage Cafe 1) A building classified as Group A, Division 2 is permitted to be of combustible construction or noncombustible construction used single or in combination, provided a) it is not more than 1 storey in building height, and b) except as permitted by Sentence (2), it has a building area not more than i) 400 sq.m, if facing one street, ii) 500 sq.m, if facing 2 streets, or iii) 600 sq.m, if facing 3 streets. 2) In a building referred to in Sentence (1) without a basement, the basement, the building area limits of Sentence (1) are permitted to be doubled provided a fire separation with a fire-resistance rating not less than 1 hour is used to separate the building into fire compartments, each one of which does not exceed the limits of Clause (1)(b). Group E, Up To 2 Storeys • Fermwood Coffee Sales 1) A building classified as 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 value in Table 3.2.2.6 1 Storey + Facing 2 Streets = 1,250 sq. m Maximum Area 2) The building referred to in Sentence (1) is permitted to be on combustible construction or noncombustible construction used single or in combination, and a) floor assemblies shall be with a fire-resistance rating of not less than 45 min, and b) loadbearing walls, columns and arches shall have a fire-resistance rating not less than that required for the supported assembly. Group F, Division 3, Up To 2 Storeys • Fermwood Coffee Manufacturing 1) A building classified as Group F, Division 3 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 value in Table 3.2.2.83 1 Storey + Facing 2 Streets = 2,000 sq. m Maximum Area 2) The building referred to in Sentence (1) is permitted to be on combustible construction or noncombustible construction used single or in combination, and a) floor assemblies shall be with a fire-resistance rating and, if of combustible construction, shall have a fire resistance rating of not less than 45 min, and b) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall i) have a fire resistance rating not less than 45 minutes, or ii) be of noncombustible construction.		3.2.2.28 3.2.2.66 3.2.2.83
13	Location of Exits 1) A floor area in a building not more than 2 storeys in building height, is permitted to be served by one exit provided the total occupant load is served by the exit is not more than 50, and a) in a floor area that is not sprinklered throughout, the floor area and the travel distance are not more than the values in Table 3.4.2.1A Parsonage Cafe Group A Required Maximum Floor Area: 150 sq.m (104.4 sq.m. actual) Required Maximum Travel Distance: 15m (2 exits provided) Fermwood Coffee Sales Group E Required Maximum Floor Area: 150 sq.m (50.0 sq.m. actual) Required Maximum Travel Distance: 15m (1 exit) Fermwood Coffee Manufacturing Group F Division 3 Required Maximum Floor Area: 200 sq.m (51.4 sq.m. actual) Required Maximum Travel Distance: 15m (1 exit)		3.4.2.5
14	Water Closets 2) If a single universal toilet room is provided in accordance with the requirements of Section 3.8, the total number of persons in the building used to determine the number of water closets to be provided, is permitted to be reduced by 10 before applying Sentences (5), (7), (8), (12), (13) or (14). Parsonage Cafe 6) Except as permitted by Sentences (4), (7) and (8), the number of water closets required for assembly occupancy shall conform to Table 3.7.2.2.A. 36 Persons - 18 Persons of Each Sex Required Water Closets: 1 Male, 1 Female Provided Water Closets: 1 Toilet Room and 1 Unisex Fermwood Coffee Sales 16) The number of water closets required in a suite of mercantile occupancy whose area is not more than 500 sq.m, is permitted to be determined in accordance with Table 3.7.2.2.B based solely on the total number of staff. Fermwood Coffee Manufacturing 14) Except as permitted by Sentences (4), the number of water closets required for an industrial occupancy shall conform to Table 3.7.2.2.C. The Fermwood Coffee Sales and Manufacturing has currently 3 staff. 4) Both sexes are permitted to be served by a single water closet if the occupant load in an occupancy referred to in Sentence (5), (10), (12), (13), (14) or (16) is not more than 10. Provision for Universal Toilet Room between Sales and Manufacturing		3.7.2.2
15	Accessible Washroom Universal Toilet Room Provided		3.7.2.10.9

## DRAWING LIST

- ARCHITECTURAL**  
A-00 SITE CONTEXT PLAN  
A-01 SITE PLAN AND PROJECT INFORMATION TABLE  
A-02 EXISTING FLOOR PLAN & NEW LANDSCAPE  
A-03 ELEVATIONS & BUILDING SECTIONS



1 EXISTING SITE CONTEXT PLAN  
1:200

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GENERAL NOTES

4	REZONING RE-SUBMISSION	2022-01-03
3	ISSUED FOR REVIEW	2021-07-26
2	ISSUED FOR REZONING	2021-04-06
1	ISSUED FOR REVIEW	2021-04-01
No.	REVISION	DATE

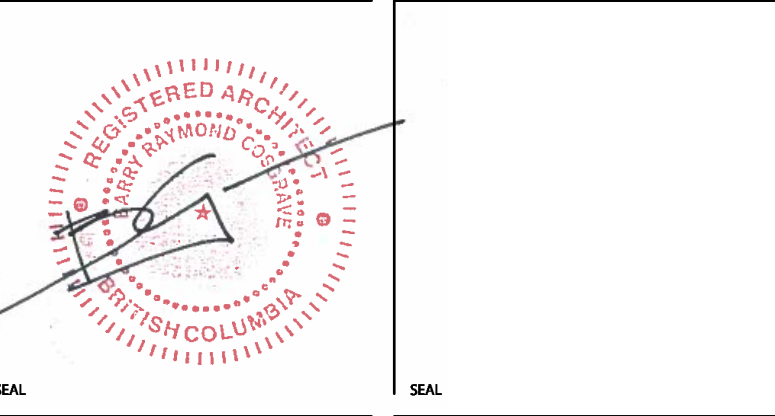
**numberTEN**  
architectural group

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**number 10**

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SCALE 1 : 200  
DATE 2021-12-22

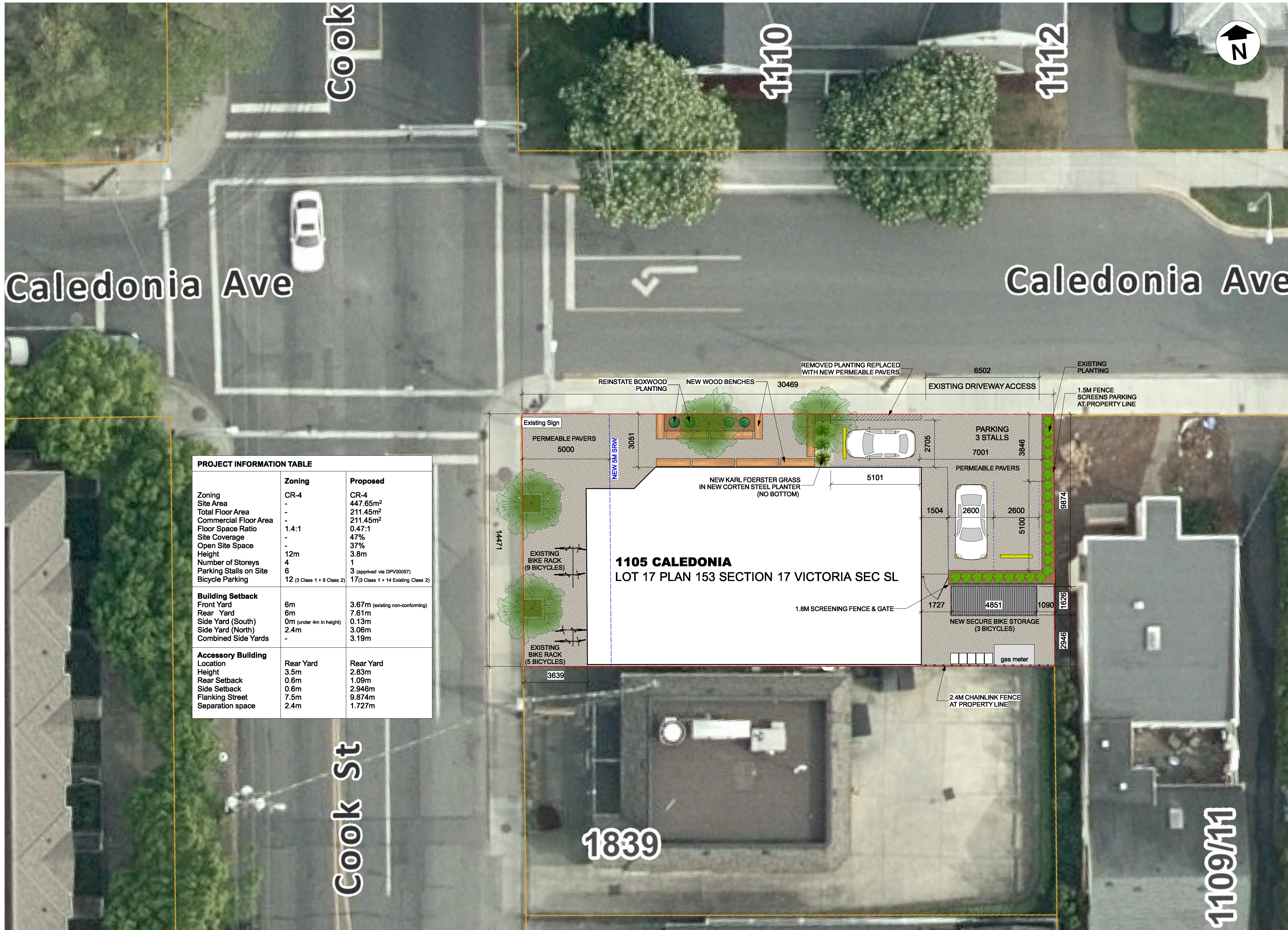
**1105 Caledonia**  
Rezoning

**DRAWING LIST**  
EXISTING SITE PLAN

SHEET TITLE	EL	BC
DRAWN BY	EL	CHECKED BY
CLIENT PROJECT NO.	2017564	<b>A-00</b>
NTAG PROJECT NO.		SHEET NO.



PRINT DATE: FILE NAME: 1105 Caledonia.vsw



PROJECT INFORMATION TABLE		
	Zoning	Proposed
Zoning	CR-4	CR-4
Site Area	-	447.65m <sup>2</sup>
Total Floor Area	-	211.45m <sup>2</sup>
Commercial Floor Area	-	211.45m <sup>2</sup>
Floor Space Ratio	1.4:1	0.47:1
Site Coverage	-	47%
Open Site Space	-	37%
Height	12m	3.8m
Number of Storeys	4	1
Parking Stalls on Site	6	3 (approved via DPV00057)
Bicycle Parking	12 (3 Class 1 + 9 Class 2)	17 (3 Class 1 + 14 Existing Class 2)
Building Setback		
Front Yard	6m	3.67m (existing non-conforming)
Rear Yard	6m	7.61m
Side Yard (South)	0m (under 4m in height)	0.13m
Side Yard (North)	2.4m	3.06m
Combined Side Yards	-	3.19m
Accessory Building		
Location	Rear Yard	Rear Yard
Height	3.5m	2.83m
Rear Setback	0.6m	1.09m
Side Setback	0.6m	2.946m
Flanking Street	7.5m	9.874m
Separation space	2.4m	1.727m

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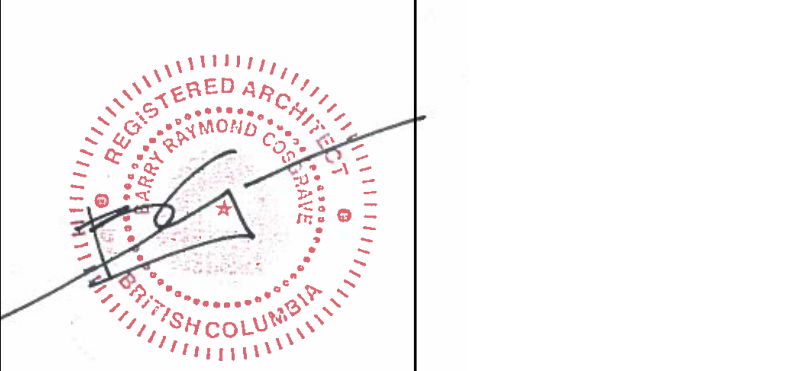
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Rezoning

PROPOSED SITE PLAN  
PROJECT INFORMATION TABLE

SHEET TITLE	EL	BC
DRAWN BY	CHECKED BY	
CLIENT PROJECT NO.		A-01
NTAG PROJECT NO.	2017564	SHEET NO.

1 SITE PLAN  
1:100

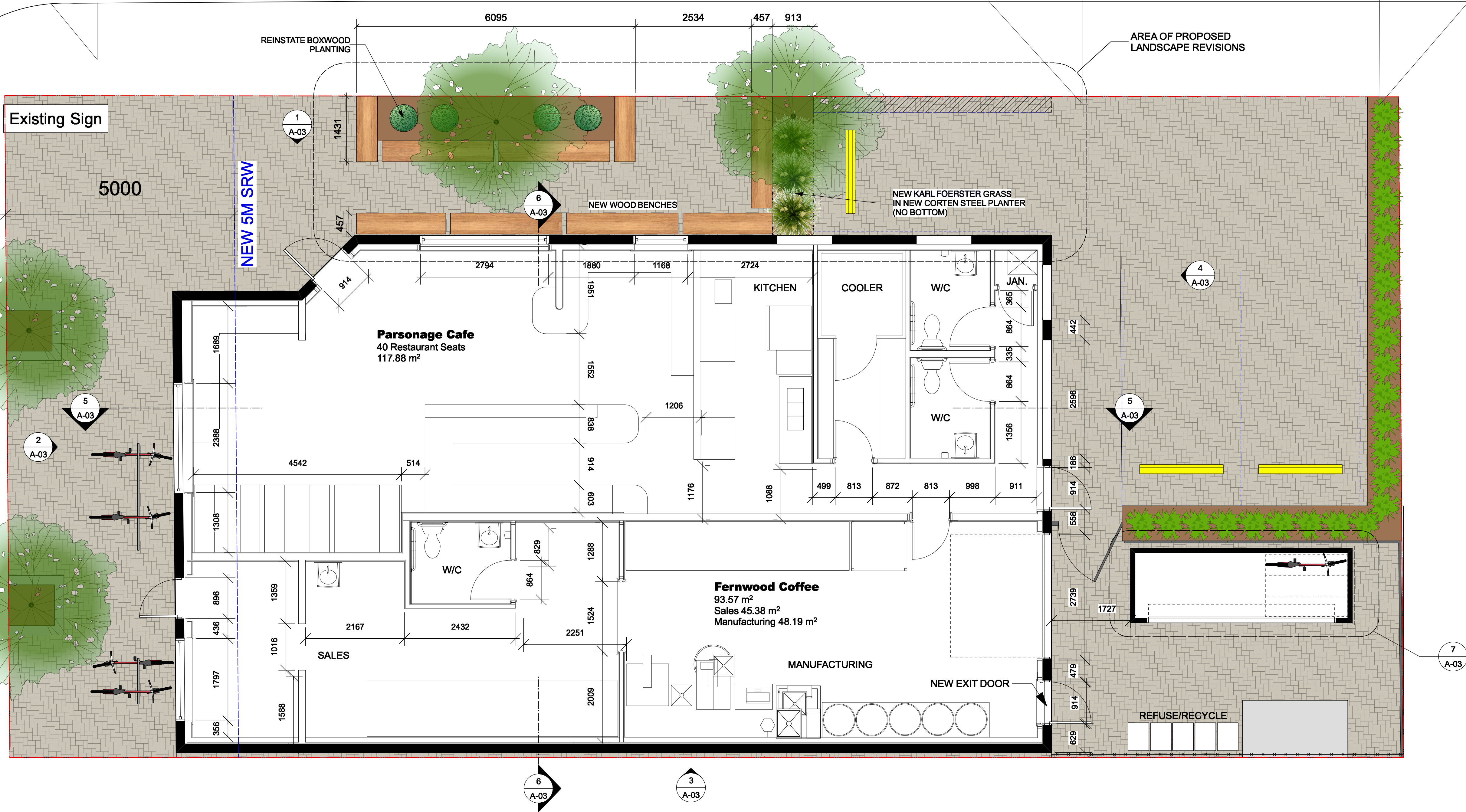


PLANT SPECIFICATION LIST

Coniferous Shrubs		
4	<i>Buxus sempervirens</i> 'Suffruticosa' Dwarf English Boxwood	24" (600 mm) ø, well formed, even growth. Container stock.
Grasses		
10	<i>Calamagrostis x acutifolia</i> 'Karl Foerster' / 'Karl Foerster' Feather Reed Grass	Vigorous, healthy plants with strong root system, #2 pot (19-23 cm).

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GENERAL NOTES



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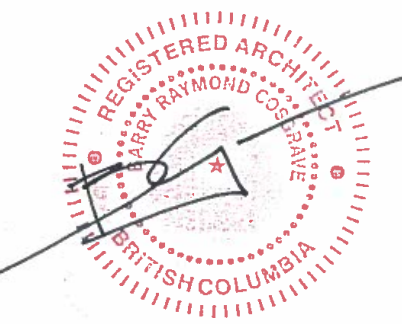
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SEAL

SCALE	1 : 50	DATE	2021-12-22
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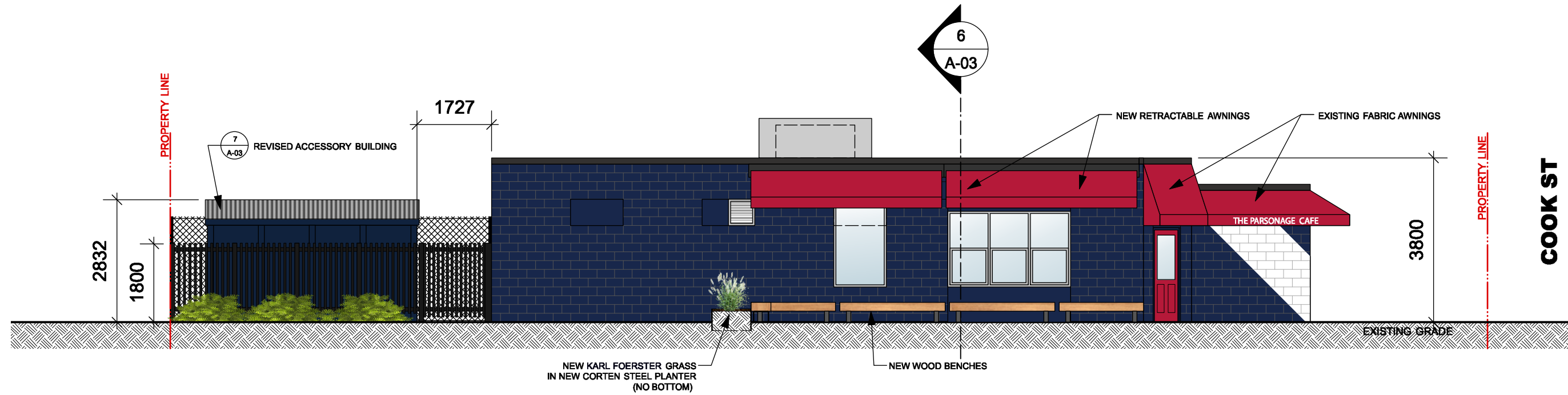
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Rezoning

FLOOR PLAN

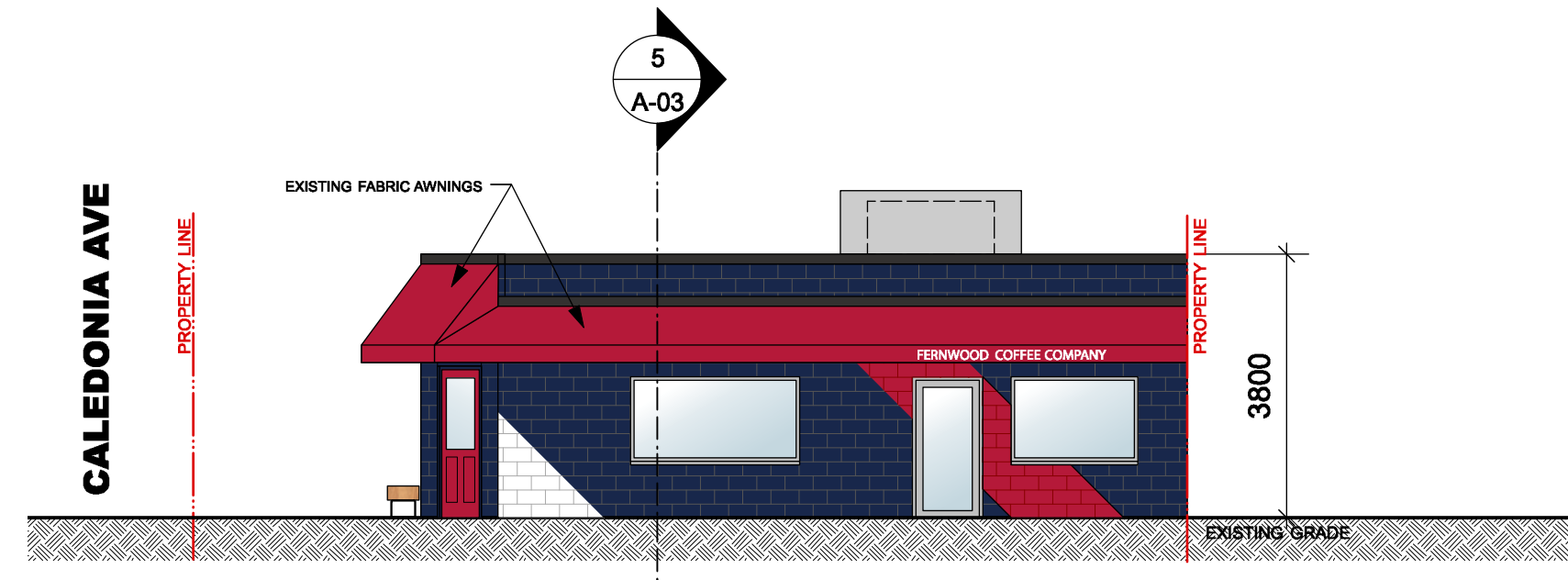
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CLIENT PROJECT NO.	2017564		
NTAG PROJECT NO.			

A-02

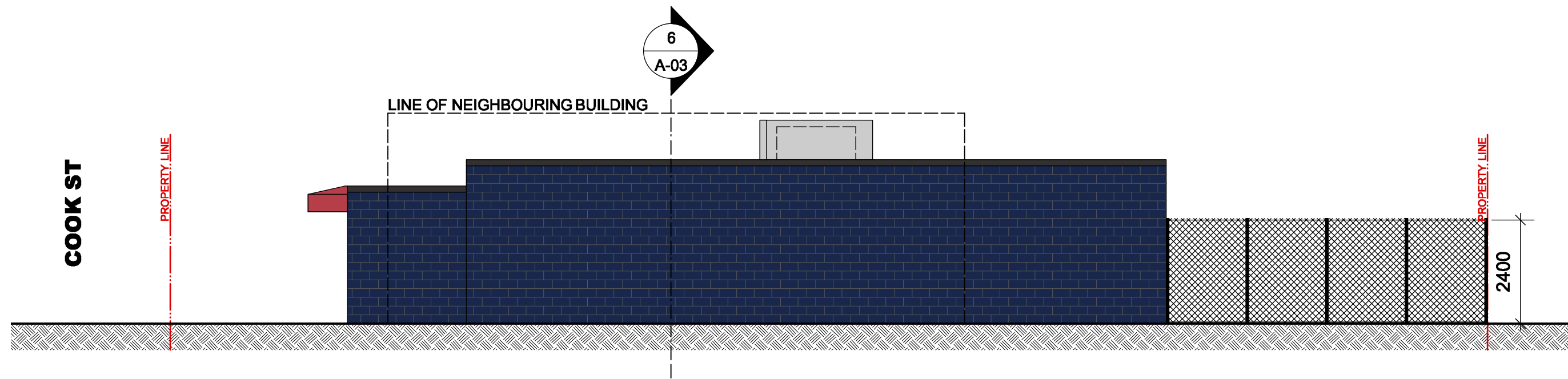




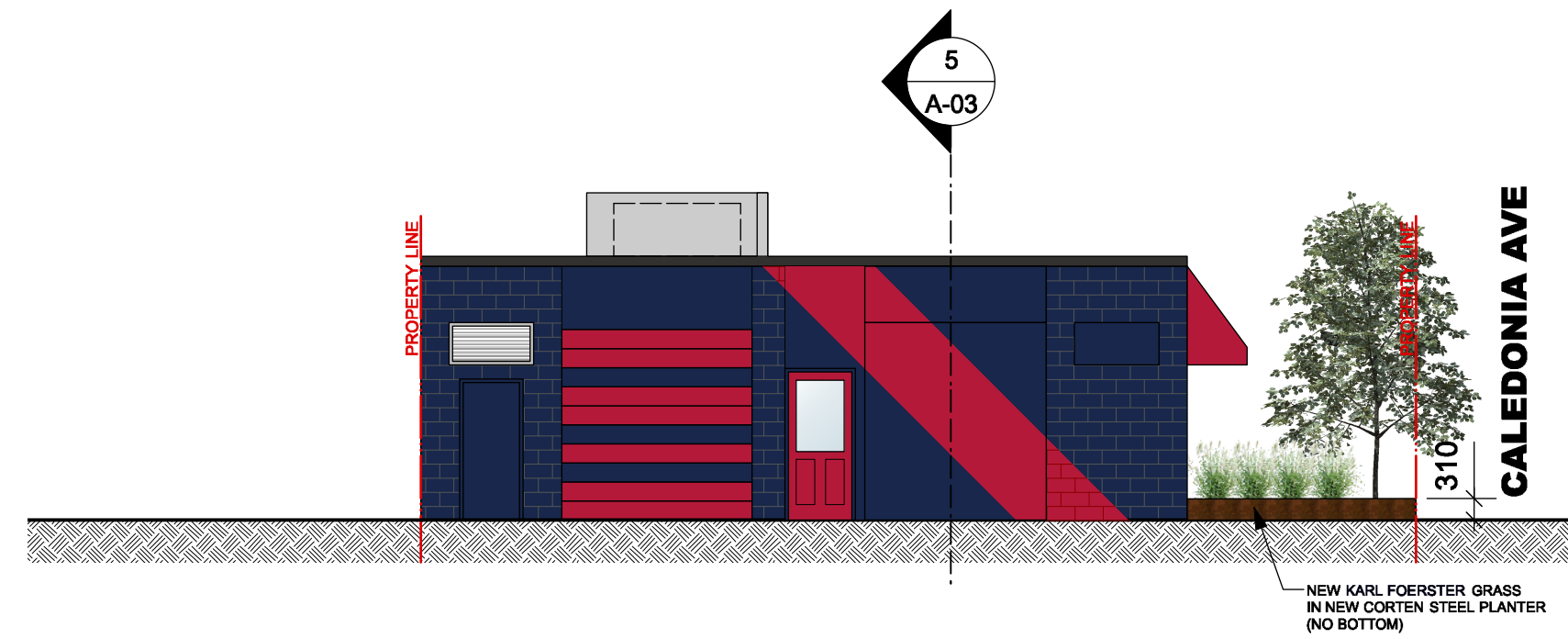
1 CALEDONIA AVE (NORTH) ELEVATION  
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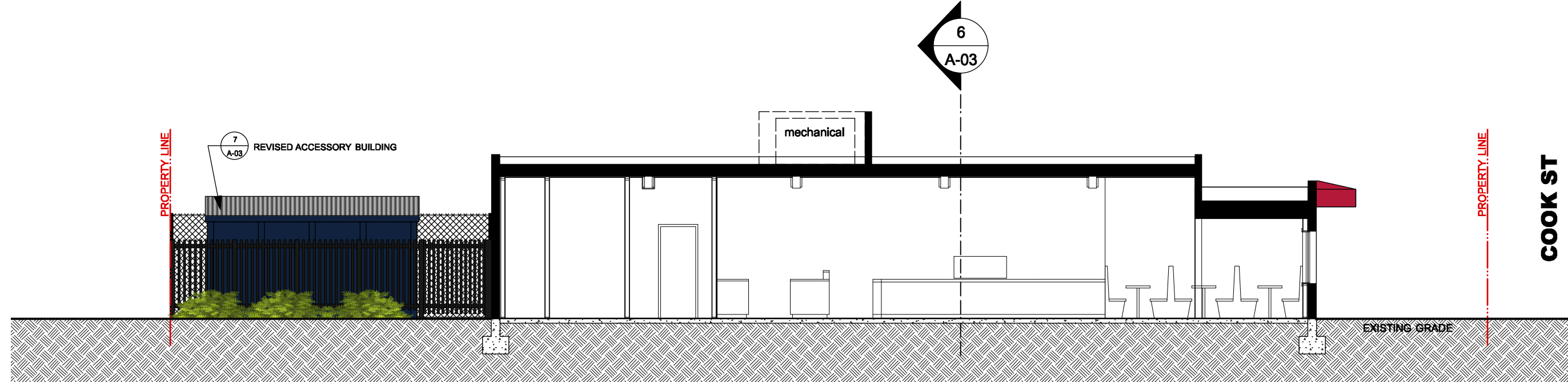
2 COOK ST (WEST) ELEVATION  
1:100



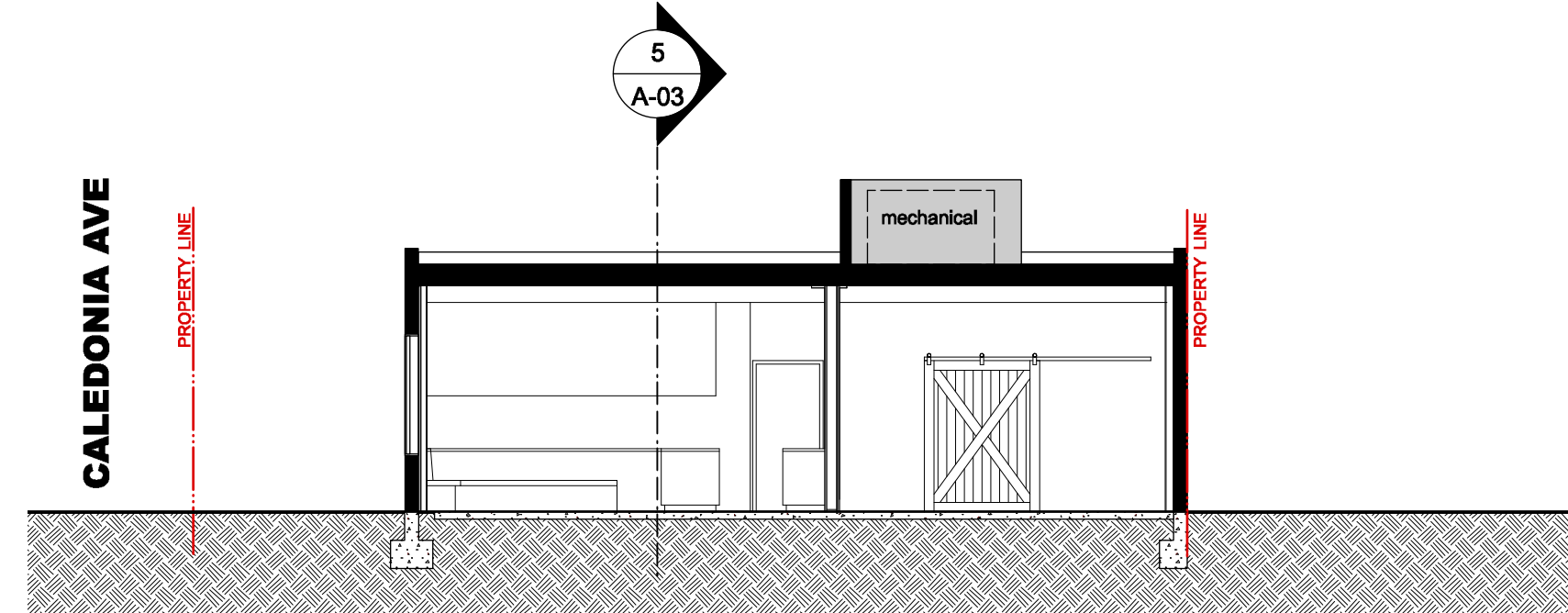
3 SOUTH ELEVATION  
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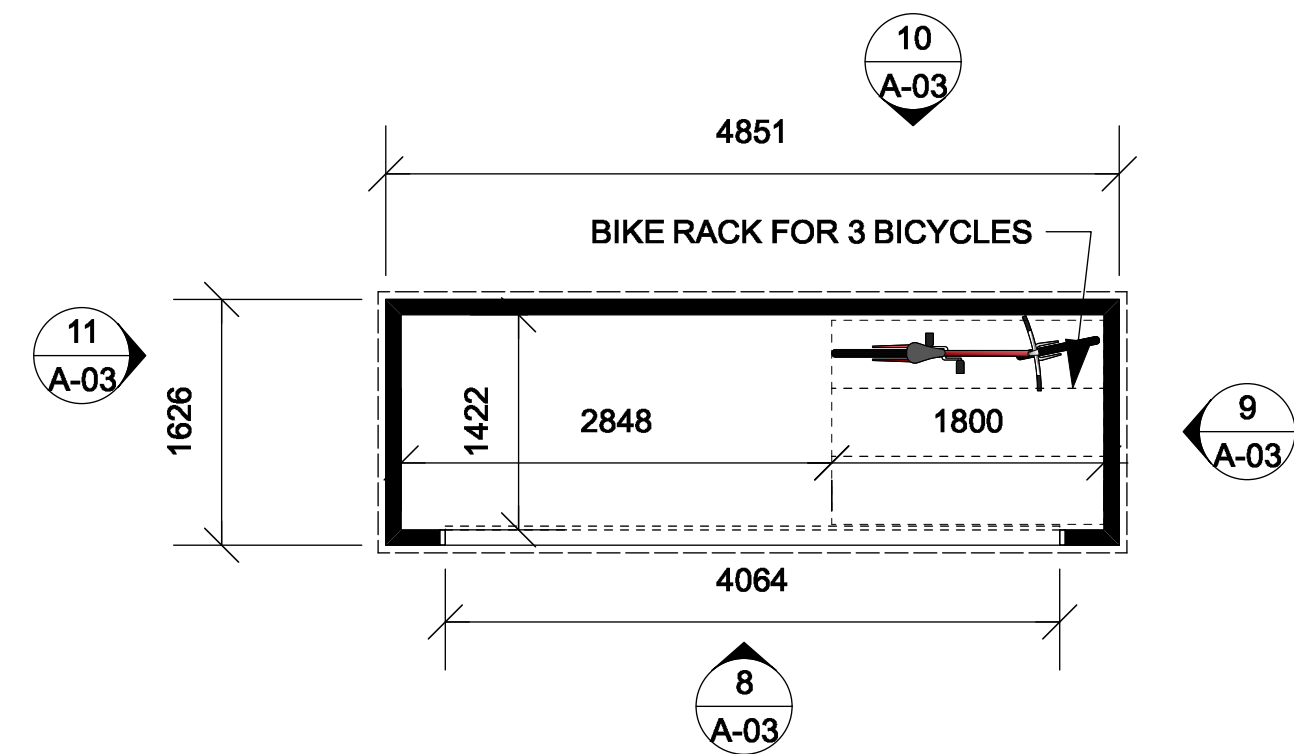
4 EAST ELEVATION  
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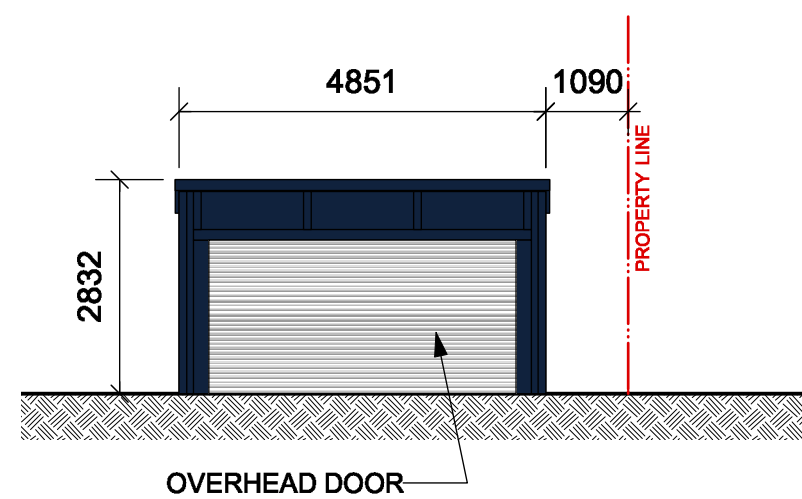
5 BUILDING SECTION  
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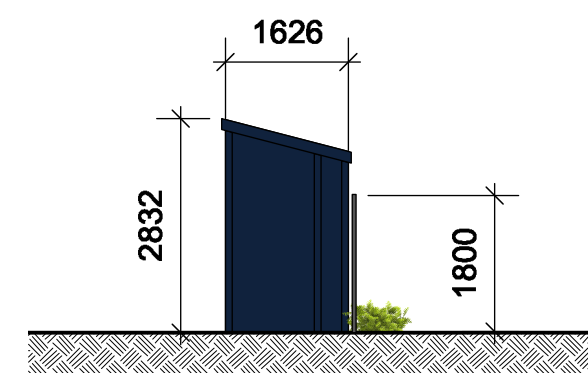
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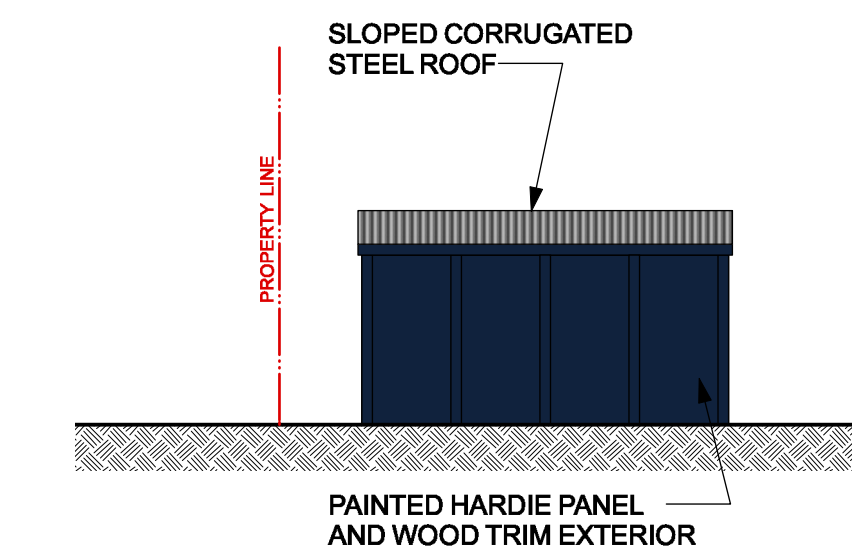
7 BICYCLE SHELTER PLAN  
1:50



8 BICYCLE SHELTER ELEVATION  
1:100



9 BICYCLE SHELTER ELEVATION  
1:100



10 BICYCLE SHELTER ELEVATION  
1:100



11 BICYCLE SHELTER ELEVATION  
1:100

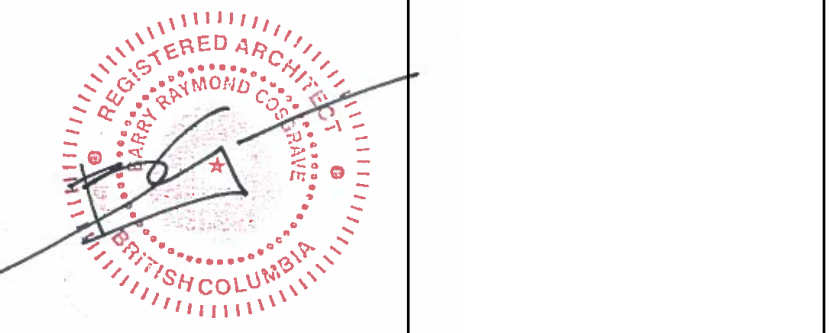
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SCALE AS NOTED  
DATE 2021-12-22

1105 Caledonia  
Rezoning

ELEVATIONS  
BUILDING SECTIONS

SHEET TITLE	EL	BC
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CLIENT PROJECT NO.	2017564	A-03
NTAG PROJECT NO.	2017564	SHEET NO.