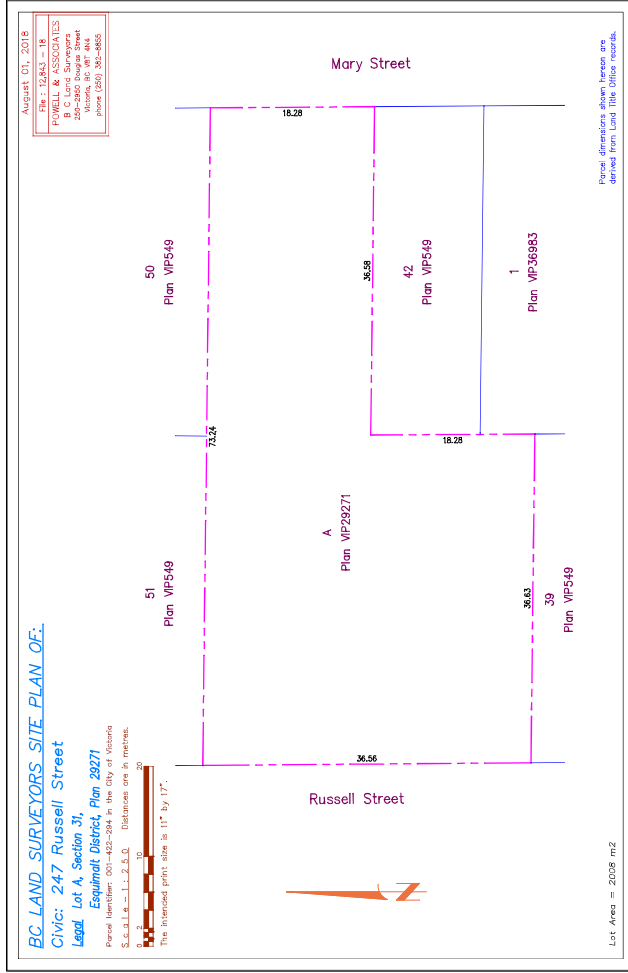


# ATTACHMENT B



**GENERAL NOTES**

- Dimensions are to profiles or centre of wall.
- Contractor to verify all dimensions and existing conditions on site prior to commencement of work.
- High water mark is shown on the plan.
- Use of abbreviations is as indicated.

**PROJECT ARCHITECT**

City of Victoria  
 Victoria, BC V8W 2K3  
 Tel: 250-603-0317  
 Fax: 250-603-0318  
 If available: 250-603-0319

**PROJECT INFORMATION**

CIVIC ADDRESS: 344 MARY STREET, VICTORIA BC  
 LOT A, SECTION 31 ESQUIMALT DISTRICT/Plan 29271  
 BRITISH COLUMBIA VULNERABLE ZONE CODE 2018-DIVISION B - PART 3

**TENANT OCCUPANCY CLASSIFICATION:**

- INDUSTRIAL GROUP F Division 2 (CURRENT APPLICATION)
- INDUSTRIAL GROUP E MERCANTILE (FUTURE USE)
- COMMERCIAL GROUP F Division 2 (CURRENT APPLICATION)
- COMMERCIAL GROUP E MERCANTILE (FUTURE USE)
- ROOF ASSY 4.5 MW

**Occupant Load Warehouse & Office - 10 people / 1 WC unisex; Retail - 500 m<sup>2</sup> = 2 people / 1 WC unisex**

10 people - Single unisex WC provided

**Zoning Data:**

Site Area	2 008 m <sup>2</sup>
GFA	1 400 m <sup>2</sup> and mezzanine and L2 Floor Area
FAR	0.70 to 1
Zone	M-1
Max FAR	3.0 to 1

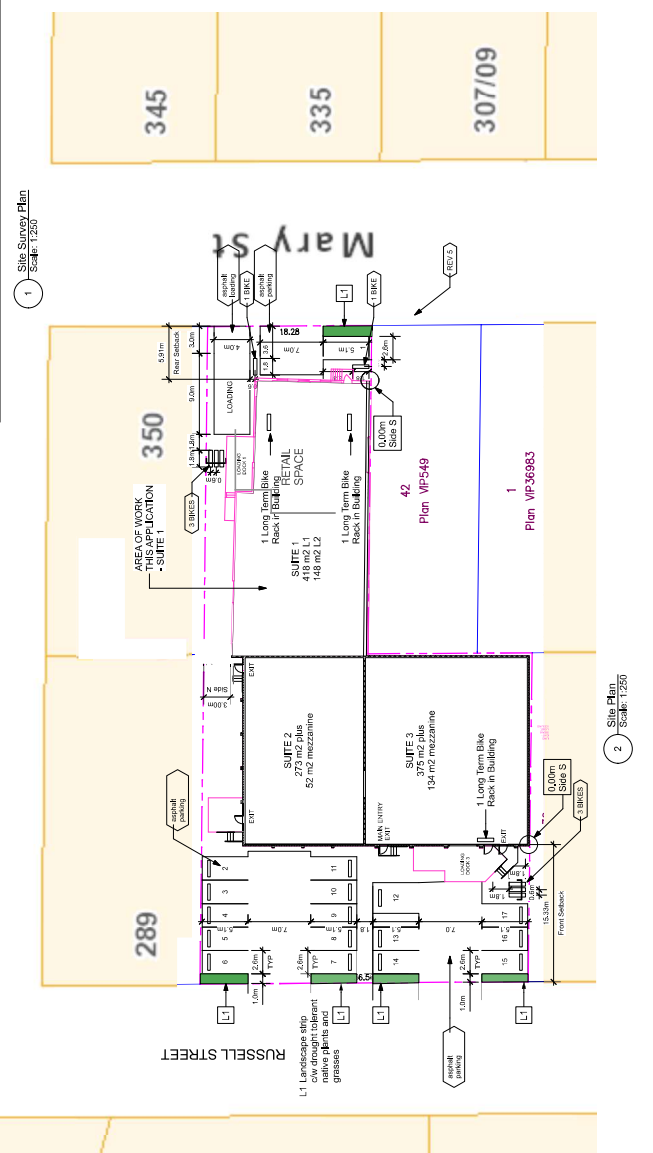
**17** parking stalls are provided on site per original building approvals

**Site Parking:**

- Warehouse @ 418/100-2 = 1.18 stalls
- Office @ 833/202.5/m<sup>2</sup> = 2.23 stalls
- Office @ 644/100m<sup>2</sup> = 1.29 stalls
- Warehouse @ 325/100m<sup>2</sup> = 3.25 stalls
- Warehouse @ 509/100m<sup>2</sup> = 5.09 stalls
- Total Site Parking = 16.04 stalls
- = 17.00 stalls required

**Site Parking:**

- Short Term Office 644 m<sup>2</sup> @ 11/50m<sup>2</sup> = 1 bicycle
- Short Term Retail 636.60 m<sup>2</sup> @ 1/200m<sup>2</sup> = 1 bicycle
- Long Term Warehouse @ 11200m<sup>2</sup> = 1 bicycle
- Short Term Warehouse @ 8 spaces = 6 bicycles
- Long Term Warehouse @ 8 spaces = 6 bicycles
- Total Long Term Storage = 3 bicycles
- Total Short Term Storage = 6 bicycles



**lary Street Warehouse**  
 344 Mary Street  
 Victoria BC

**Site Plan & Project Data**

APR 2018  
 2022-04-30

**A100**

APR 2018  
 2022-04-30

8777 Fern Street, V8P 3K3  
 T: 250-595-3887  
 1150 Douglas Street, V8T 2K9  
 T: 250-595-5810

FOR INFORMATION ONLY - NOT TO BE USED FOR CONSTRUCTION  
 THIS PLAN IS THE PROPERTY OF POWELL & ASSOCIATES  
 AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT PERMISSION

**PROJECT TEAM**

ARCHITECT  
Charles Keast/Architect ABC  
877 Fort Street  
Victoria BC  
V8W 3K3  
T 1-250-468-3307  
c.keast@charkeast.com

**PROJECT INFORMATION**

CIVIC ADDRESS: 340 Mary Street, Victoria BC  
BUILDING AREA: 535m<sup>2</sup>  
TENANT OCCUPANCY CLASSIFICATION: 3.2.2.68 GROUP E  
MAX TO STORE AREA: 1500 m<sup>2</sup> FACING STREETS  
• COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION  
• MEZZANINE 4.5m FRS  
• ROOF ASSEMBLY 4.5m FRS  
• STRUCTURE SUPPORTING A FIS 45min  
1 Exit required and provided  
• No changes to W/C  
• Retail floor area: 520m<sup>2</sup>

**SCOPE OF WORK**

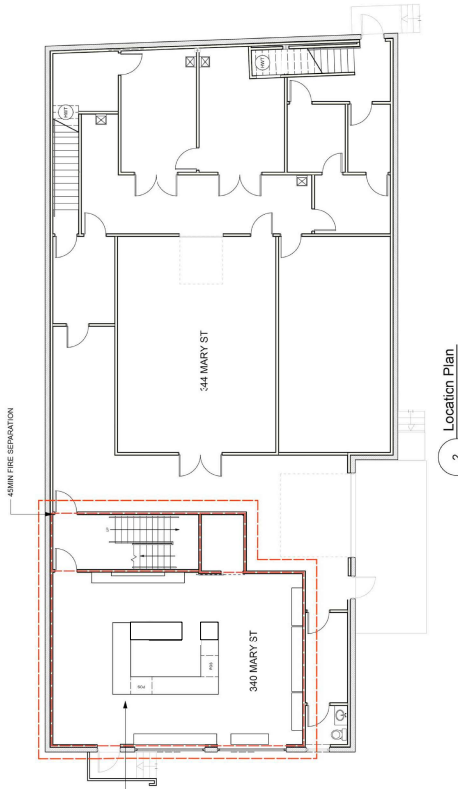
Interior alterations for retail space  
Occupant load is 19 people based on number of staff (3.7.2.2. (16))  
One W/C provided per 3.7.2.2. (4).

**GENERAL NOTES**

1. All dimensions are metric and shown in millimetres
2. Dimensions are to gridlines or centre of wall
3. Contractor to verify all dimensions and existing discrepancies prior to commencement of work.

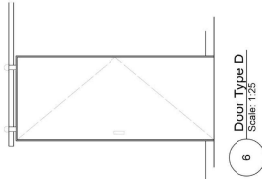


PROJECT LOCATION

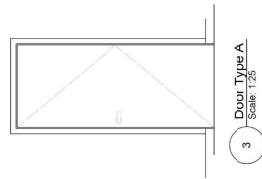


2 Location Plan  
Scale: 1:100

Door #	Location/Room	Type	Size	Swing	DOOR SCHEDULE		Frame	Glazing	Rating	FIN.	HOWE	Needs & Accessories
					MTRL	FIN.						
D1001	Entry 105	A	215x2135	SH	PTD	LOOKSET	PSF		45MIN	PTD	LOOKSET	CLOSER, WALL STOP, POLLY
D1002	Vestibule Room 106	A	215x2135	SH	PTD	LOOKSET	PSF		45MIN	PTD	LOOKSET	CLOSER, WALL STOP
D1061	Vestibule Room 106	A	215x2135	RHR	PTD	LOOKSET	PSF		45MIN	PTD	LOOKSET	CLOSER, WALL STOP, DROU
D1062	Vestibule Room 106	A	215x2135	RHR	PTD	LOOKSET	PSF		45MIN	PTD	LOOKSET	CLOSER, WALL STOP, DROU
D1043	OFFICE 102	A	215x2135	RH	PTD	LOOKSET	PSF		45MIN	PTD	LOOKSET	CLOSER, WALL STOP, DROU

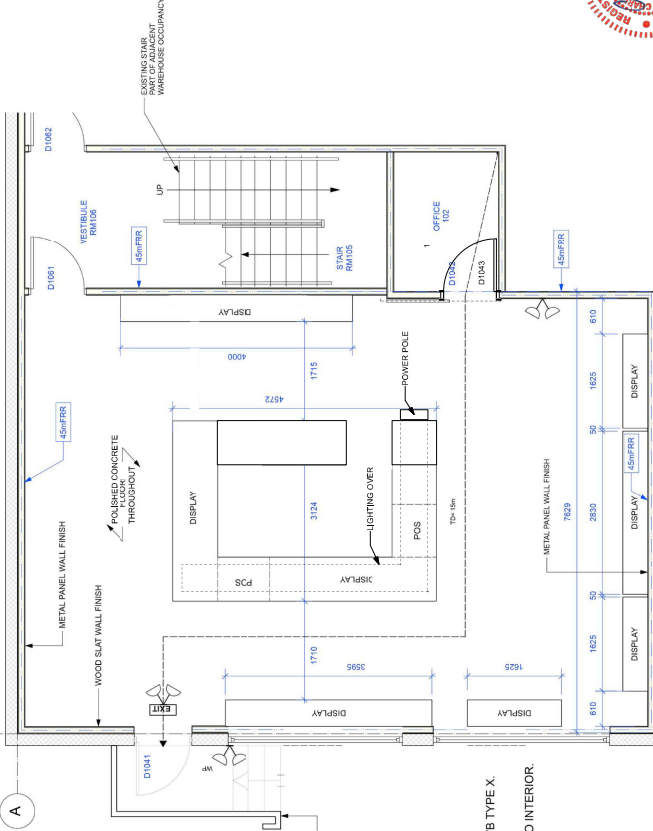


3 Door Type A  
Scale: 1:25



6 Door Type D  
Scale: 1:25

- ALL WALLS FRAMED & FINISHED WITH 160WB TYPE X.
- APPLIED FINISHES AS NOTED.
- FLOOR ASSEMBLY OVER RATED 45 MIN.
- EXTERIOR WALLS INSULATED & POLLY VB TO INTERIOR.



1 Proposed Plan  
Scale: 1:40

R1  
No. 20-11-29  
Date 22-01-20  
Project 22-01-11  
Sheet 1/15  
Rev. 1/15  
Author  
Checked  
Date 2022-11-29  
Scale 1:40

Retail TI  
340 Mary Street  
Victoria BC  
Location Plan &  
Door Schedule



A101 R1

888-888-8888  
102-1100 Dallas Way, V8W 3K3  
T 1-250-468-3307  
102-1100 Dallas Way, V8T 2K8  
T 1-250-468-3307