

ISSUED FOR REZONING

308 MENZIES STREET
VICTORIA, BRITISH COLUMBIA

PROJECT NUMBER: 16-473

19 JULY 2017

alan lowe architect inc.

#203 - 1110 Government St., Victoria, British Columbia
1 250.390.2883

INDEX OF DRAWINGS

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BUBBLED SET

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City of Victoria

JUL 26 2017

Planning & Development Department
Development Services Division

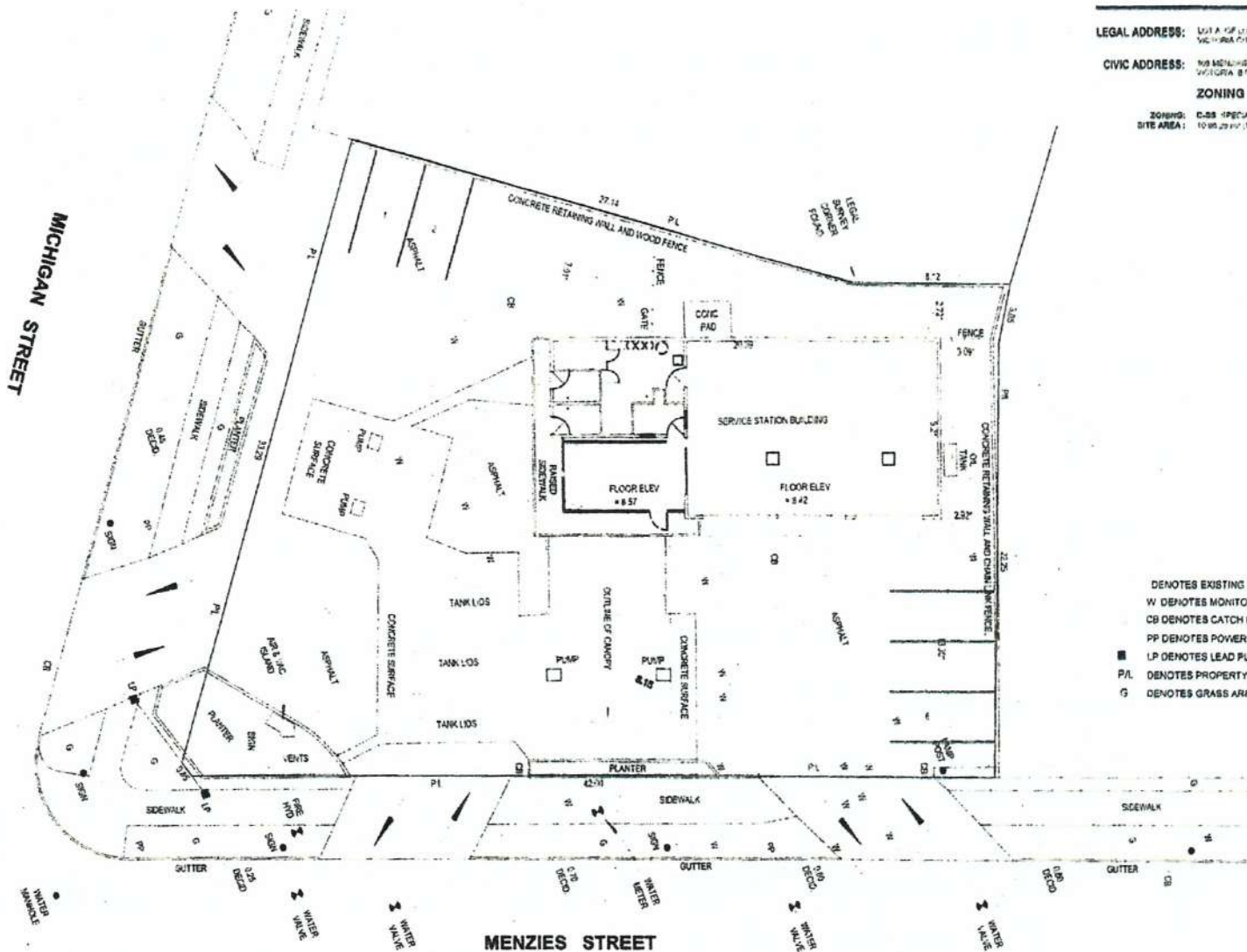
ATTACHMENT C

1. REVISIONS TO DRAWING 19 JULY 17
2. REVISIONS TO DRAWING 19 JULY 17
3. REVISIONS TO DRAWING 19 JULY 17
4. REVISIONS TO DRAWING 19 JULY 17
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CONVENIENCE STORE
AND GAS BAR
1110 GOVERNMENT STREET
VICTORIA, BC
COVER
INDEX

project no. 16-473
drawing no. A0
drawing title COVER INDEX
drawing scale 1/8" = 1'-0"

A0



PROJECT INFORMATION

LEGAL ADDRESS: LOT 1 & 2, LOTS 1000 & 1007
VICTORIA CITY PLAN 12802

CIVIC ADDRESS: 100 MENZIES STREET
VICTORIA B.C.

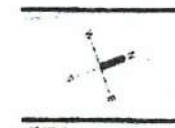
ZONING DATA

ZONING: O-88 SPECIAL SERVICE STATION DISTRICT

DIST AREA: 10,000.00 sq. ft. (11,000 sq. ft.)

Received
July 26, 2007

Planning & Development Department
Development Services Division



- DENOTES EXISTING SPOT ELEVATION
- W DENOTES MONITORING WELL
- CB DENOTES CATCH BASIN
- PP DENOTES POWER POLE
- LP DENOTES LEAD PLUG (LEGAL SURVEY POST)
- P/L DENOTES PROPERTY LINE
- G DENOTES GRASS AREA

1. PRELIMINARY PLAN	10/10/06
2. PRELIMINARY PLAN	24/01/07
3. PRELIMINARY PLAN	24/01/07
4. PRELIMINARY PLAN	24/01/07
5. PRELIMINARY PLAN	24/01/07

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212-111-1111

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CONVENIENCE STORE
AND GAS BAR

SITE PLAN - EXISTING
FLOOR PLAN - EXISTING

Project no. 10-473

DATE: 10/10/06

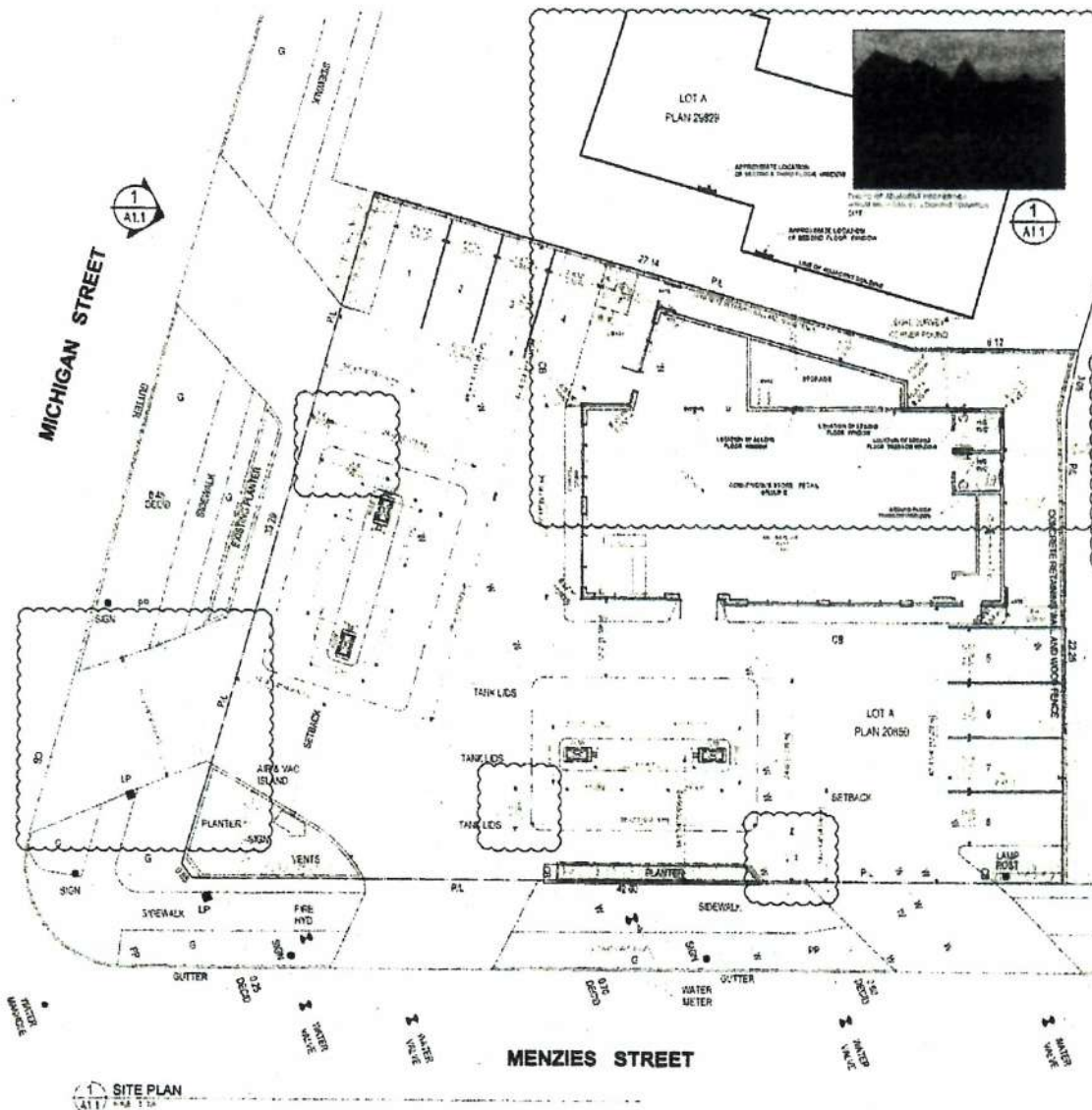
DATE: 24/01/07

DATE: 24/01/07

DATE: 24/01/07

A1.0

1 SITE PLAN
A1.0
DATE: 10/10/06



PROJECT INFORMATION

LEGAL ADDRESS: LOT A OF LOTS 1896 & 1897 VICTORIA CITY PLAN 20059
 CIVIC ADDRESS: 308 MENZIES STREET VICTORIA B.C.

ZONING DATA
 EXISTING ZONING: O-58 SPECIAL SERVICE STATION DISTRICT
 PROPOSED ZONING: O-18 LIMITED COMMERCIAL SERVICE STATION DISTRICT
 SITE AREA: 10,562 sq m (11,800 sq ft)
 GROUND FLOOR AREA: 218.68 sq m (2,352 sq ft)
 2nd FLOOR AREA: 177.96 sq m (1,909 sq ft)
 GROSS FLOOR AREA: 396.64 sq m (4,261 sq ft)
 F.R.R.: ALLOWED 1.4:1 PROPOSED 0.6:1
 STREETS FACING: 2:2:2:2 GROUP E, on Es & Storeys, Sprinklered
 BUILDING CLASSIFICATION: Floor construction shall be in accordance with an F.R.R. of not less than 45 min.

MAJOR OCCUPANCIES: GROUP E & GROUP D
BUILDING AREA: 396.64 sq m (4,261 sq ft)
SITE COVERAGE: 20.9% (BUILDING ONLY)
 20.9% (BUILDING AND 20% CANOPIES)
OPEN SITE SPACE: 14.1%
BUILDING HEIGHT: 7.65 m (25' 1 1/2") (11m max. allowed)
STREET SETBACKS: 6 STALLS REQUIRED, 8 STALLS PROVIDED
BIKE PARKING: 2 REQUIRED, 4 STALLS PROVIDED - 2 x CLASS 1 & 2 x CLASS 2
SETBACKS PROPOSED: FRONT YARD - MINIMUM: 10.2 m (BUILDING) - 5.0 m GAS BAR COLUMNS
 SIDE YARD PLANNING - MINIMUM: 12.45 m (BUILDING) - 4.0 m GAS BAR COLUMNS
 SIDE YARD: 2.00 m
 REAR YARD: 1.50 m
SETBACKS ALLOWED: FRONT YARD - MINIMUM: 4.50 m
 SIDE YARD PLANNING: MINIMUM: 4.50 m
 SIDE YARD: 0m
 REAR YARD: 0m
EDGE OF CANOPY FROM MENZIES PROPERTY LINE: 2.64m
EDGE OF CANOPY FROM MICHIGAN PROPERTY LINE: 1.01m

PLAN V19E1515

- LEGEND**
- DENOTES FINISHED GRADE ELEVATION
 - DENOTES EXISTING SPOT ELEVATION
 - W DENOTES MONITORING WELL
 - CB DENOTES CATCH BASIN
 - HP DENOTES POWER POLE
 - LP DENOTES LEAD PLUG (LEGAL SURVEY POST)
 - P.L. DENOTES PROPERTY LINE
 - G DENOTES GRASS AREA

AVERAGE GRADE CALCULATION:

POINTS AAB - (5.57+5.57)÷2=5.57 ± 0.1m	79
POINTS BAC - (5.57+5.57)÷2=5.57 ± 0.5m	179.8
POINTS CAG - (5.57+5.57)÷2=5.57 ± 0.5m	75.81
POINTS DAE - (5.2+5.2)÷2=5.2 ± 0.1m	23.8
POINTS EAF - (5.2+5.2)÷2=5.2 ± 0.1m	10.28
POINTS FAG - (5.2+5.2)÷2=5.2 ± 0.1m	103
POINTS GAG - (5.2+5.2)÷2=5.2 ± 0.1m	40
POINTS HAA - (5.2+5.2)÷2=5.2 ± 0.1m	50
TOTAL	549.63

PERIMETER - 69.22 m - 846.80 65.22 ± AVERAGE GRADE 5.34 m

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1. NOTATION & ELEVATION	10 JUL 11
2. PRELIMINARY REVIEW	14 JUL 11
3. PRELIMINARY REVIEW	28 JUL 11
4. PRELIMINARY REVIEW	31 JUL 11

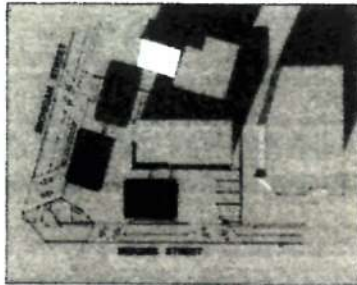
alan architect inc.
 408 - 1100 Glenora Road
 Victoria B.C. V8M 1G6
 Tel: 250-363-1100
 Fax: 250-363-1101

CONVENIENCE STORE
 AND GAS BAR

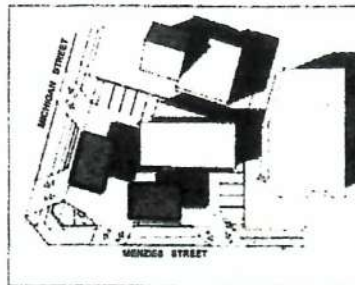
SITE PLAN

PROJECT NO.	15-475
DATE	24 JUL 11
SCALE	AS SHOWN

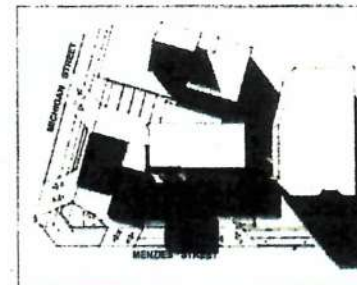
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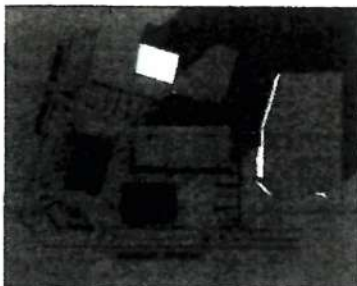
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SEPTEMBER 21 @ 12:00 PM



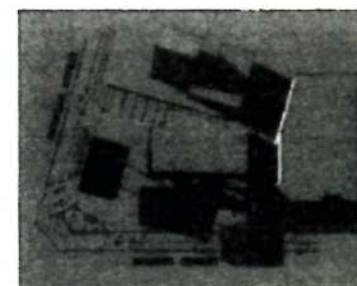
SEPTEMBER 21 @ 4:00 PM



DECEMBER 21 @ 10:30 AM



DECEMBER 21 @ 12:00 PM



DECEMBER 21 @ 3:00 PM

SHADOW STUDY
A12.2

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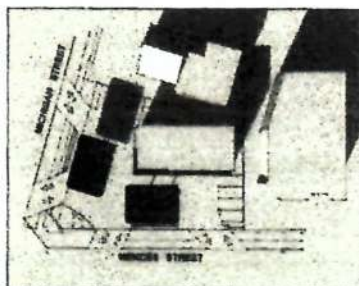


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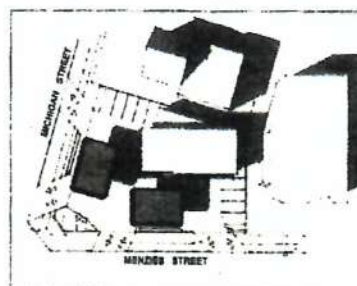
CONVENIENCE STORE
AND GAS BAR
SHADOW STUDY

project no. 10-473
date: 10/10/00
scale: 1" = 100'

A1.2



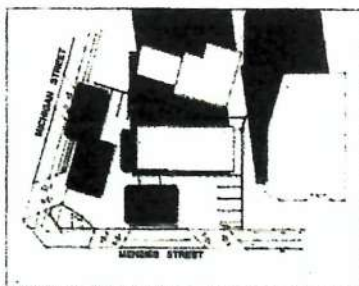
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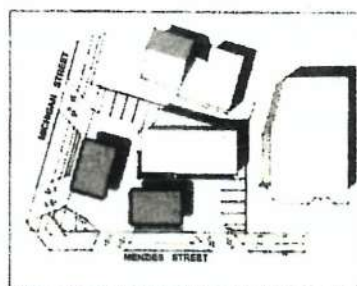
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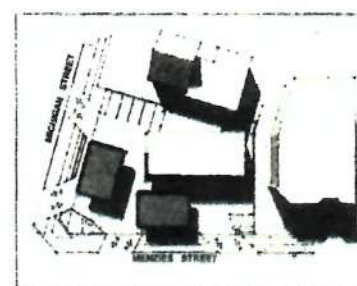
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JUNE 21 @ 8:00 AM



JUNE 21 @ 12:00 PM



JUNE 21 @ 4:00 PM

SHADOW STUDY
A1.3

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1. Planning Application 15-01-11
2. Planning Review 15-01-11
3. Planning Review 15-01-11
4. Planning Review 15-01-11
5. Planning Review 15-01-11
6. Planning Review 15-01-11

alan architect inc.
1111 11th Avenue W
Victoria, BC V8V 2K6

CONVENIENCE STORE
AND GAS BAR
SHADOW STUDY

Sheet no. 15-01-11
DATE: 15-01-11
BY: [signature]
CHECKED: [signature]

A1.3

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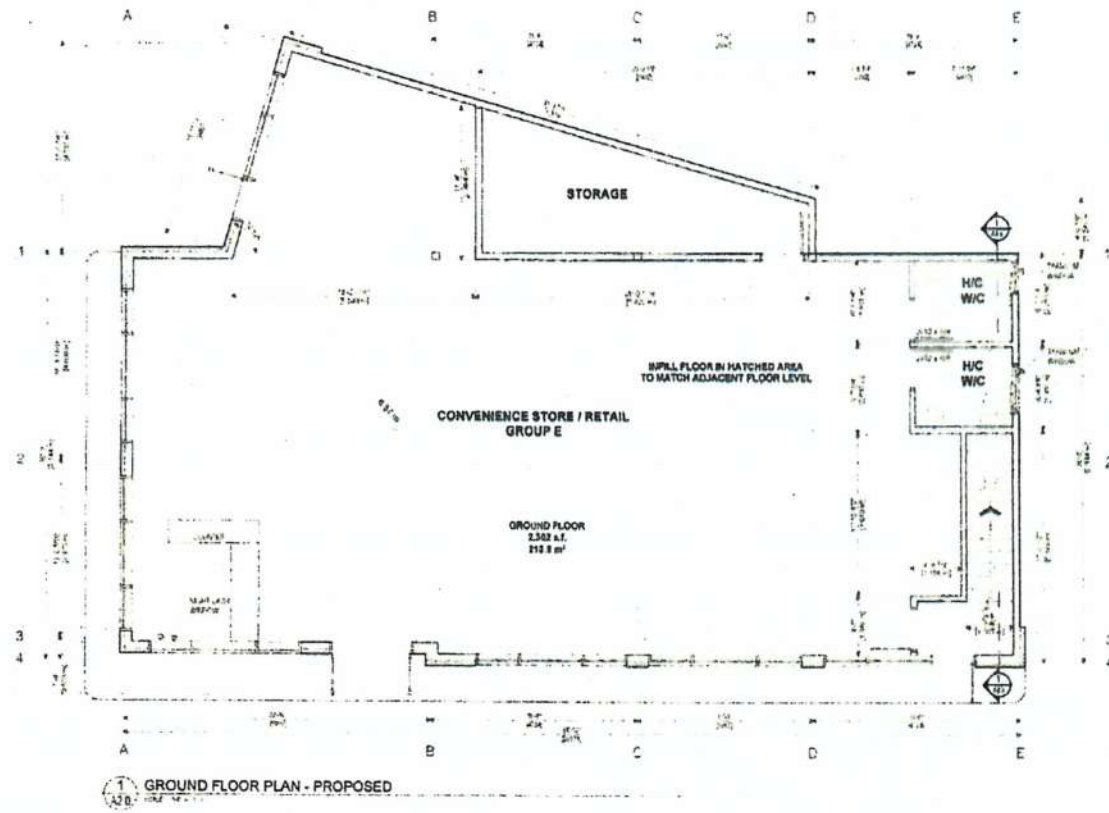
1. Not to scale unless otherwise indicated.
2. All dimensions are in meters unless otherwise indicated.
3. All dimensions are to the centerline of the wall unless otherwise indicated.
4. All dimensions are to the face of the wall unless otherwise indicated.

alan [redacted] architect inc
101-1111 Glenora Street, Suite 101, Victoria, BC V8M 1A1
Tel: 250-363-1111 Fax: 250-363-1112
www.alanarchitect.com

**CONVENIENCE STORE
AND GAS BAR**
GROUND FLOOR PLAN

Project no: 16-273
Drawing no: 16-273-01
Scale: 1/8" = 1'-0"

A2.0



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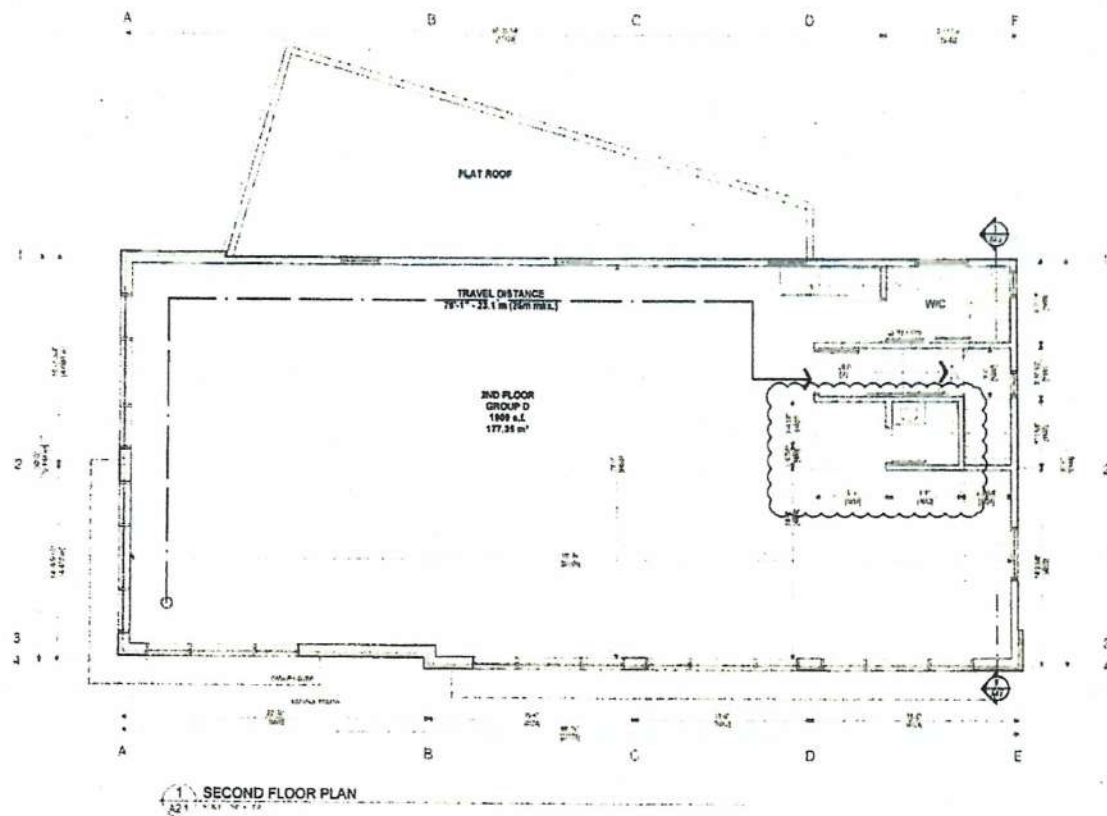
alan architect inc.
 1000 10th Avenue South
 Suite 100
 Venice, CA 90291
 Phone: (310) 308-1000
 Fax: (310) 308-1001
 Email: alan@alanarchitect.com
 Website: www.alanarchitect.com

CONVENIENCE STORE
 AND GAS BAR

SECOND FLOOR PLAN
 PROPOSED

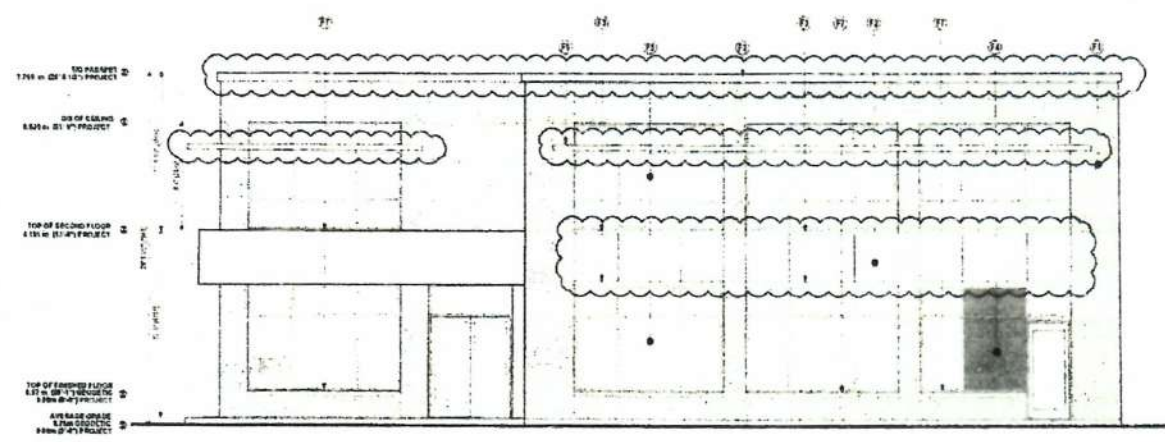
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DATE	10/17/17
BY	ALAN
CHECKED BY	ALAN
DATE	10/17/17

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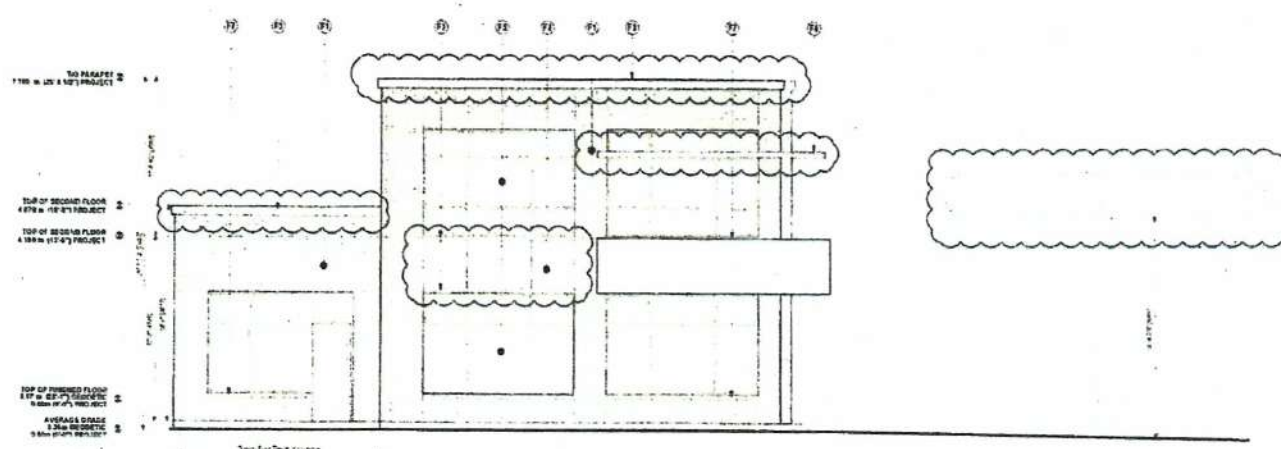


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1 EAST ELEVATION - MENZIES STREET



2 SOUTH ELEVATION - MICHIGAN STREET

EXTERIOR FINISHES & NOTES :

- 1. BRICK
- 2. STUCCO
- 3. STUCCO
- 4. STUCCO
- 5. STUCCO
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1. BRICK
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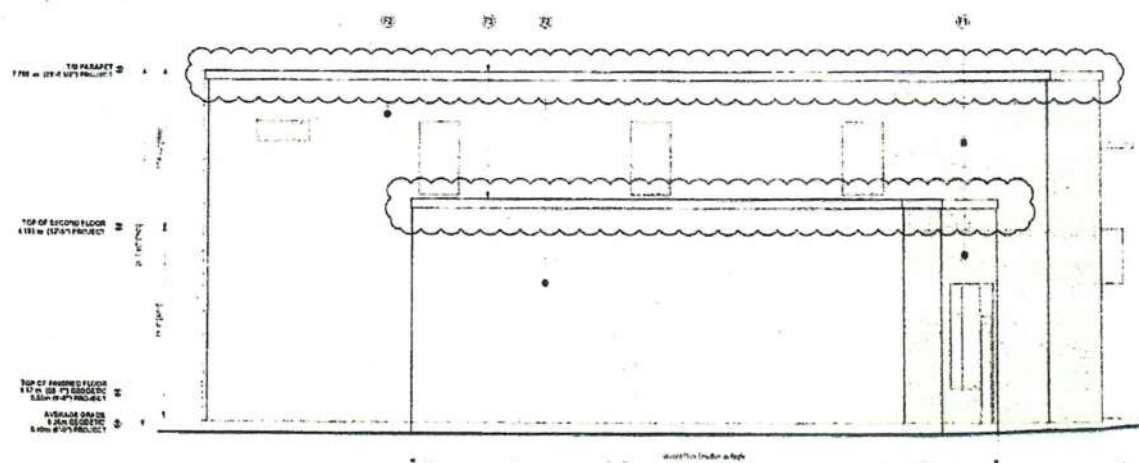
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CONVENIENCE STORE
 AND GAS BAR
 ELEVATIONS

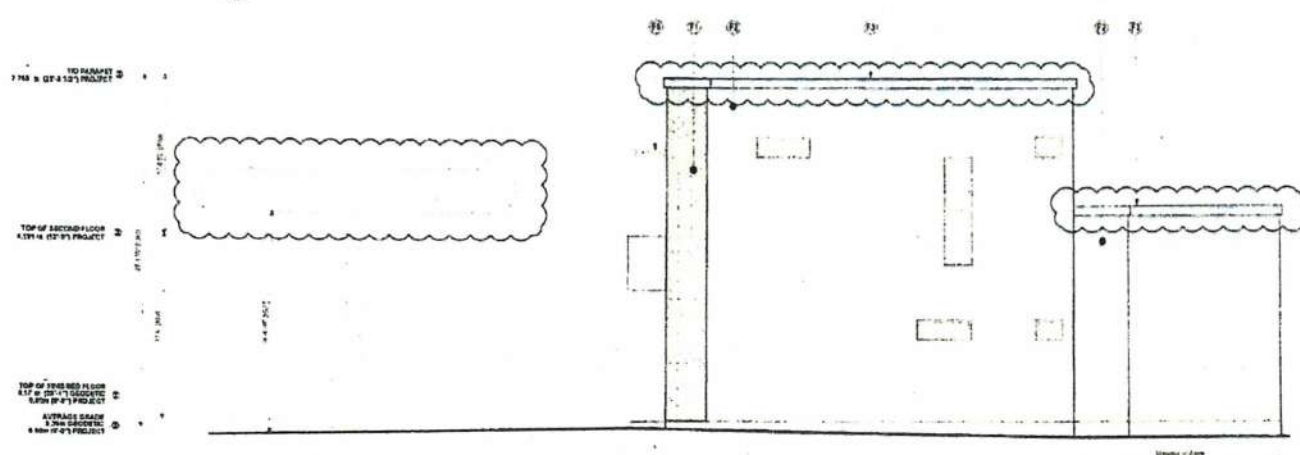
PROJECT NO. 10-473
 DRAWING NO. 10-473
A3.0

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WEST ELEVATION
A3.1



NORTH ELEVATION
A3.2

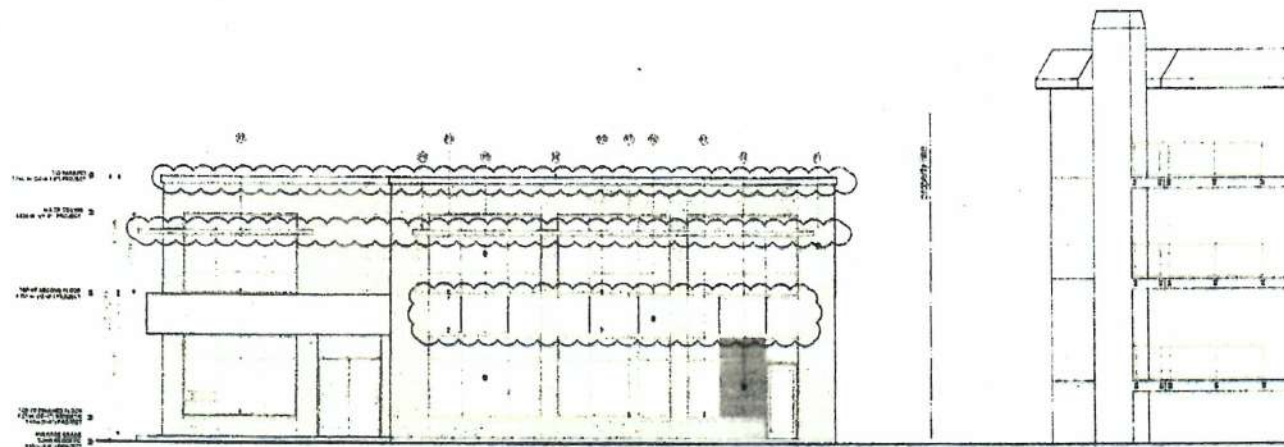
EXTERIOR FINISHES & NOTES :

- 1. ROOF: Asphalt Shingles
- 2. ROOF PARAPETS: 150mm x 150mm x 150mm
- 3. ROOF PARAPETS: 150mm x 150mm x 150mm
- 4. ROOF PARAPETS: 150mm x 150mm x 150mm
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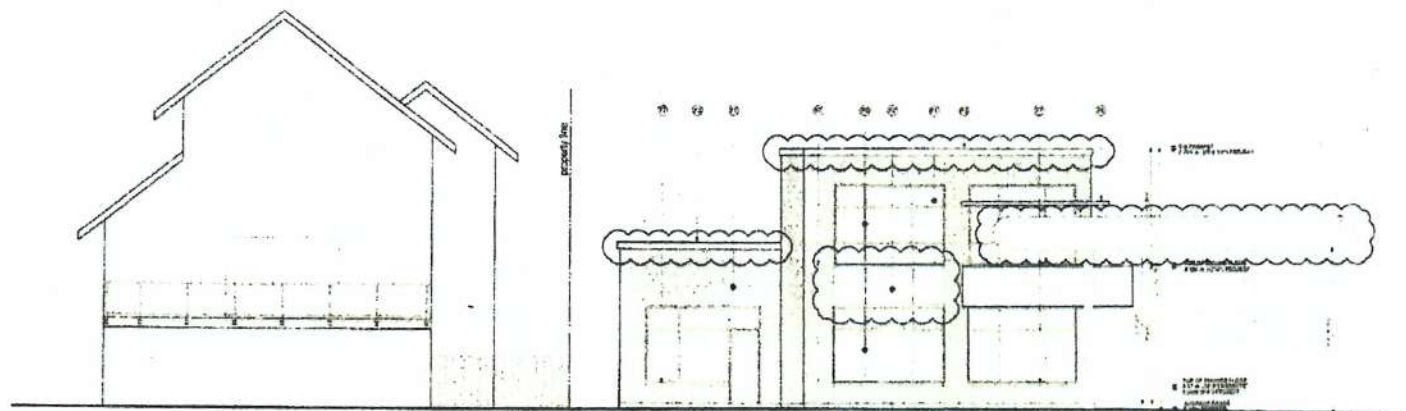
**CONVENIENCE STORE
AND GAS BAR**
ELEVATIONS

Project No. 10413
Date: 24th July 2017
By: A3.1
Scale: 1:100
A3.1



PROPOSED EAST ELEVATION

1 SOUTH ELEVATION - MICHIGAN STREET
A3.2



PROPOSED SOUTH ELEVATION

2 SOUTH ELEVATION - MICHIGAN STREET
A3.2

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1. Architectural Services
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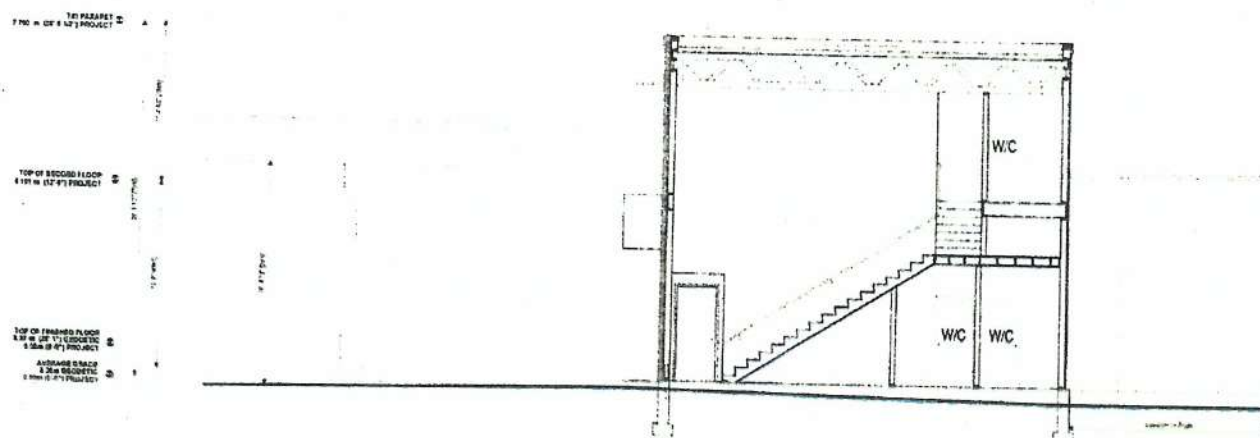
LOWENSTON STORE
AND GAS BAR
STREETSCAPE

Project No. 10-672
City of Victoria
A3.2

A3.2

UNIVERSITY OF VIRGINIA
SCHOOL OF ARCHITECTURE
1000 UNIVERSITY AVENUE
CHARLOTTESVILLE, VA 22904-4138
TEL: 804/924-7100
FAX: 804/924-7101
WWW.SOA.VIRGINIA.EDU

Received
City of Virginia
JUL 26 2007
Planning & Development Department
Development Services Division



SECTION
1-1

1. PROJECT NO.	10-473
2. PROJECT NAME	CONVENIENCE STORE AND GAS BAR
3. PROJECT ADDRESS	1000 UNIVERSITY AVENUE
4. PROJECT CITY	CHARLOTTESVILLE
5. PROJECT STATE	VA
6. PROJECT ZIP	22904

alan architect inc.
1000 UNIVERSITY AVENUE
CHARLOTTESVILLE, VA 22904-4138
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CONVENIENCE STORE
AND GAS BAR
SECTION

project no. 10-473
sheet no. 10-473-1
date 07/26/07

A4.0

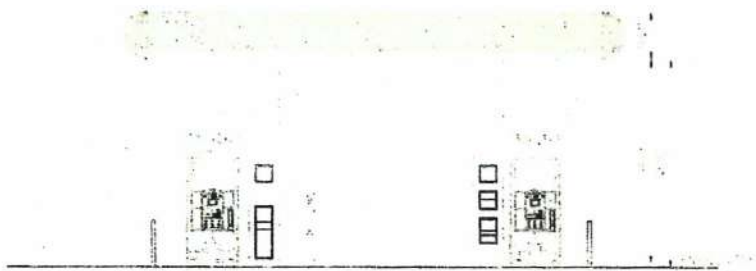
Planning & Development Department
Development Services Division



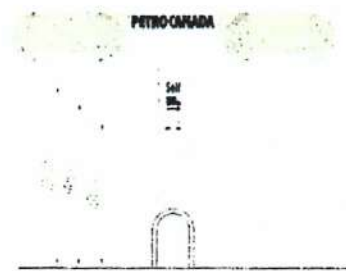
1 CANOPY NORTH ELEVATION



2 CANOPY EAST ELEVATION



3 CANOPY SOUTH ELEVATION



4 CANOPY WEST ELEVATION



PROPOSED
CANOPY ELEVATION
2CH GAS BAR

308 MENZIES STREET
@ MICHIGAN STREET

DEALER

Received
City of Victoria
JUL 26 2017
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Development Services Division



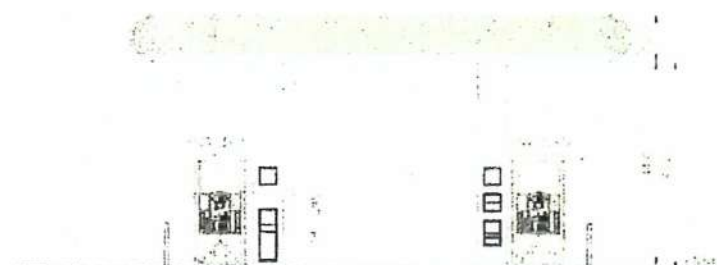
1 CANOPY NORTH ELEVATION



2 CANOPY EAST ELEVATION



3 CANOPY SOUTH ELEVATION



4 CANOPY WEST ELEVATION



PROPOSED
CANOPY ELEVATION
2CH GAS BAR

308 MENZIES STREET
MICHIGAN STREET

DEALER