

EXISTING AREA TO BE LOCATION OF PROPOSED SECURE GARBAGE & RECYCLING ENCLOSURE AND COVERED SMOKING AREA

ROPOSED SECURE GARBAGE & RECYCLING	10	11 2	12	pave	
PROPOSED DESIGNATED COVERED SMOKING AREA		à		:   	
9				TING BEDS	
8	GARAGE			EXISTING PLANTING BEDS	
7					
6	3 3 3	RESIDENTIAL BUILDING LOT A PLAN 20534 SECTION 4 VICTORIA			ŝ
5				EXISTING PLANTING BEDS	
4	PROPOSED COVERED & SECURE BIKE PARKING			EXISTING	
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1	13	14	15	ı i	

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/	1	- )	SITE/PARKING PLAN
$\Gamma$	A1	7	1/8" = 1'-0"
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PARKING REQUIREMENTS (AS PER CITY OF VICTORIA SCHEDULE C)			
FLOOR LEVEL APARTMENT OFFICE PARKING REQUIRE			
GROUND FLOOR	1 apartments less than 45 sqm 1 x 0.7 = 0.7	75.4 sqm / 55 sqm = 1.37	2.07
SECOND FLOOR	7 apartments less than 45 sqm 7 x 0.7 = 4.9	-	4.9
THIRD FLOOR	7 apartments less than 45 sqm 7 x 0.7 = 4.9	-	4.9
FOURTH FLOOR 7 apartments less than 45 sqm 7 x 0.7 = 4.9 4.9			4.9
TOTAL: 15.4 1.37 16.77 REQUIRED 15 PROVIDED			
* A TWO PARKING STALL VARIANCE IS REQUESTED *			

DRAWING LEGEND		
PROPERTY LINES		
COMMERCIAL BUILDING		





**Revisions** 

Received Date: April 2, 2020



SPEED AVE

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650 SPEED AVENUE VICTORIA, BC

NT:

VICTORIA COOL AID SOCIETY



SION NO. DATE:

1 02/04/20

SPE-650-20

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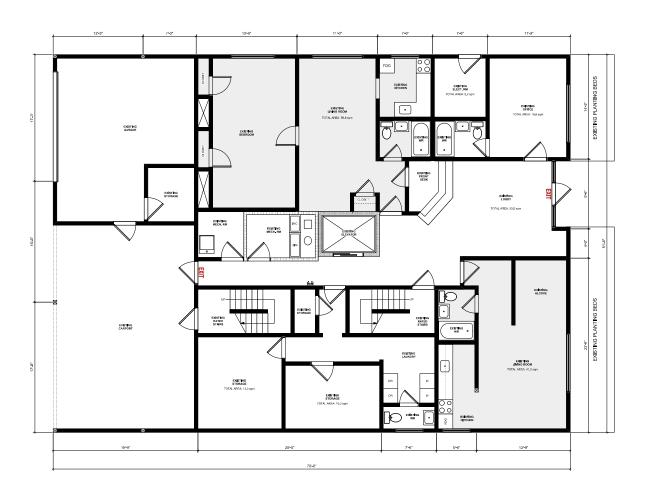
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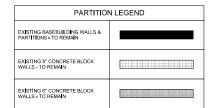
RAWING TITLE:

SITE PLAN

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DRAWING LEGEND	
EXISTING RED EXIT SIGNS	EXIT
EXISTING EMERGENCY LIGHTING	₩
EXISTING RESIDENTIAL UNIT	



EXISTING PLANTING BEDS - TO BE CLEANED UP AND REINSTATED



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650 SPEED AVENUE VICTORIA, BC

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> BY: SL

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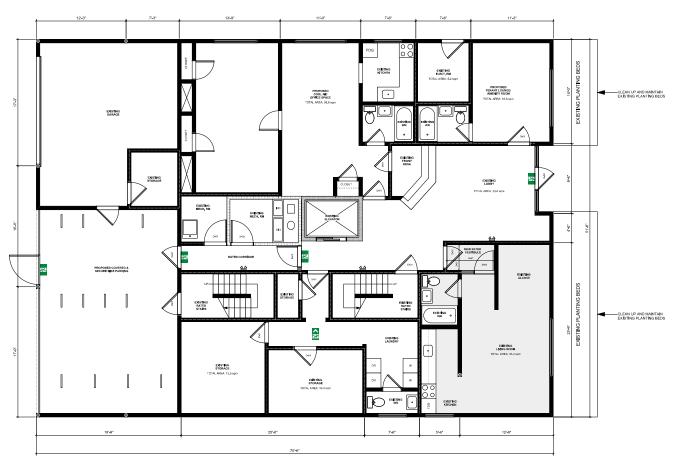
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EXISTING GROUND FLOOR PLAN

DRAWING NUMBER







PARTITION	N LEGEND
EXISTING WALLS & PARTITIONS - TO REMAIN	
EXISTING 5" CONCRETE BLOCK WALLS - TO REMAIN	
EXISTING 6" CONCRETE BLOCK WALLS - TO REMAIN	
ENSURE EXISTING PARTITIONS HAVE A 1 HOUR FIRE RESISTANCE RATING AS PER 2018 BCBC	
NEW 1 HOUR FRR PARTITION: 3 5/8" STEEL STUDS @ 16" O.C. WITH 1/2" TYPE C GWB ON EACH SIDE, PAINTED. SMOKE SEAL & FIRE STOP	

DRAWING	LEGEND	
NEW GREEN RUNNING PERSON EXIT SIGN	<b>E</b>	<2
EXISTING & PROPOSED EMERGENCY LIGHTING	₹	3
EXISTING RESIDENTIAL UNIT		

DOOR LEGEND		
MRK	COMMENT	
D-01	ENSURE EXISTING DOORS HAVE A 45 MIN FRR AND ARE EQUIPPED WITH 45 MIN FRR HARDWARE AND CLOSER. REMOVE EXITING DOOR KNOBS AND INSTALL NEW LEVER LATCH DOOR HANDLES.	
D-02	REMOVE EXITING DOOR KNOBS AND INSTALL NEW LEVER LATCH DOOR HANDLES.	
D-03	NEW 45 MINUTE FRR DOOR WITH 45 MINUTE HARDWARE AND CLOSER.	

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650 SPEED AVENUE VICTORIA, BC

VICTORIA COOL AID SOCIETY



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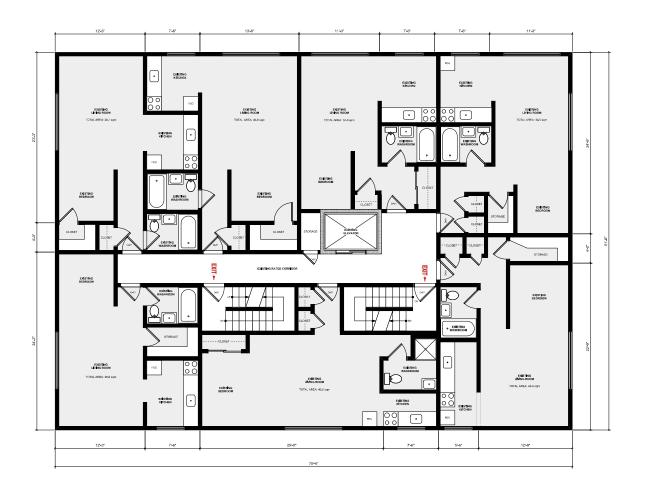
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APRIL 2, 2020

AS SHOWN

PROPOSED GROUND FLOOR PLAN





PARTITION LEGEND	
EXISTING BASEBUILDING WALLS & PARTITIONS - TO REMAIN	
EXISTING 6" CONCRETE BLOCK WALLS - TO REMAIN	

DRAWING LEGEND	
EXISTING RED EXIT SIGNS	EXIT
EXISTING RESIDENTIAL UNIT	

DOOR LEGEND	
MRK	COMMENT
D-01	ENSURE EXISTING DOORS HAVE A 45 MIN FRR AND ARE EQUIPPED WITH 45 MIN FRR HARDWARE AND CLOSER. REMOVE EXITING DOOR KNOBS AND INSTALL NEW LEVER LATCH DOOR HANDLES.

ENSURE ALL FLOORS ARE EQUIPPED WITH EXIT SIGNS AND EMERGENCY LIGHTING

ROJECT:

## SPEED AVE TUP

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650 SPEED AVENUE VICTORIA, BC

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VICTORIA COOL AID SOCIETY



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APRIL 2, 2020

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WING TITLE:

EXISTING LEVEL 2-4 FLOOR PLANS

DRAWING NUMBER:



