

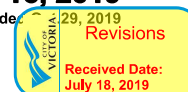
Speed / Frances Redevelopment Victoria, B.C.

D'AMBROSIO
architecture + urbanism

2960 Jutland Road
Victoria BC Canada V8T 5K2
tel 250.384.2400
web fdarc.ca

Re-issued for Development Permit July 16, 2019

Site Plan + Landscape Plan Update



Contacts

Registered Owner

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Architect

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Surveyor

Island Land Surveying Ltd.
1-13 Cadillac Avenue
Victoria, B.C. V8Z 1T3
250.475.1315
Peter Broenen - peter@islandsurveying.ca

Architectural

- A0.1 Survey Plan
- A0.2 Average Grade Calculations - updated 2019.10.29
- A0.3 Sketch Views
- A0.4 Context Sketch Views
- A0.5 Shadow Studies
- A1.1 Site Plan + Project Information - updated 2019.10.29
- A2.0 P1 Underground Parking Plan
- A2.1 West Building - L1 Main Floor Plan - updated 2019.10.29
- A2.2 West Building - L2 Mezzanine + L3/L9 Floor Plans
- A2.3 West Building - L4/L10 + L5/L11 Floor Plans
- A2.4 West Building - L7 + L6/L12 Floor Plans
- A2.5 West Building - L8 + L13 Floor Plans
- A2.6 West Building - L14 Roof Deck Plan
- A2.10 East Building - L1 Floor Plan - updated 2019.10.29
- A2.11 East Building - Typical Upper Floor Plan
- A2.12 East Building - Roof Plan
- A3.0 Context Elevations +
Wood Pavilion + Bike Storage Bldg. Detail Elevations
- A3.1 West Building - Elevations
- A3.2 East Building - Elevations
- A4.1 NS Building Section
- A4.2 EW Building Section

Landscape

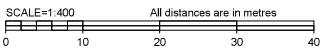
- L1 Landscape Plan - updated 2019.10.29

Civil

- Site Servicing Concept Plan



**SITE PLAN OF LOT 16, 17, 18, 19, 20, 21,
LOT 22 EXCEPT THE WESTERLY 10 FEET,
THE WESTERLY 10 FEET OF LOT 22, AND
LOT 23, ALL IN SECTION 4, VICTORIA
DISTRICT, PLAN 358.**



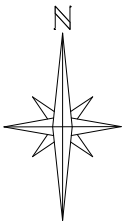
NOTE: Lot dimensions and areas shown may vary upon completion of a comprehensive Legal Survey. Elevations shown are based upon geodetic datum.

LEGEND

- Denotes utility pole
- + Denotes anchor
- +VM Denotes water meter
- ✕ Denotes water valve
- ⊙ Denotes fire hydrant
- ⊠ Denotes catch basin
- ⊙ Denotes storm drain manhole
- ⊙ Denotes sewer manhole
- ⊙ Denotes sign
- ow Denotes driveway
- 0.25 Birch Denotes tree location, diameter and species
- ↕ Denotes ground elevation

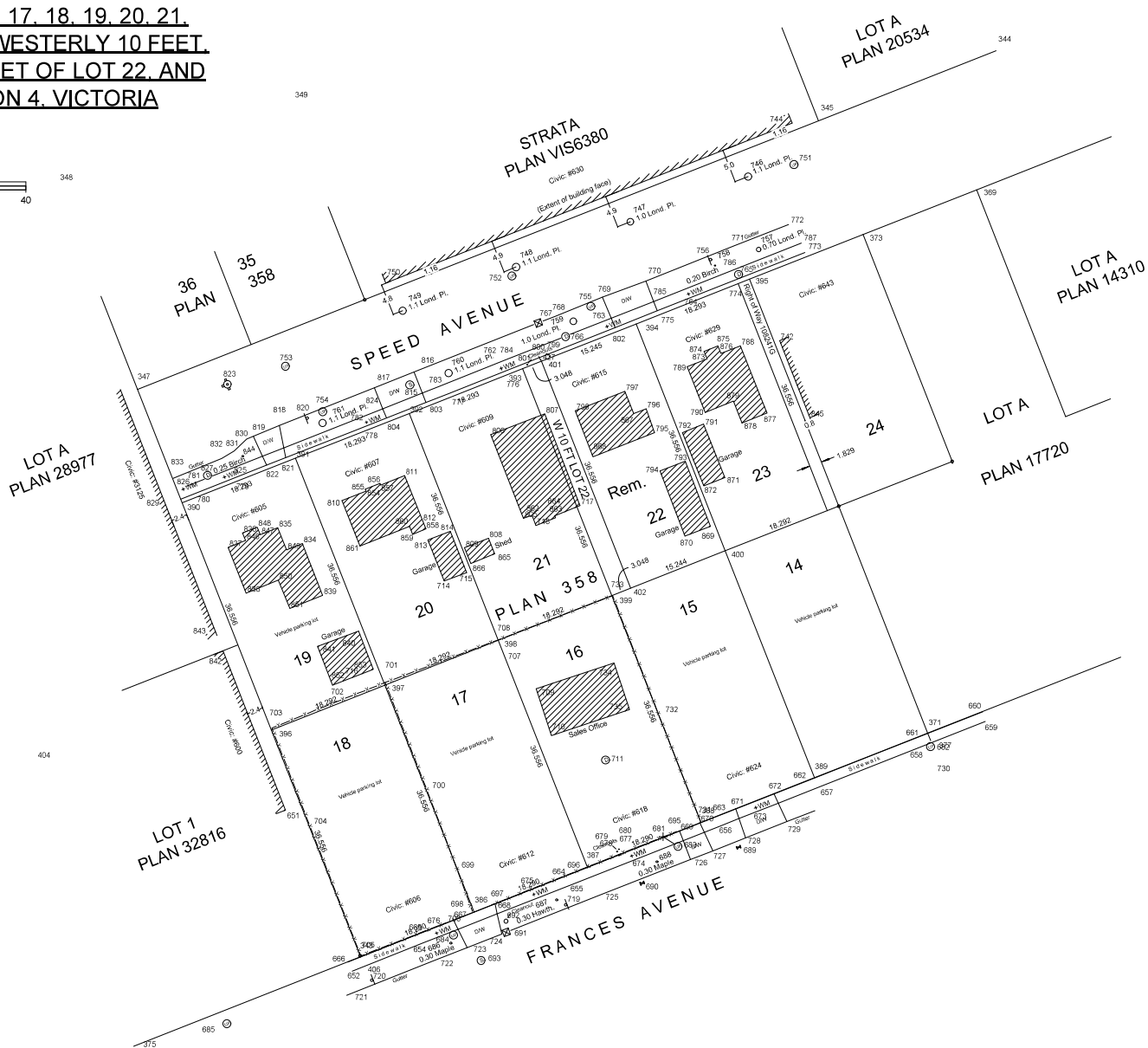
Field survey dated September 24 and 29, 2010.

- Lot 16 is subject to charges:
 - Covenant P101490 & R24969
- Lot 18 is subject to charge:
 - Easement 110669G
- Lot 23 is subject to charge:
 - Right of Way 108241G



STEELE STREET

File: 33-MARTIN-SP
Date: October 1, 2010
Island Land Surveying Ltd.
1-15 Cadillac Avenue
Victoria, B.C. V8Z 1T3
Tel: 250.475.1515 Fax: 250.475.1516
www.islandsurveying.ca



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Revisions
Received Date: July 18, 2019

rev no.	description	date
2	DP Application/Resubmission	18.07.16
1	DP Application/Resubmission	18.05.17
0	DP Application	18.03.15

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project name
Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
Survey Plan

project no.	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	as shown
drawn by	-
checked by	ES
revision no.	sheet no.

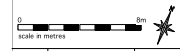
2 | A0.1

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Average grade calculations based on survey provided by Island Land Surveying. Existing grades noted in red text.

Revisions

Received Date:
July 18, 2019



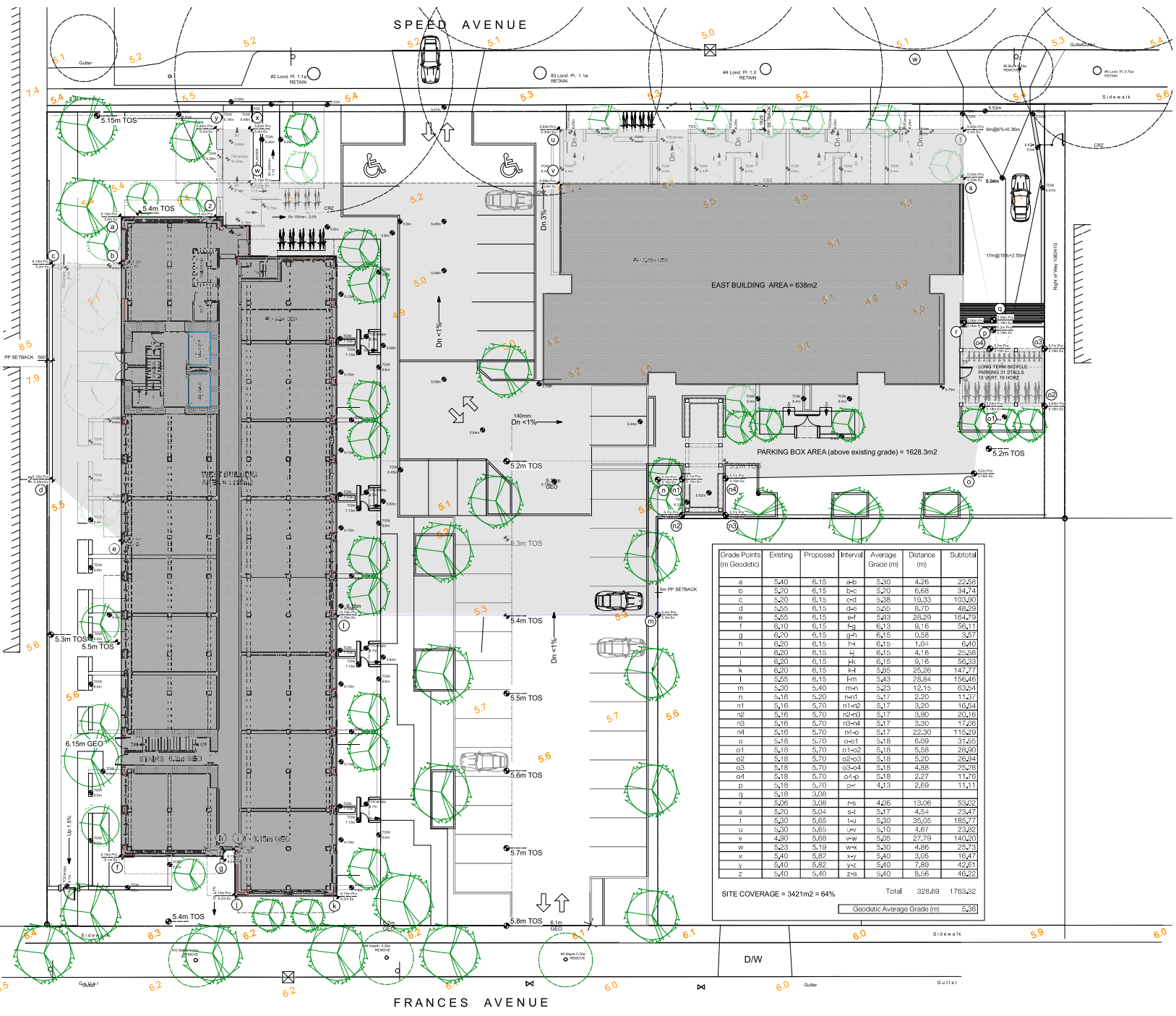
rev no	description	date
3	DP Application Resubmission	19.10.29
2	DP Application Resubmission	19.07.16
1	DP Application Resubmission	19.05.17
0	D.P. Application	18.03.15

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project name
**Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria**

sheet title
Average Grade Calcs.

project no.	1832
drawing file	1832 Speed Base Plan
date	19.10.29
scale	1:150
drawn by	-
checked by	ES
revision no.	3
sheet no.	A0.2



Grade Points (m Geoidic)	Existing	Proposed	Interval	Average Grade (m)	Distance (m)	Subtotal
a	5.40	6.15	a-b	5.30	4.26	22.58
b	5.20	6.15	b-c	5.20	6.68	34.74
c	5.20	6.15	c-d	5.28	19.33	103.20
d	5.55	6.15	d-e	5.25	8.70	48.29
e	5.55	6.15	e-f	5.23	28.29	164.79
f	6.10	6.15	f-g	6.13	8.15	56.71
g	6.20	6.15	g-h	6.15	0.58	3.67
h	6.20	6.15	h-i	6.15	1.04	6.40
i	6.20	6.15	i-j	6.15	4.16	25.58
j	6.20	6.15	j-k	6.15	8.18	56.33
k	6.20	6.15	k-l	5.95	25.26	147.27
l	5.55	6.15	l-m	5.43	28.84	156.46
m	5.30	5.40	m-n	5.23	12.15	83.54
n	5.16	5.20	n-o	5.17	2.20	11.37
o	5.18	5.70	o-p	5.17	3.20	16.54
o2	5.16	5.70	o2-o3	5.17	3.90	20.16
o3	5.16	5.70	o3-o4	5.17	3.30	17.26
o4	5.16	5.70	o4-o5	5.17	22.30	115.29
o5	5.18	5.70	o5-o6	5.18	6.09	31.25
o6	5.18	5.70	o6-o7	5.18	5.68	29.20
o7	5.18	5.70	o7-o8	5.18	5.20	26.94
o8	5.18	5.70	o8-o9	5.18	4.88	25.28
o9	5.18	5.70	o9-p	5.18	2.27	11.75
p	5.18	5.70	p-q	4.13	2.69	11.11
q	5.18	5.08	q-r	4.06	13.06	53.02
r	5.20	5.04	r-s	5.17	4.54	23.47
s	5.30	5.65	s-t	5.20	35.05	185.77
t	5.30	5.65	t-u	5.10	4.67	23.82
u	4.90	5.68	u-v	5.25	27.79	140.20
v	5.23	5.19	v-w	5.20	4.86	25.73
w	5.40	5.82	w-x	5.40	3.05	16.47
x	5.40	5.82	x-y	5.40	7.89	42.61
y	5.40	5.40	y-z	5.40	8.56	46.22
SITE COVERAGE = 3421m ² = 64%				Total	328.69	1763.32
				Geoidic Average Grade (m)	5.36	

Civic: #3125

Civic: #600

D/W

Gutter

Sidewalk

Gutter

FRANCIS AVENUE

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1
A0.3 Sketch View of West Building Entrance



2
A0.3 Sketch View of West Building Frances Frontage



6
A0.3 Sketch View of Driveway Entrance on Speed Ave.



4
A0.3 Sketch View of East Building Entrance



5
A0.3 Sketch View Up Speed Avenue



3
A0.3 Sketch View Up Frances Avenue

Revisions

Received Date:
July 18, 2019

rev no.	description	date
2	DP Application Resubmission	18.07.18
1	DP Application Resubmission	18.05.17
0	DP Application	18.03.15

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project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
Sketch Views

project no.	1832
drawing file	1832 Speed Base Plan
date	19.07.18
scale	1:150
drawn by	-
checked by	ES

revision no.	sheet no.
2	A0.3



1
A0.4 Sketch View South-West Across Douglas From Mayfair Mall



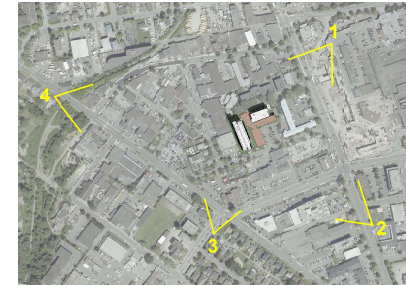
2
A0.4 View North-east across Burnside at Sulfand Road



3
A0.4 View North-west across Douglas Street



4
A0.4 View South-east down Burnside Road



5
A0.4 Sketch View Key Plan

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Revisions
Received Date:
July 18, 2019

issue no	description	date
2	DP Application Resubmission	18.07.18
1	DP Application Resubmission	18.05.17
0	DP Application	18.03.15

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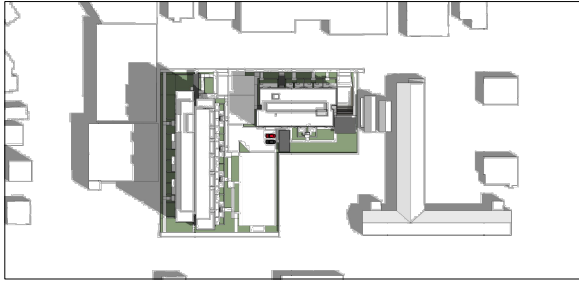
project name
**Speed/Francis Redevelopment
 605 & 615 Speed Ave, Victoria**

Context Sketch Views

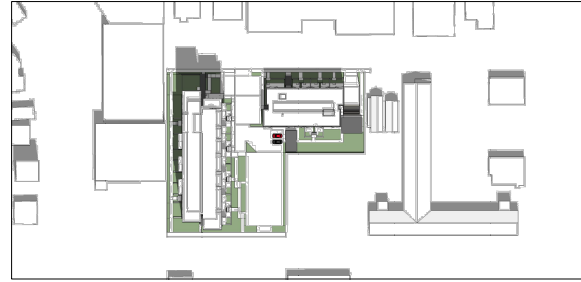
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drawing file	1832 Speed Base Plan
date	19.07.18
scale	N/A
drawn by	-
checked by	ES

revision no.	sheet no.
2	A0.4

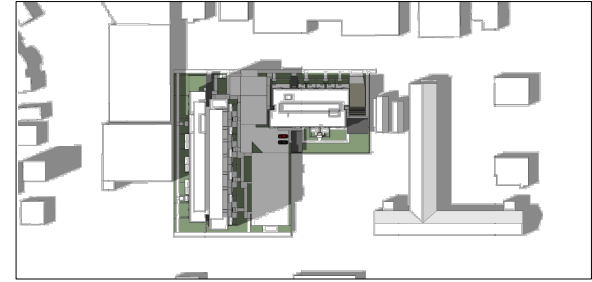
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JUNE 20 - 10 A.M.



JUNE 20 - 12 P.M.



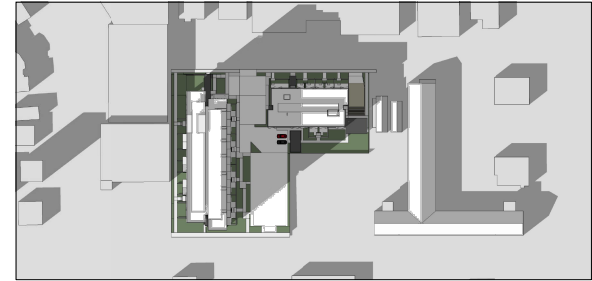
JUNE 20 - 3 P.M.



SEPTEMBER 20 - 10 A.M.



SEPTEMBER 20 - 12 P.M.



SEPTEMBER 20 - 3 P.M.

Revisions
Received Date:
July 18, 2019

issue no.	description	date
2	DP Application Resubmission	19.07.16
1	DP Application Resubmission	19.05.17
0	DP Application	19.03.19

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project name:
**Speed / Frances Residential
605 & 615 Speed Ave, Victoria**

sheet title:
Shadow Studies

project no. 1832

drawing file 1832 Shadow Studies

date 19.07.19

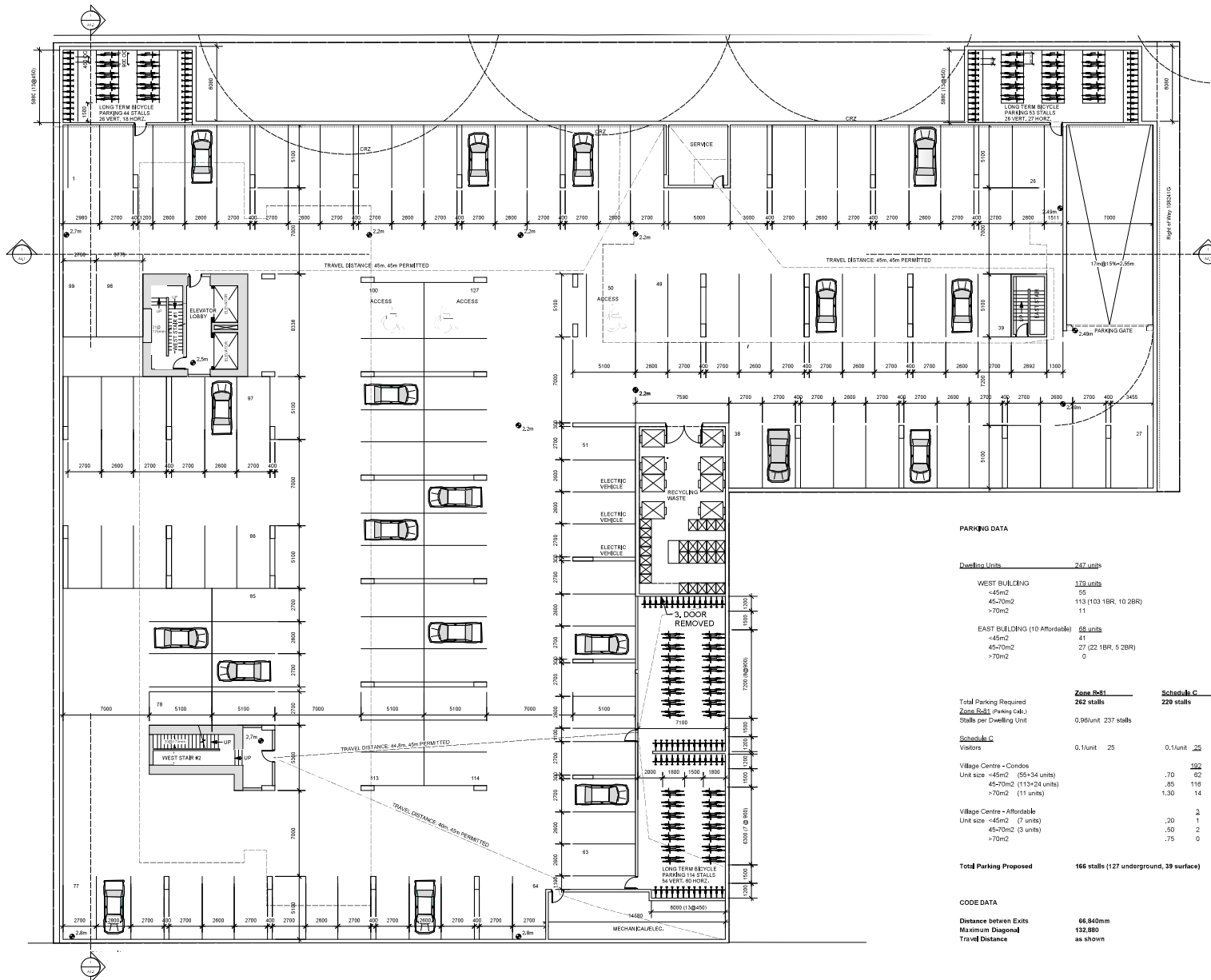
scale NTS

drawn by MZ

checked by FDA

revision no. sheet no.

A0.5



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Revisions
Received Date: July 18, 2019

PARKING DATA

Dwelling Units	247 units		
WEST BUILDING	173 units		
<45m ²	55		
45-70m ²	113 (103 1BR, 10 2BR)		
>70m ²	11		
EAST BUILDING (10 Affordable)	68 units		
<45m ²	41		
45-70m ²	27 (22 1BR, 5 2BR)		
>70m ²	0		
Total Parking Required	Zone R-11	Schedule C	Bike Parking
Zone R-11 (where applicable)	262 stalls	220 stalls	285
Stalls per Dwelling Unit	0.98/unit	237 stalls	210 - West Bldg 75 - East Bldg
Schedule C	0.11/unit	25	0.11/unit
Visitors			228
Village Centre - Comdos			
Unit size <45m ² (55-74 units)		.70	.62
45-70m ² (113+24 units)		.85	1.16
>70m ² (11 units)		1.30	1.4
Village Centre - Affordable			
Unit size <45m ² (7 units)		.20	1
45-70m ² (3 units)		.50	2
>70m ²		.75	0
Total Parking Proposed	166 stalls (127 underground, 39 surface)		211 underground 79 East Bldg Level 1

CODE DATA

Distance between Exits	66.840mm
Maximum Diagonal Travel Distance	132.980 as shown



rev no	description	date
2	DP Application/Resubmission	19.07.16
1	DP Application/Resubmission	18.05.17
0	DP Application	18.05.15

project name
**Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria**

sheet title
**P1 - Underground
Parking Plan**

project no.	1832
drawing file	1832 Speed Base Plan
date	19.07.18
scale	1:150
drawn by	-
checked by	ES
revision no.	

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Revisions
Received Date: October 29/19
Desmed Date: July 18/19

Scale in metres

REV NO	DESCRIPTION	DATE
3	D.P. Application-Resubmission	19.10.29
2	D.P. Application-Resubmission	19.07.16
1	D.P. Application-Resubmission	19.05.17
0	D.P. Application	19.08.15

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project name
**Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria**

sheet title
**West Building
L1 - Main Floor Plan**

project no. 1832
drawing no. 1832 Speed Base Plan
date 19.10.29
scale 1:100
drawn by -
checked by ES
revision no. sheet no.

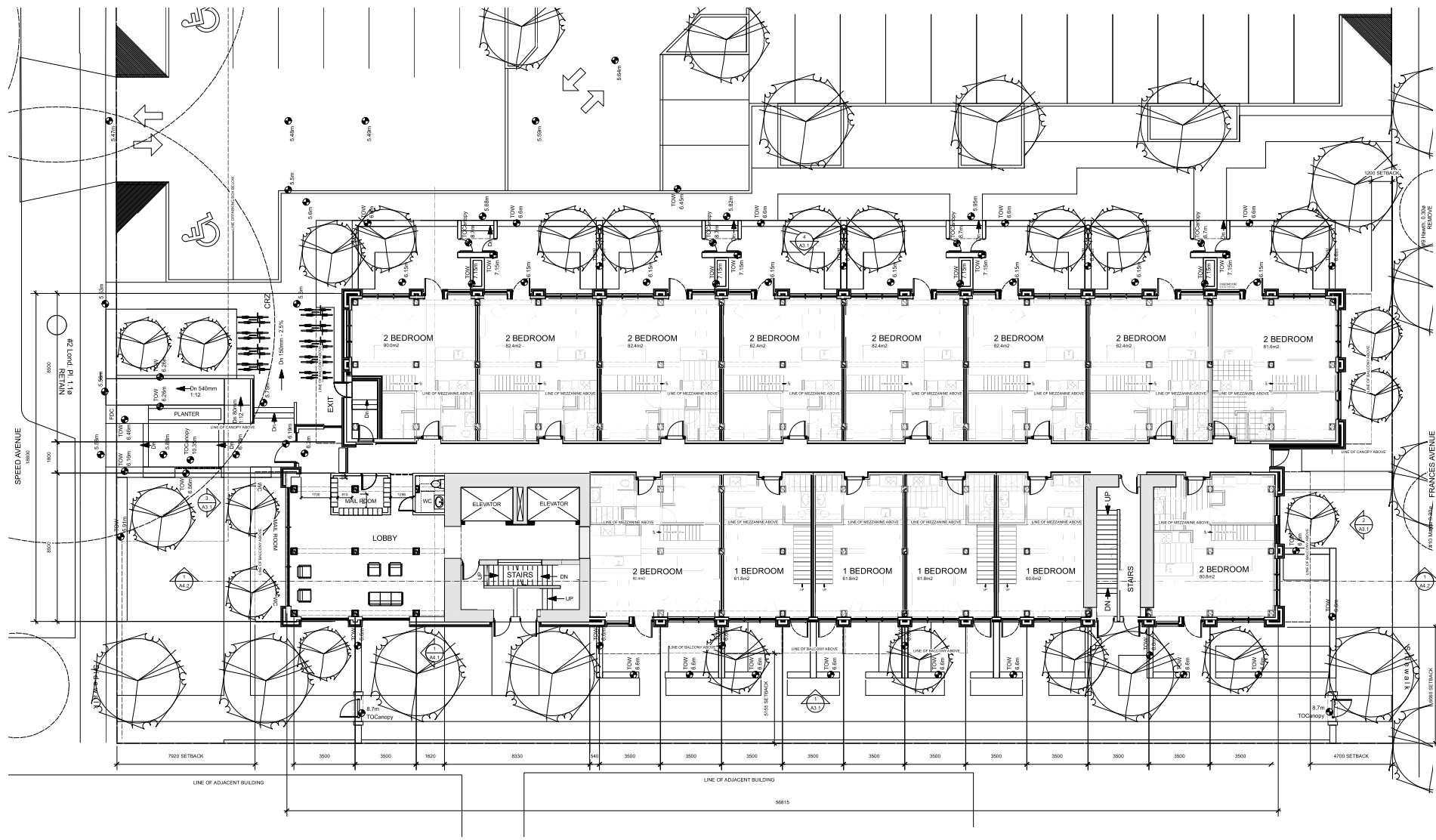
3 A2.1

West Building - Area Calculations - Unit Count

Level	GRA by Floor Level	STUCKS (Liner Area)	1 BDRMS (65-70sq)	2 BDRMS (65-70sq)	2 BDRMS (over 70sq)
Level 1	10,011	1,000	2	4	10
Level 2 - Mezzanine	6,390	000	-	-	-
Level 3	10,024	000	0	0	1
Level 4	10,024	000	0	0	1
Level 5	10,024	000	0	0	1
Level 6	10,024	000	0	0	1
Level 7	10,024	000	0	0	1
Level 8	10,024	000	0	0	1
Level 9	10,024	000	0	0	1
Level 10	10,024	000	0	0	1
Level 11	10,024	000	0	0	1
Level 12	10,024	000	0	0	1
Level 13	10,024	000	0	0	1
Level 14 - Floor	999	00	-	-	-
TOTAL	130,779	12,489	55	100	11

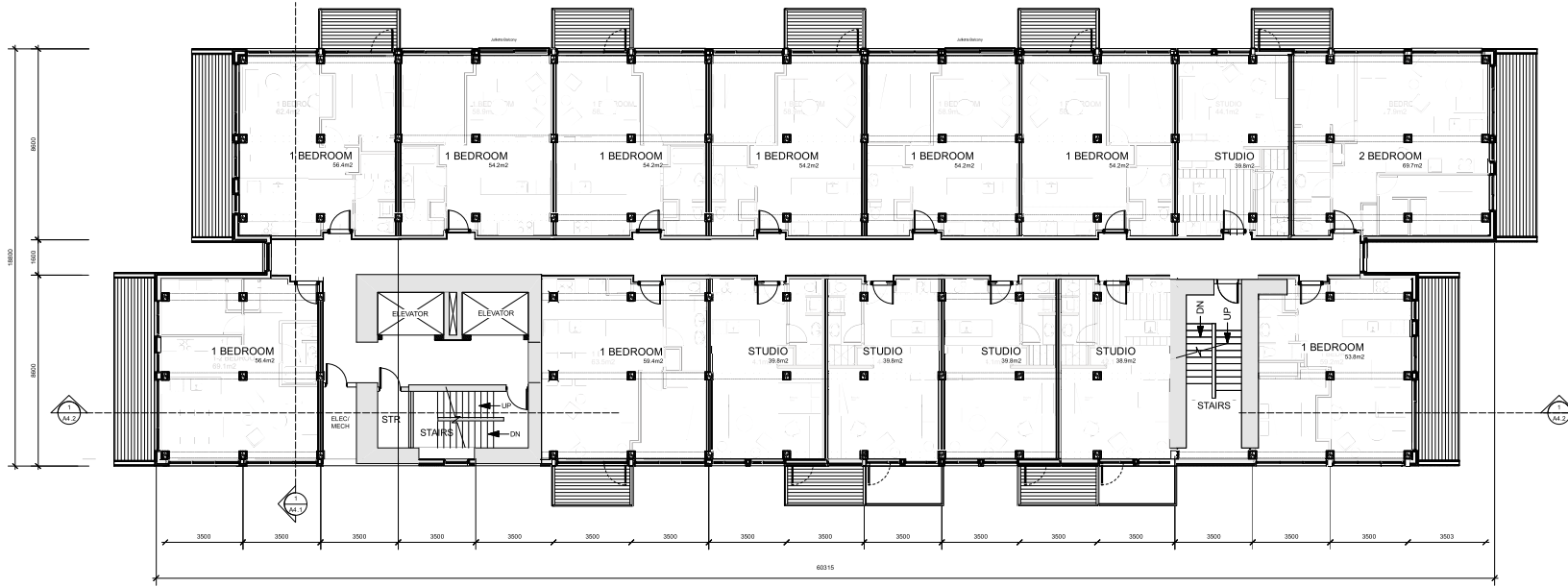
Schedule C Parking Rates	0.7	0.85	0.85	1.3
Schedule C 4 Drive	36.5	87.6	8.5	14.9
Total Schedule C				149
Schedule C Visitor	5.5	10.3	1.1	1.1
Total Schedule C Visitor				18
Total Schedule C Parking				167

TOTAL 130,779 12,489 55 100 11

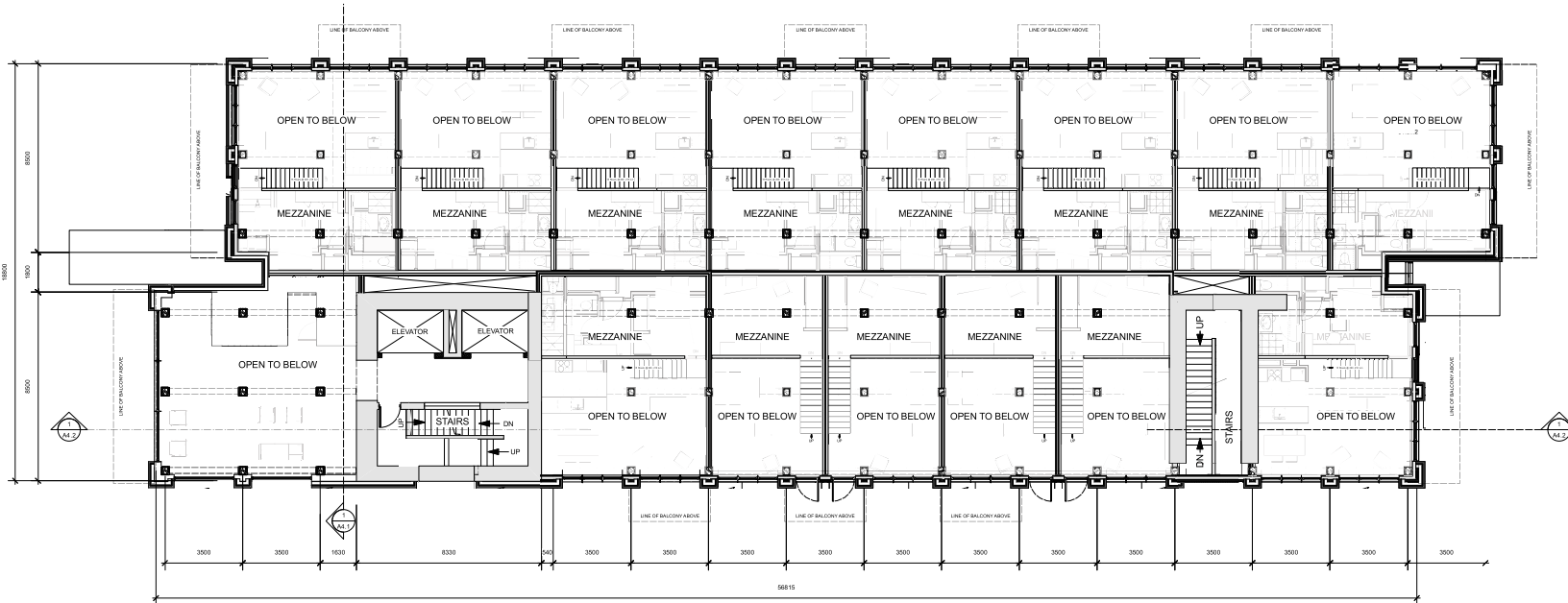


REV NO	DESCRIPTION	DATE
3	D.P. Application-Resubmission	19.10.29
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0	D.P. Application	19.08.15

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1 West Building - L3 + L9
1:100



2 West Building - L2 Mezz
1:100

Revisions

Received Date:
July 18, 2019



rev no	description	date
2	3P Application Re-submission	19.07.16
1	3P Application Re-submission	19.05.17
0	D.P. Application	19.03.15

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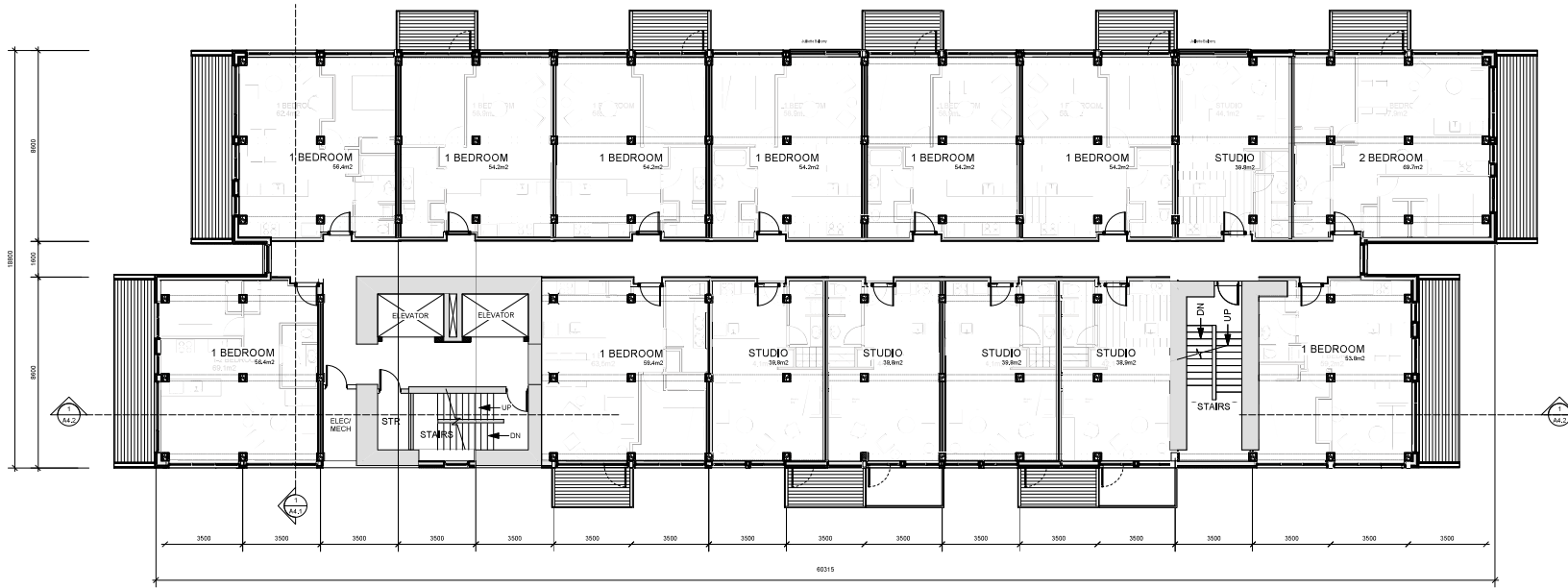
project name
Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
West Building
L2 Mezzanine + L3/L9
Floor Plans

project no.	1832
drawing no.	1832 Speed Base Plan
date	19.07.16
scale	1:100
drawn by	-
checked by	ES
revision no.	sheet no.

2 A2.2

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1 West Building - L5 + L11
1:100



2 West Building - L4 + L10
1:100

Revisions
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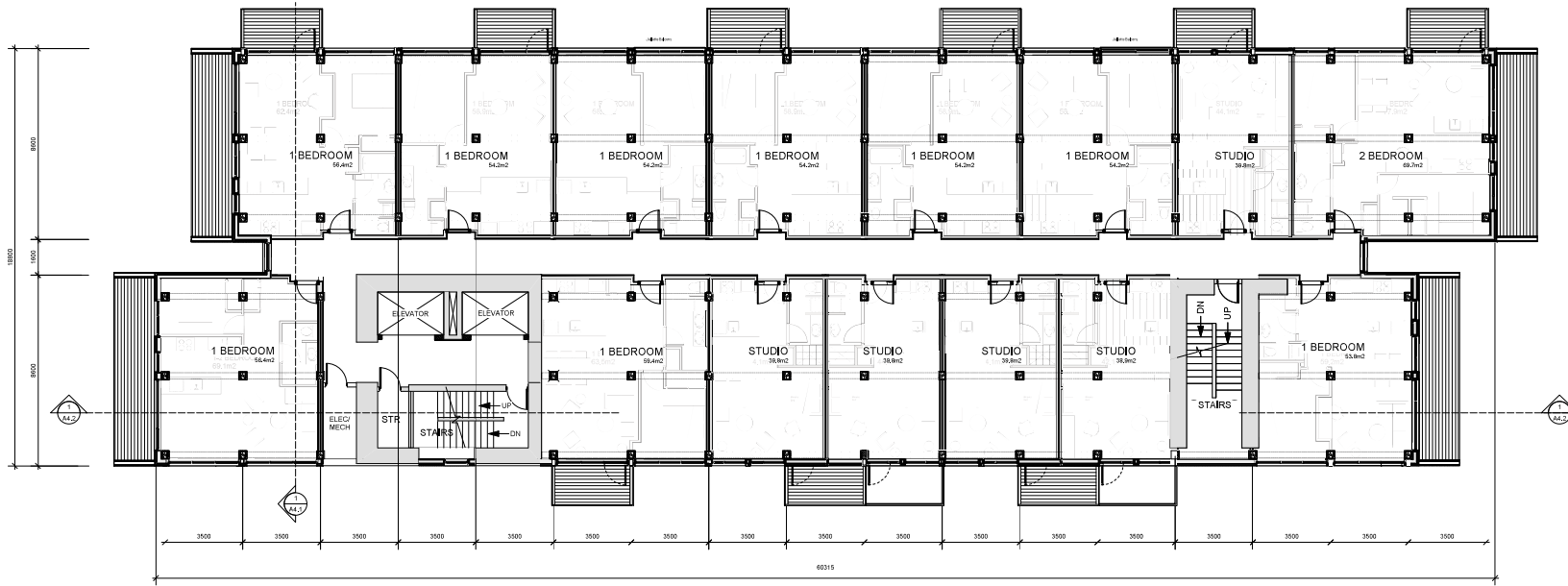


rev no	description	date
2	DP Application/Resubmission	18.07.16
1	DP Application/Resubmission	18.05.17
0	DP Application	18.03.15

project name
Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

sheet title	West Building L4/L10 + L5/L11 Floor Plans
project no.	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	1:100
drawn by	-
checked by	ES
revision no.	sheet no.

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1 West Building - L7
1:100



2 West Building - L6 + L12
1:100

Revisions

Received Date:
July 18, 2019



rev no	description	date
2	DP Application/Resubmission	18.07.16
1	DP Application/Resubmission	18.05.17
0	DP Application	18.05.17

project name
Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

sheet title	West Building L7 + L6/L12 Floor Plans
project no.	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	1:100
drawn by	-
checked by	ES
revision no.	sheet no.

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1 West Building - L13
1:100



2 West Building - L8
1:100

Revisions

Received Date:
July 18, 2019



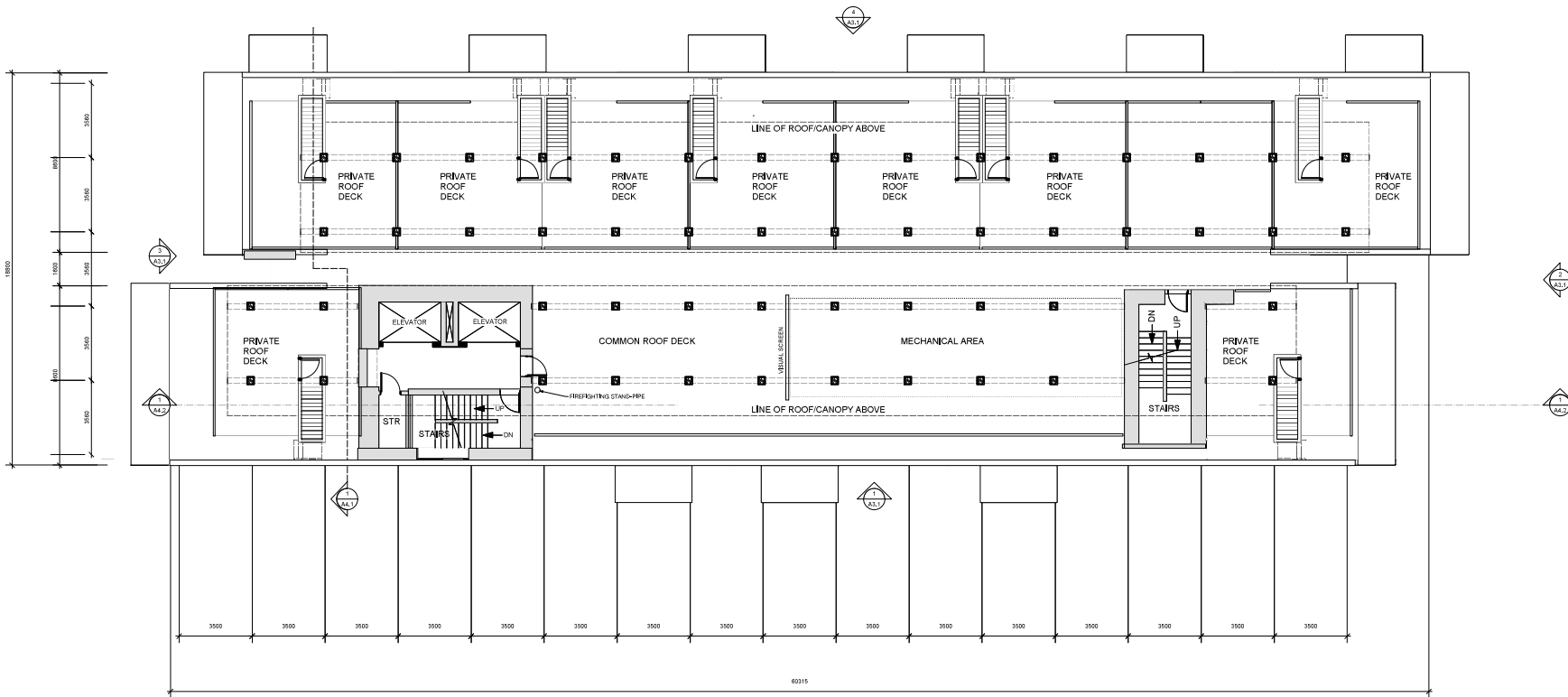
rev no	description	date
2	DP Application/Revision	18.07.16
1	DP Application/Revision	18.05.17
0	DP Application	18.05.15

project name
Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

sheet title	West Building L13 + L8 Floor Plans
project no.	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	1:100
drawn by	-
checked by	ES
revision no.	sheet no.

2 A2.5

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1 West Building - L14 Roof Plan
1:100

Revisions
Received Date:
July 18, 2019



rev no	description	date
2	DP Application/Resubmission	18.07.18
1	DP Application/Resubmission	18.05.17
0	DP Application	18.03.15

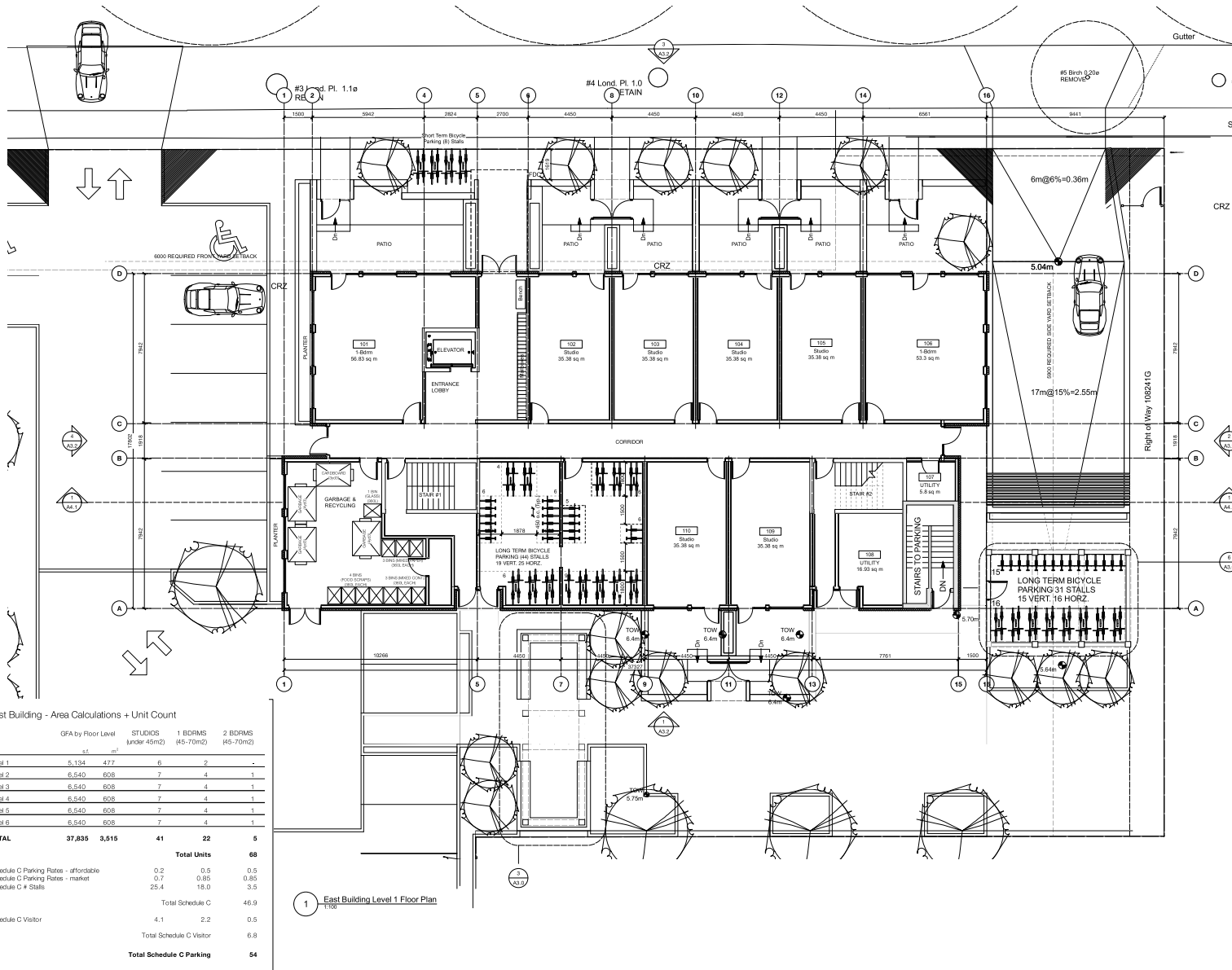
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project name
Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
West Building
L14 Roof Plan

project no. 1832
drawing title 1832 Speed Base Plan
date 19.07.18
scale 1:100
drawn by -
checked by ES
revision no. sheet no.

2 A2.6



East Building - Area Calculations + Unit Count

	GFA by Floor Level	STUDIOS (under 45m ²)	1 BDRMS (45-70m ²)	2 BDRMS (65-70m ²)
	sq. m			
Level 1	5,134	477	6	2
Level 2	6,540	608	7	4
Level 3	6,540	608	7	4
Level 4	6,540	608	7	4
Level 5	6,540	608	7	4
Level 6	6,540	608	7	4
TOTAL	37,835	3,515	41	22
			Total Units	68
Schedule C Parking Rates - affordable		0.2	0.5	0.5
Schedule C Parking Rates - market		0.7	0.85	0.85
Schedule C # Stalls		25.4	18.0	3.5
		Total Schedule C		46.9
Schedule C Visitor		4.1	2.2	0.5
		Total Schedule C Visitor		6.8
		Total Schedule C Parking		54

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Revisions
Received Date: October 23/19
Deemed Date: July 18/19



rev no	description	date
3	D.P. Application Re-submission	19.10.20
2	D.P. Application Re-submission	19.07.18
1	D.P. Application Re-submission	19.05.17
0	D.P. Application	19.03.15

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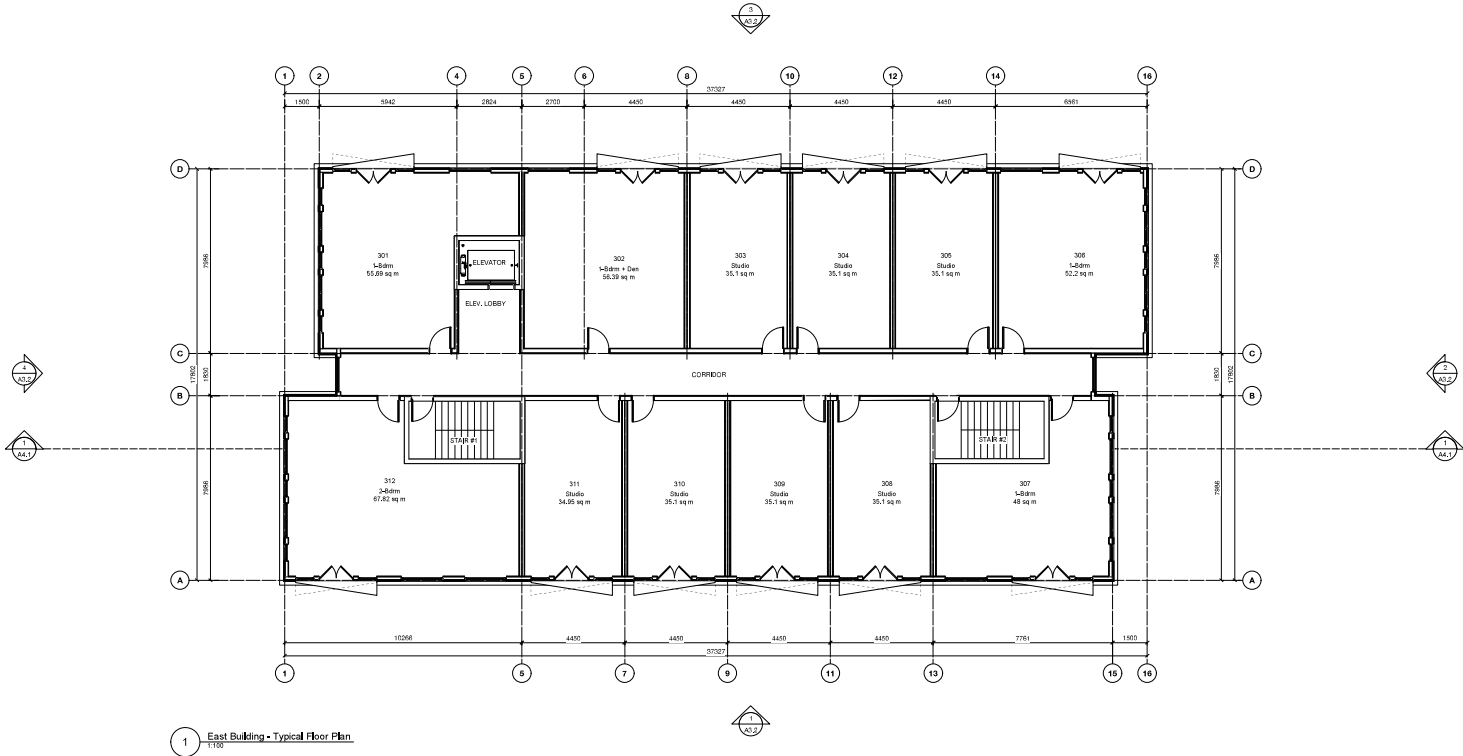
project name
**Speed / Frances Residential
605 & 615 Speed Ave, Victoria**

sheet title
**East Building
Level 1 Floor Plan**

project no.	1832
drawing file	1832 East Building Plans
date	19.10.20
scale	1:1100
drawn by	MZ
checked by	ES

revision no.	sheet no.
	A2.10

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Revisions
Received Date: July 18, 2019



Rev. no.	description	date
2	DP Application Resubmission	18.07.16
1	DP Application Resubmission	18.05.17
0	D.P. Application	18.03.15

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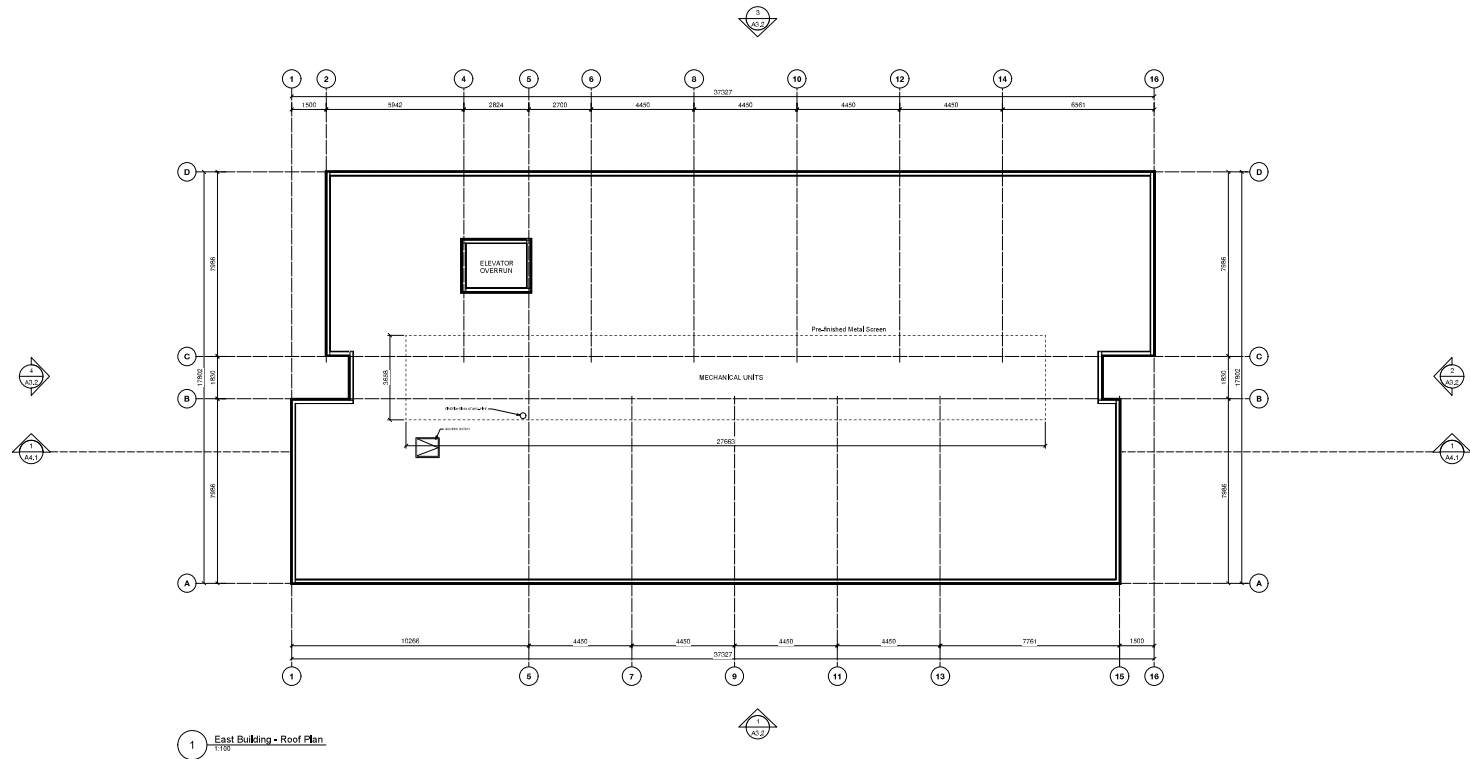
project name
Speed / Frances Residential
605 & 615 Speed Ave, Victoria

sheet title
East Building
Typical Floor Plan

project no.	1832
drawing file	1832 East Building Plans
date	19.07.16
scale	1:100
drawn by	-
checked by	ES

revision no.	sheet no.
2	A2.11

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Revisions
Received Date: July 18, 2019



Rev no.	description	date
2	DP Application Resubmission	18.07.16
1	DP Application Resubmission	18.05.17
0	D/P Application	18.03.15

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project name
Speed / Frances Residential
605 & 615 Speed Ave, Victoria

sheet title
East Building
Roof Plan

project no.	1832
drawing file	1832 AHOP Base Plans
date	19.07.16
scale	1:100
drawn by	-
checked by	ES

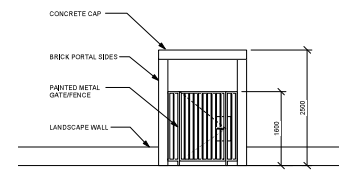
revision no.	sheet no.
2	A2.12



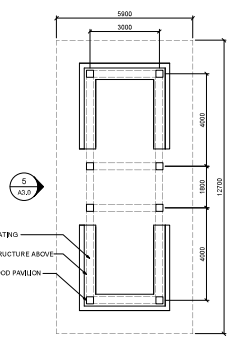
1 Frances Avenue Context Elevation
A3.0 1:400



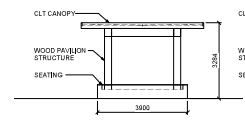
2 Speed Avenue Context Elevation
A3.0 1:400



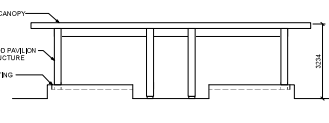
9 Typical Gate Elevation
A3.0 1:100



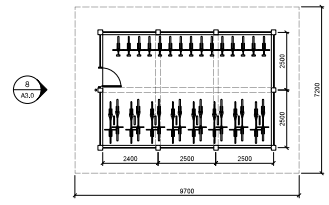
3 Wood Pavilion Plan
A3.0 1:100



4 Wood Pavilion South Elevation
A3.0 1:100



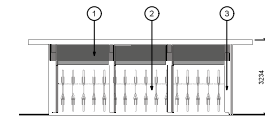
5 Wood Pavilion West Elevation
A3.0 1:100



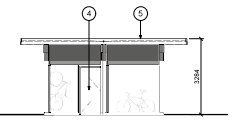
6 Bike Storage Bldg.
A3.0 1:100

ELEVATION MATERIALS KEY:

- 1 Clear Glazing
- 2 Translucent Glazing
- 3 Chain-finished Wood (Columns + CLT Soffit)
- 4 Wood Door
- 5 Prefinished Metal Finishing: Charcoal Grey



7 Bike Storage Bldg. South Elevation
A3.0 1:100



8 Bike Storage Bldg. West Elevation
A3.0 1:100

Revisions

Received Date:
July 18, 2019

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Rev. no.	description	date
2	DP Application Resubmission	18.07.16
1	DP Application Resubmission	18.05.17
0	D.P.A. Application	18.03.16

Rev. no.	description	date
2	DP Application Resubmission	18.07.16
1	DP Application Resubmission	18.05.17
0	D.P.A. Application	18.03.16

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project name
**Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria**

sheet title
**Context Elevations, Timber
Pavilion and Bike Storage Bldg.**

project no.	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	As Noted
drawn by	GK/MZ/TK
checked by	ES

revision no. 2 sheet no. **A3.0**

General information, dimensions and specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.

ELEVATION MATERIALS KEY:

- 1 Metal Panel: Warm White
- 2 Metal Panel: Charcoal Grey
- 3 Composite Panel: Walnut
- 4 Wood Door
- 5 Metal Door: Charcoal Grey
- 6 Cementitious Panel: Warm White
- 7 Brick: Slack Bond, Iron Mountain
- 8 Prefinished Metal Panel: Cambridge White
- 9 Prefinished Metal Panel: Cambridge White
- 10 Prefinished Metal Panel: Charcoal Grey
- 11 Prefinished Metal Flashing: Charcoal Grey
- 12 Architectural Concrete: Clear Sealed
- 13 Glass Structure: Clear Finish
- 14 Wood Grille: Clear Finish
- 15 Clear Glazing in Charcoal Grey Aluminum System

VICTORIA
REVISIONS
Posts & Rails
Metal Floor Guard: Charcoal Grey
Metal Floor Guard: Charcoal Grey
Received Date: July 18, 2019



rev no	description	date
2	DP Appl. Resubmission	19.05.17
1	D.P. Application	19.03.15

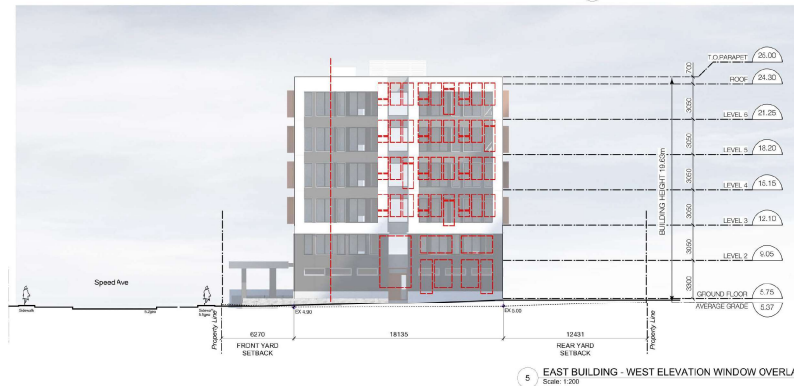
project name
Speed / Frances Residential - West Building
605 & 616 Speed Avenue

sheet title
West Building Elevations

project no. 1832
drawing file 1832 Speed Elevations
date 19.05.17
scale 1:200

drawn by ES
checked by ES
revision no. sheet no. A3.1





General information, dimensions and specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.

ELEVATION MATERIALS KEY:

- 1 Metal or Composite Panel: Warm White
- 2 Metal or Composite Panel: Charcoal Grey
- 3 Composite Panel: Walnut
- 4 Wood Door
- 5 Metal Door: Charcoal Grey
- 6 Generitious Panel: Warm White
- 7 Brick: Stack Bond, Iron Mountain
- 8 Prefinished Metal Panel: Cambridge White
- 9 Prefinished Metal Flashing: Cambridge White
- 10 Prefinished Metal Panel: Charcoal Grey
- 11 Prefinished Metal Flashing: Charcoal Grey
- 12 Architectural Concrete: Clear Sealed
- 13 Glulam Structure: Clear Finish
- 14 Wood Grills: Clear Finish
- 15 Clear Glazing in Charcoal Grey Aluminum System
- 16 Clear Glazing in Charcoal Grey Fiberglass



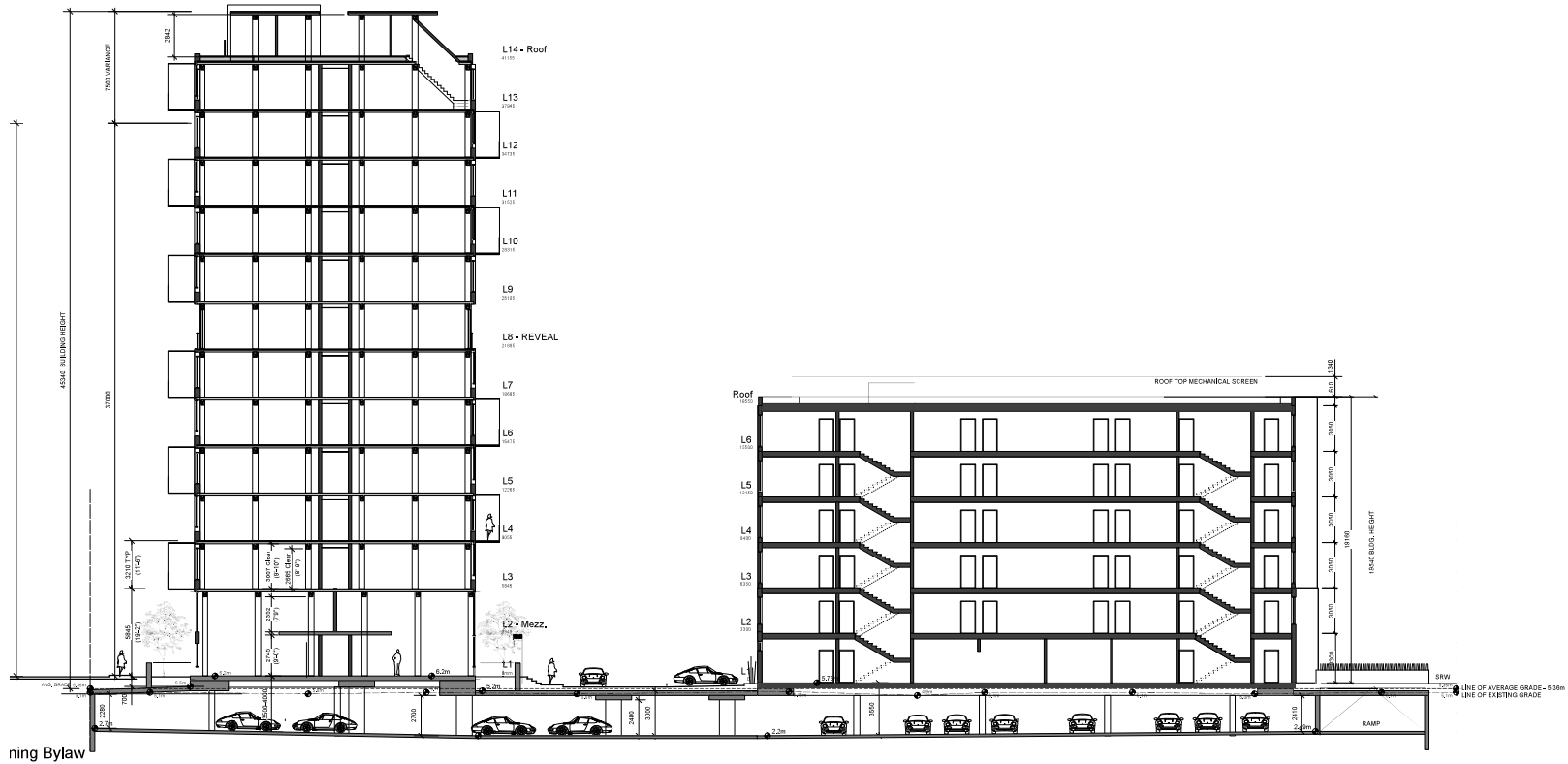
rev no	description	date
3	DP Application Resubmission	19.07.16
2	D.P. Application Response	19.04.24
1	D.P. Application	19.03.15

project name
Speed / Frances Residential
605 & 615 Speed Ave, Victoria

sheet title
East Building Elevations

project no.	1032
drawing file	AHOP DP Elevations
date	19.03.15
scale	1:200
drawn by	-
checked by	ES
revision no.	sheet no.

General information, dimensions and specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.



ning Bylaw

1 East-West Section
1:100

Revisions
Received Date:
July 18, 2019



rev no	description	date
2	D/P Application/Revised	18.07.16
1	D/P Application/Revised	18.05.17
0	D/P Application	18.03.15

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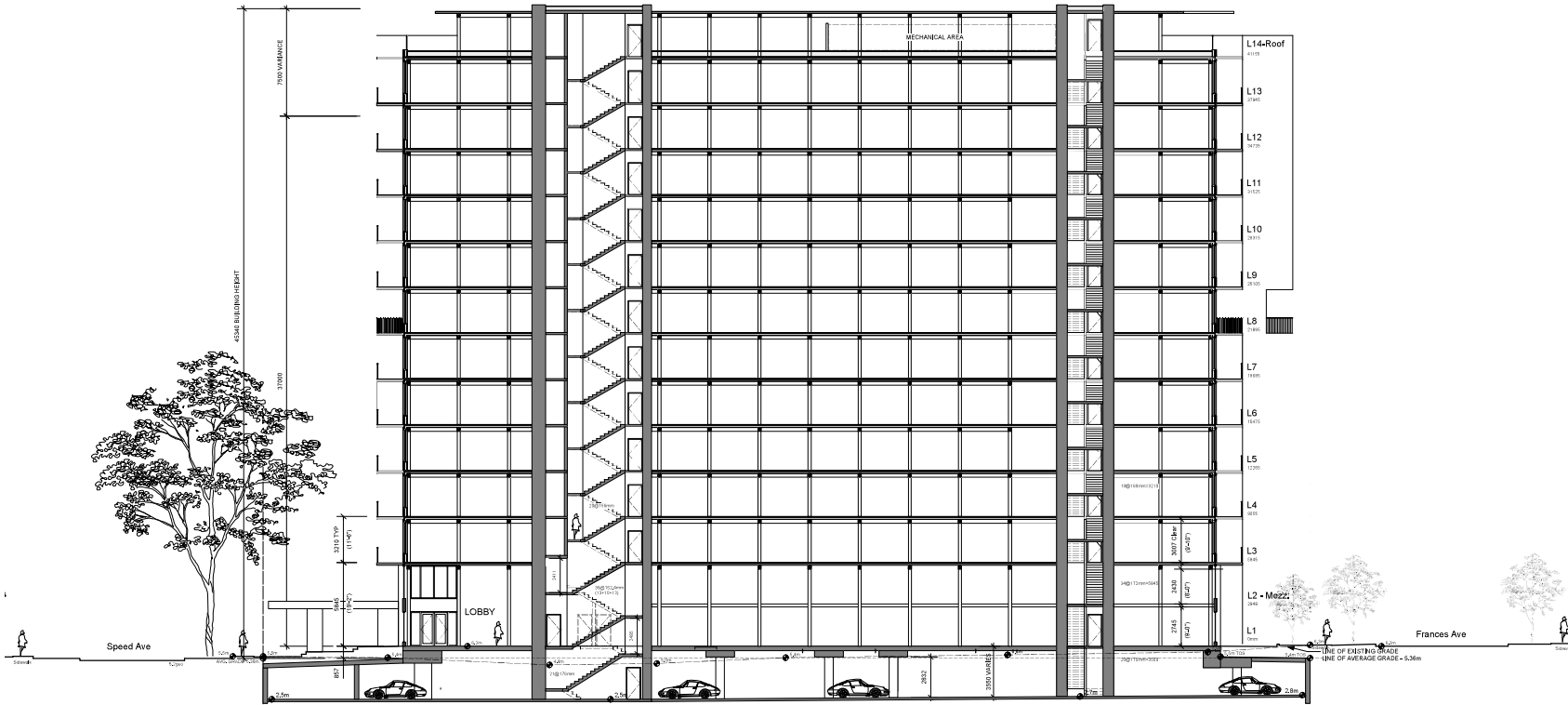
project name
Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
East-West Section

project no.	1832
drawing title	1832 Speed Base Plan
date	19.07.18
scale	1:100
drawn by	-
checked by	ES
revision no.	sheet no.

2 A4.1

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1 West Building - North-South Section
1:100

Revisions
Received Date:
July 18, 2019

0 5m 10m
scale: 1:100 in metres

rev no	description	date
2	D.P. Application/Re-submission	18.07.18
1	D.P. Application/Re-submission	18.05.17
0	D.P. Application	18.03.15

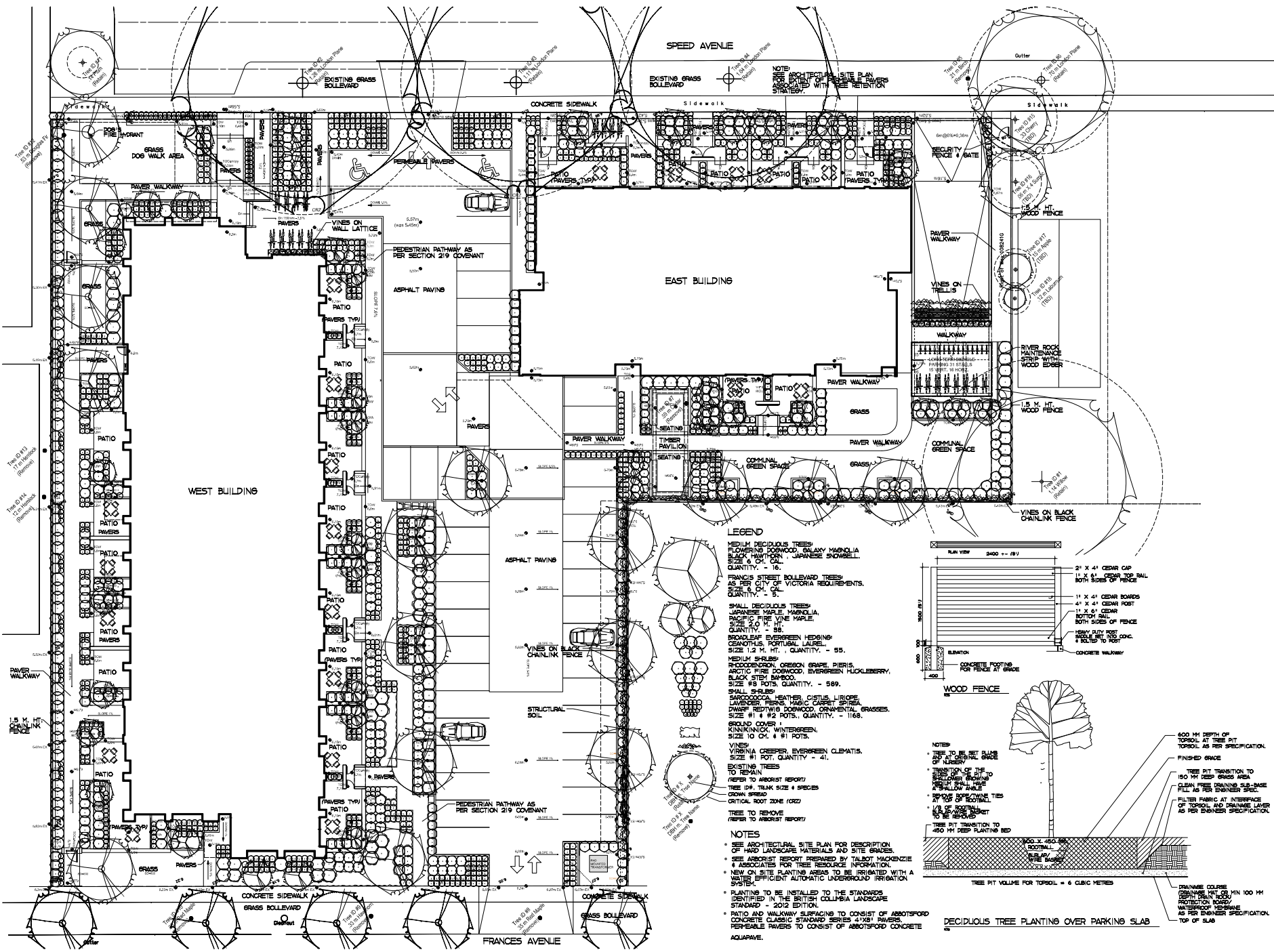
Approved for construction. These drawings and designs are not to be used for any other project and may not be reproduced without written consent.

project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

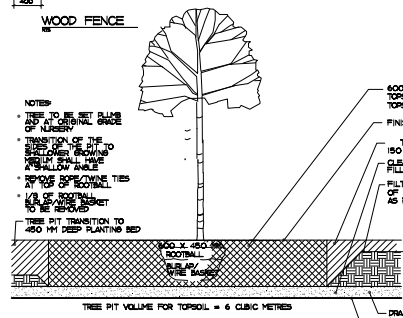
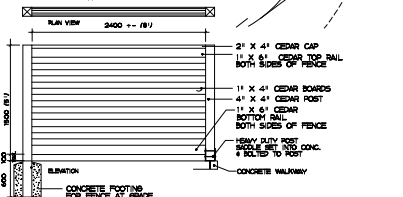
sheet title
West Building
North-South Section

project no. 1832
drawing title 1832 Speed Base Plan
date 19.07.18
scale 1:100
drawn by tk
checked by ES
revision no. sheet no.

A4.2



- LEGEND**
- MEDIUM DECIDUOUS TREES: FLOWERING DOWNWOOD, SALALY MAGNOLIA, BLACK HAWTHORN, JAPANESE SNOWELL. SIZE 4" DBH. QUANTITY - 5.
 - FRANCIS STREET BOLLIVARD TREES AS PER CITY OF VICTORIA REQUIREMENTS. QUANTITY - 5.
 - SMALL DECIDUOUS TREES: JAPANESE MAPLE, MANDELAR, PACIFIC FIRE VINE MAPLE. SIZE 2.0". QUANTITY - 88.
 - BROAD LEAF EVERGREEN HEDGING: OSANTHUS, PORTULACA LAUREL. SIZE 1.2 M. HT. QUANTITY - 55.
 - MEDIUM SHRUBS: ROCKROSE, OREGON GRAPE, PIERIS, ARCTIC FIRE DOWNWOOD, EVERGREEN HUCKLEBERRY, BLACK STEEP SAMBOO. SIZE #3 POTS. QUANTITY - 589.
 - SMALL SHRUBS: SANDALWOOD, HEATHER, CISTUS, LILIBOGE, LAVENDER, FERNS, MAGIC CARPET SPINER, DAVENPORT, RED DOGWOOD, CONIFERUS GRASSES. SIZE #1 & #2 POTS. QUANTITY - 1168.
 - GROUND COVER: KIWANOKIA, WINTERGREEN. SIZE 10 CM. #1 POTS. QUANTITY - 41.
 - VINES: VIRGINIA CREEPER, EVERGREEN CLEMATIS. SIZE #1 POT. QUANTITY - 41.
 - EXISTING TREES (REFER TO ARBORIST REPORT): TREE DBH, TRUNK SIZE & SPECIES, CROWN SPREAD, CRITICAL ROOT ZONE (CRZ), TREE TO REMOVE (REFER TO ARBORIST REPORT).
- NOTES**
- SEE ARCHITECTURAL SITE PLAN FOR DESCRIPTION OF HARD LANDSCAPE MATERIALS AND SITE GRASSES.
 - SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES FOR TREE RESOURCE INFORMATION.
 - NEW ON SITE PLANTING AREAS TO BE IRRIGATED WITH A WATER EFFICIENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 - PLANTING TO BE INSTALLED TO THE STANDARDS IDENTIFIED IN THE BRITISH COLUMBIA LANDSCAPE STANDARD - 2012 EDITION.
 - PATIO AND WALKWAY SURFACING TO CONSIST OF ABBOTSFORD CONCRETE CLASSIC STANDARD SERIES 4"X8" RAVERS. PERMEABLE RAVERS TO CONSIST OF ABBOTSFORD CONCRETE AQUAPAVE.



DECIDUOUS TREE PLANTING OVER PARKING SLAB

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Revisions
Received Date: October 29/19
Deemed Date: July 18/19



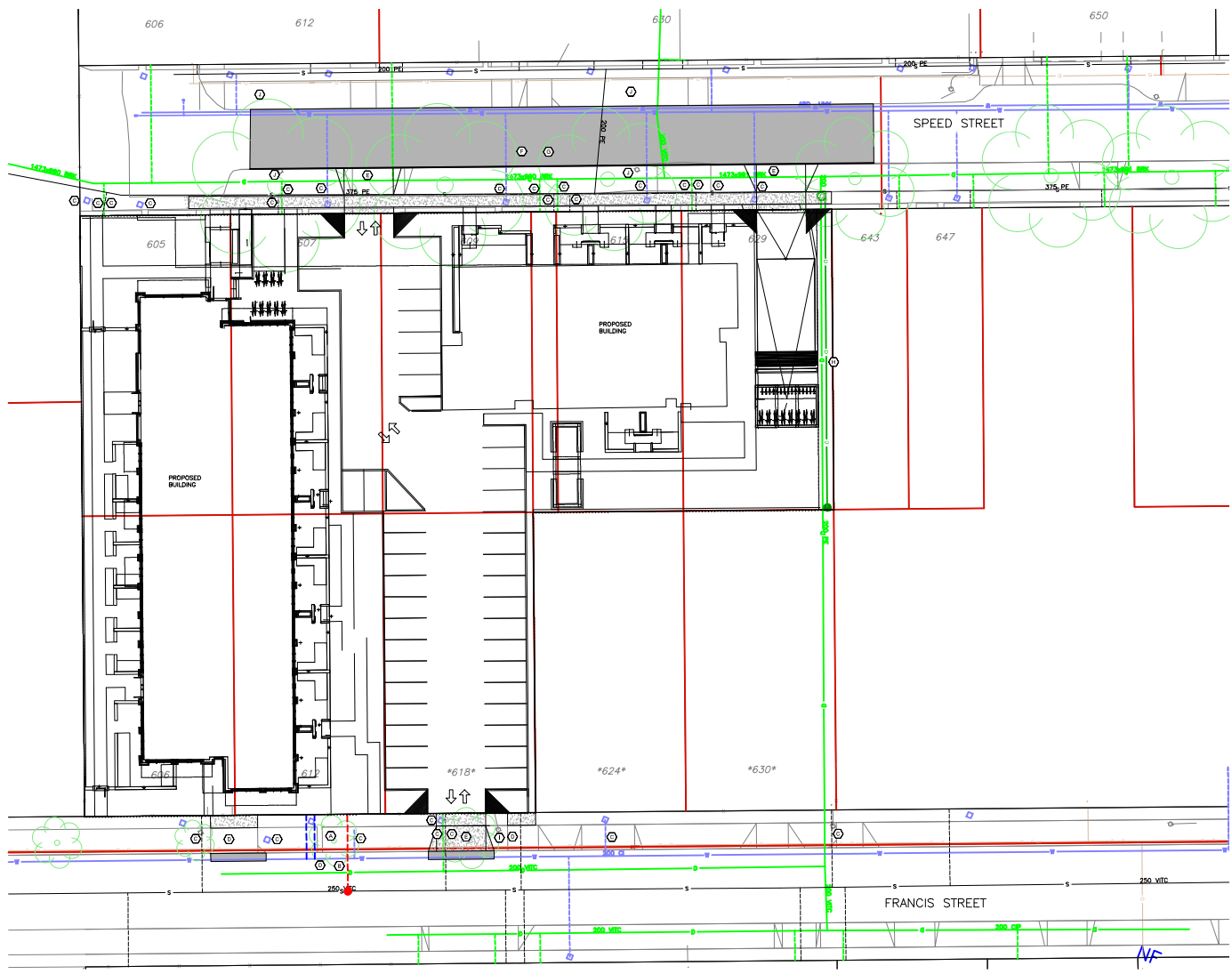
0 5m
scale in metres

rev no	description	date
4	D.P.A. Resubmission	19.10.29
3	D.P.A. Resubmission	19.07.16
2	D.P.A. Resubmission	19.05.17
1	D.P.A. Application	19.03.15

project name
Speed/Francis Redevelopment
607 & 629 Speed Ave, Victoria

sheet title
Landscape Plan

project no.	1832
drawing file	1832 Speed Base Plan
date	19.10.29
scale	1:150
drawn by	KNG
checked by	KNG
revision no.	sheet no.
	L1



- CONCEPTUAL WORKS AND SERVICING PLAN NOTES:**
- ① CITY OF VICTORIA TO INSTALL 150mm FIRE AND 100mm DOMESTIC WATER SERVICES TO PROPERTY LINE AT DEVELOPER'S EXPENSE. SIZES TO BE CONFIRMED.
 - ② CITY OF VICTORIA TO INSTALL 200mm SEWER SERVICES TO PROPERTY LINE AT DEVELOPER'S EXPENSE.
 - ③ CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICES AT DEVELOPER'S EXPENSE.
 - ④ CONTRACTOR TO REMOVE EXISTING DRIVEWAYS AND REINSTATE BOULEVARD.
 - ⑤ CONTRACTOR TO INSTALL DRIVEWAY IN ACCORDANCE WITH GAV SPECIFICATIONS.
 - ⑥ CONTRACTOR TO RECONSTRUCT ENTIRE FRONTAGE OF SPEED STREET. PAVING TO NORTH CURB, CURB AND GUTTER, BOULEVARD AND SIDEWALKS.
 - ⑦ SPEED STREET ROAD CORNER TO BE REPLACED WITH FULL CROSS FALL TO NORTH SEE. RE GRADING WILL ALLOW FOR MINIMAL IMPACT TO LARGE TREES ALONG FRONTAGE AND INCREASE COVER OVER HEAVING ROOT SYSTEMS THROUGHOUT THE ROAD CORRIDOR. 5M WIDE PAVING SHOWN.
 - ⑧ STORM MAIN IN SPW TO BE PROTECTED DURING CONSTRUCTION. POTENTIAL REPLACEMENT REQUIRED; TO BE DETERMINED DURING DETAILED DESIGN. IF POSSIBLE, EXISTING STORM PIPE TO REMAIN AT GAV REQUEST.
 - ⑨ 80 HYDRO POLE TO BE RELOCATED OUT OF POTENTIAL CONFLICT WITH DRIVEWAY. PREFERRED LOCATION FOR HTC SERVICE ENTRANCE.
 - ⑩ EXISTING HTC POLE TO BE COME REDUNDANT AND REMOVED.

Revisions
 Received Date:
July 18, 2019

JULY 16 2019
**APPROVAL
 SUBMISSION**

**SPEED STREET / FRANCIS STREET
 REDEVELOPMENT SERVICING
 CONCEPT**

Scale: 1:250
 Sheet: 1 of 1
 Eng. Project No.: 31734

**J E ANDERSON &
 ASSOCIATES**
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