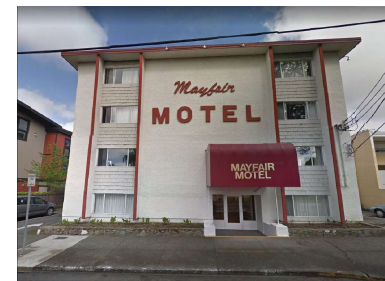




EXISTING SITE LOCATION

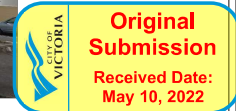


AERIAL VIEW - EXISTING BUILDING LOCATION



EXISTING BUILDING

ATTACHMENT C

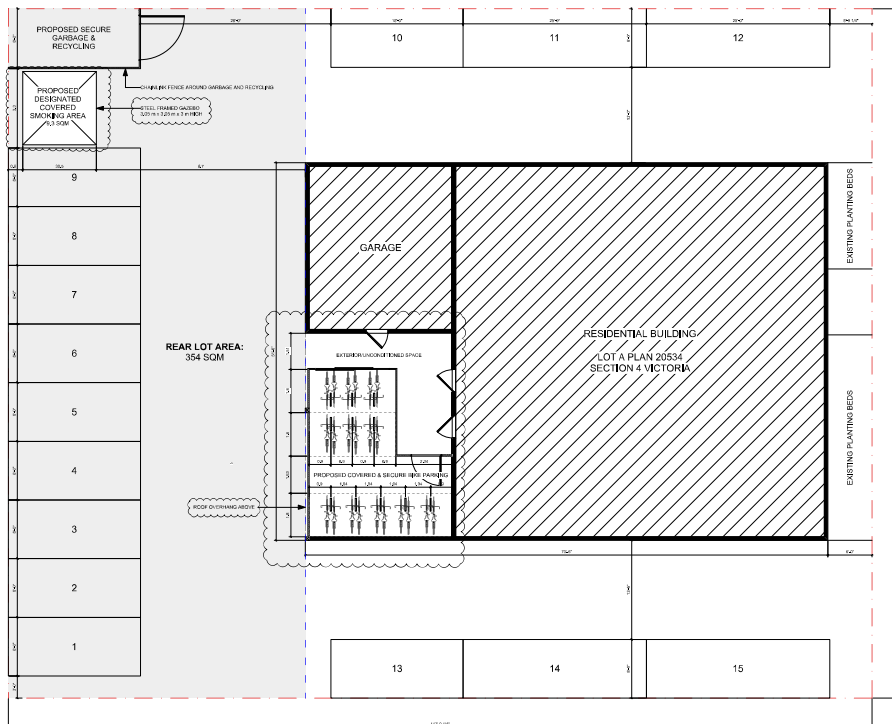


PROJECT: **SPEED AVE BP**

PROJECT ADDRESS: **600 SPEED AVENUE VICTORIA, BC**

CLIENT: **VICTORIA COOL AID SOCIETY**

stella architects



1 SITE/PARKING PLAN
A1
1/8" = 1'-0"

DRAWING LEGEND	
PROPERTY LINES	---
REAR YARD LINE	---
COMMERCIAL BUILDING	///
REAR YARD AREA	---

PARKING REQUIREMENTS (AS PER CITY OF VICTORIA SCHEDULE C)		
FLOOR LEVEL	APARTMENT	PARKING REQUIRED
GROUND FLOOR	1 apartments less than 45 sqm 1 x 0.7 = 0.7	0.7
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
TOTAL:	15.4	15.4 + 2 GUEST STALLS REQUIRED = 17.4

* A TWO PARKING STALL VARIANCE HAS BEEN APPROVED *

BUILDING CODE REVIEW	
BUILDING CODE:	2018 BRITISH COLUMBIA BUILDING CODE
EXISTING MAJOR BUILDING OCCUPANCY:	GROUP C - RESIDENTIAL OCCUPANCY (MOTEL)
PROPOSED BUILDING OCCUPANCY:	GROUP C - RESIDENTIAL OCCUPANCY (APARTMENTS)
BUILDING AREA:	324 SQUARE METRES
BUILDING HEIGHT:	4 STOREYS
SPRINKLERED:	NO
FIRE ALARM:	YES
STREETS FACED:	1
CONSTRUCTION ARTICLE:	3.2.2.53 - GROUP C, UP TO 3 STOREYS (EXISTING BUILDING IS EXISTING NONCONFORMING)
ALLOWABLE BUILDING HEIGHT:	3 STOREYS
ALLOWABLE BUILDING AREA:	600 SQUARE METRES
ALLOWABLE CONSTRUCTION:	COMBUSTIBLE OR NONCOMBUSTIBLE
SPRINKLERED:	NOT REQUIRED
FLOOR ASSEMBLIES FRR:	NOT LESS THAN 45 MINUTES
MEZZANINE FRR:	NOT LESS THAN 45 MINUTES
LOADBEARING WALLS, COLUMNS & ARCHES FRR:	NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY
FLOOR ASSEMBLIES FRR:	NOT LESS THAN 45 MINUTES
TRAVEL DISTANCE (BCBC 3.4.2.5):	30 METRES

ISSUED FOR: DATE:

REVISION NO. DATE:

1

SAC PROJECT NO. **SPE-650-20**

DRAWN BY: **SL**



DATE: **JUNE 26, 2020**


SCALE: **AS SHOWN**

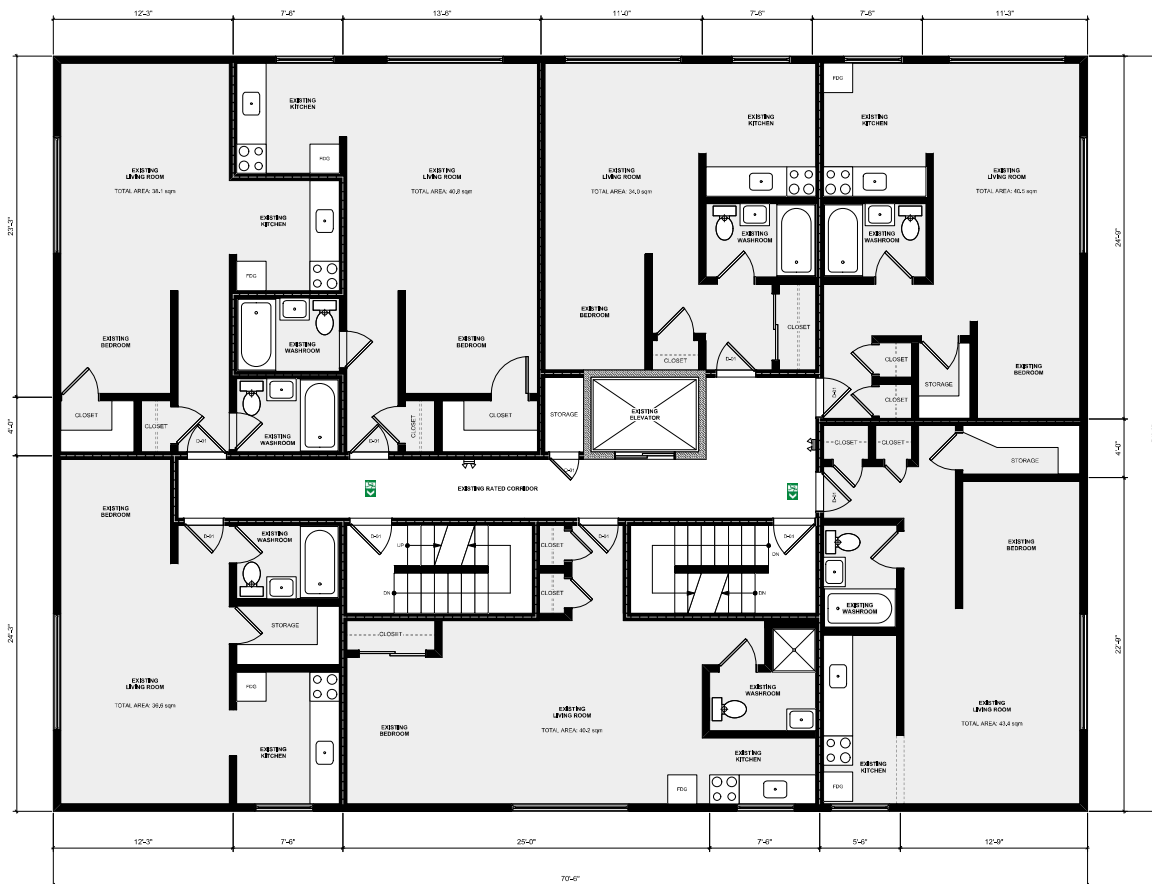
DRAWING TITLE: **SITE PLAN**

DRAWING NUMBER: **A1**



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

PROJECT:	
SPEED AVE BP	
PROJECT ADDRESS:	
650 SPEED AVENUE VICTORIA, BC	
CLIENT:	
VICTORIA COOL AID SOCIETY	
	
STELLER ARCHITECTURAL CONSULTANTS 2740 W. Gleneden Road Vancouver, BC V6H 2M6 (604) 271-1171	
ISSUED FOR:	DATE:
REVISION NO.:	DATE:
SAG PROJECT NO.	
SPE-650-20	
DRAWING BY:	
SL	
DATE:	JUNE 26, 2020
SCALE:	
AS SHOWN	
DRAWING TITLE:	
EXISTING GROUND FLOOR PLAN	
DRAWING NUMBER:	A2



PARTITION LEGEND	
EXISTING BASEBUILDING WALLS & PARTITIONS - TO REMAIN	
ENSURE EXISTING PARTITIONS HAVE A 1 HOUR FIRE RESISTANCE RATING AS PER 2018 BCBC	
EXISTING 6" CONCRETE BLOCK WALLS - TO REMAIN	

DRAWING LEGEND	
NEW GREEN RUNNING PERSON EXIT SIGN	
EMERGENCY LIGHTING	
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 EXISTING DOOR KNOBS AND INSTALL NEW LEVER LATCH DOOR HANDLES.

ENSURE ALL FLOORS ARE EQUIPPED WITH EXIT SIGNS AND EMERGENCY LIGHTING

PROJECT:

**SPEED AVE
BP**

PROJECT ADDRESS:

600 SPEED AVENUE
VICTORIA, BC

CLIENT:

**VICTORIA COOL
AID SOCIETY**

steller
ARCHITECTURAL
CONSULTING

ISSUED FOR: DATE:

REVISION NO.: DATE:

SAC PROJECT NO.:

SPE-650-20

DRAWN BY:

SL

DATE:

JUNE 26, 2020

SCALE:

AS SHOWN

DRAWING TITLE:

**LEVEL 2-4 FLOOR
PLANS**

DRAWING NUMBER:

A4