

EXISTING SITE LOCATION



DRAWING LEGEND

PROPERTY LINES REAR YARD LINE COMMERCIAL BUILDING REAR YARD AREA

AERIAL VIEW - EXISTING BUILDING LOCATION



EXISTING BUILDING



Original **Submission** Received Date: May 10, 2022

ATTACHMENT C

VICTORIA COOL AID SOCIETY

SPEED AVE

BP

650 SPEED AVENUE

VICTORIA, BC



EVISION NO.:

SPE-650-20

JUNE 26, 2020 AS SHOWN

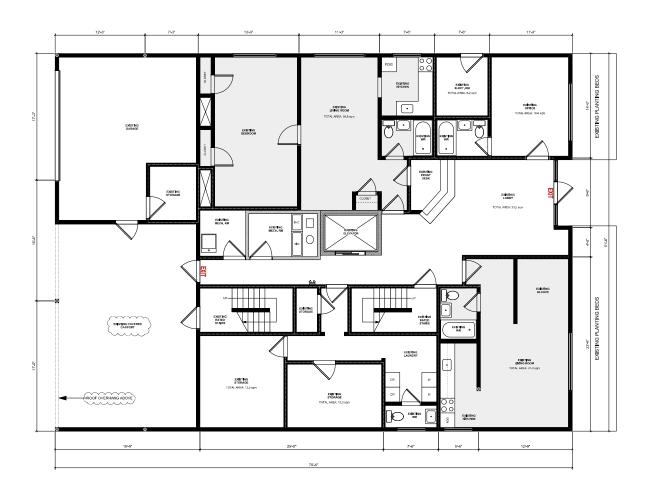
SITE PLAN

>	PARKING REQUIREMENTS (AS PER CITY OF VICTORIA SCHEDULE C)			
>	FLOOR LEVEL	APARTMENT	PARKING REQUIRED	
1	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	
2	TOTAL:	15.4	15.4 + 2 GUEST STALLS REQUIRED = 17.4	
		* A TWO PARKING STALL VARIANCE HAS BEEN APPROVED		

PROPOSED SECURE GARBAGE & RECYCLING	719	10	11 2	12	(Ha Lie	
S DESIGNATED COVERED SMOKEN OF AREA	DOMPA PATENCE PROMAD GARBAGE AND RECYCLIPES BETTE, FRANCE GACERO 120 m 3 200 m 3 2 PREPER		All			
2 8 2 7	·	CÁRAGE			EXISTINO PLANTINO BEDS	JE
χ 6 Σ 5	REAR LOT AREA:	ACTUREN OCCONTROL DIPOL	}/////////////////////////////////////	AL BÜLÜNG LAN 20554 4 VICTORIK	ENSTINO PLANTING BEDS	SPEED AVENUE
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2 1		13	14 ½	15		

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

	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	
MEZZANİNE FRR:	NOT LESS THAN 45 MINUTES	
LOADBEARING WALLS, COLUNMS & ARCHES FRR:	NOT LESS THAN THAT REQU I RED FOR THE SUPPORTED ASSEMBLY	
FLOOR ASSEMBLIES FRR:	NOT LESS THAN 45 MINUTES	
TRAVEL DISTANCE (BCBC 3.4.2.5):	30 METRES	



PARTITION LEGEND		
EXISTING WALLS & PARTITIONS - TO REMAIN		
EXISTING 5" CONCRETE BLOCK WALLS - TO REMAIN		
EXISTING 6" CONCRETE BLOCK WALLS - TO REMAIN		
EXISTING 1 HOUR FRR PARTITIONS WITH 1/2" TYPE C GWB ON EACH SIDE OF 2X4 WOOD FRAMING ENSURE ALL PENETRATIONS ARE SMOKE SEALED & FIRE STOPPED		

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

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ISSUED FOR: DATE:

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BY: SL

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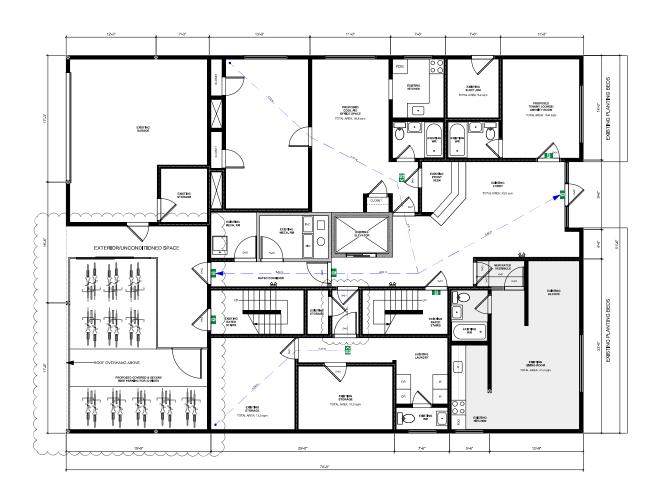
AS SHOWN

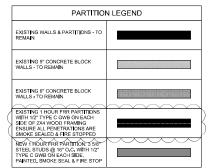
EXISTING GROUND FLOOR PLAN

DRAWING NUMBER

A2







NOTE: SITE CONDITIONS MAY VARY FROM WHAT IS SHOWN ON PLANS REVISED PLANS WILL BE SUBMITTED IF SITE CONDITIONS ARE NOT CONSISTENT WITH PROPOSAL

DRAWING LEGEND		
NEW GREEN RUNNING PERSON EXIT SIGN	5 < 5	
TRAVEL DISTANCE		
EXISTING & PROPOSED EMERGENCY LIGHTING	₽	
EXISTING RESIDENTIAL UNIT		

DOOR LEGEND		
MRK	COMMENT	
D-01	ENSURE EXISTING DOORS HAVE A 45 MIN FRR AND ARE EQUIPPED WITH \$4 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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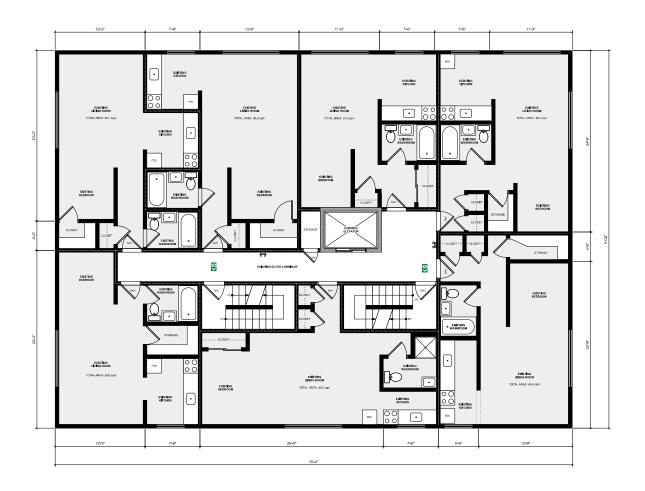
JUNE 26, 2020 LE: AS SHOWN

AS SHOWN

PROPOSED GROUND FLOOR PLAN

DRAWING NUMBER

A3



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	< 2	
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 EXITING DOOR KNOBS AND INSTALL NEW LEVER LATCH DOOR HANDLES.	

ENSURE ALL FLOORS ARE EQUIPPED WITH EXIT SIGNS AND EMERGENCY LIGHTING

ROJECT:

SPEED AVE BP

JECT ADDRESS:

650 SPEED AVENUE VICTORIA, BC

LIENT:

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LEVEL 2-4 FLOOR PLANS

DRAWING NUMBER



