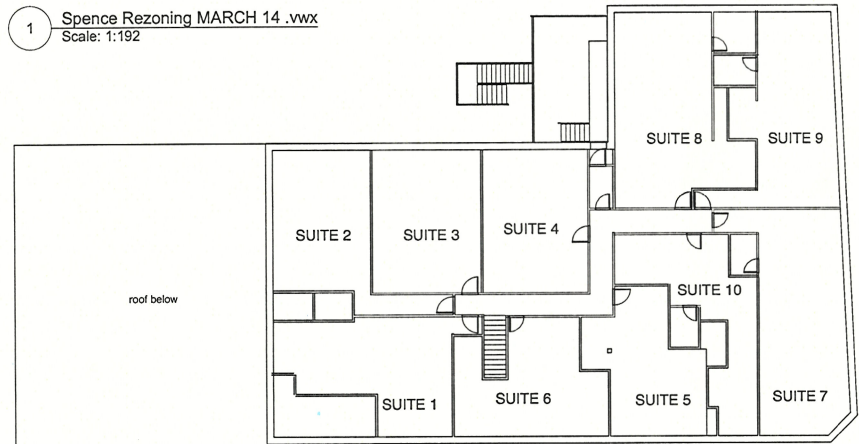


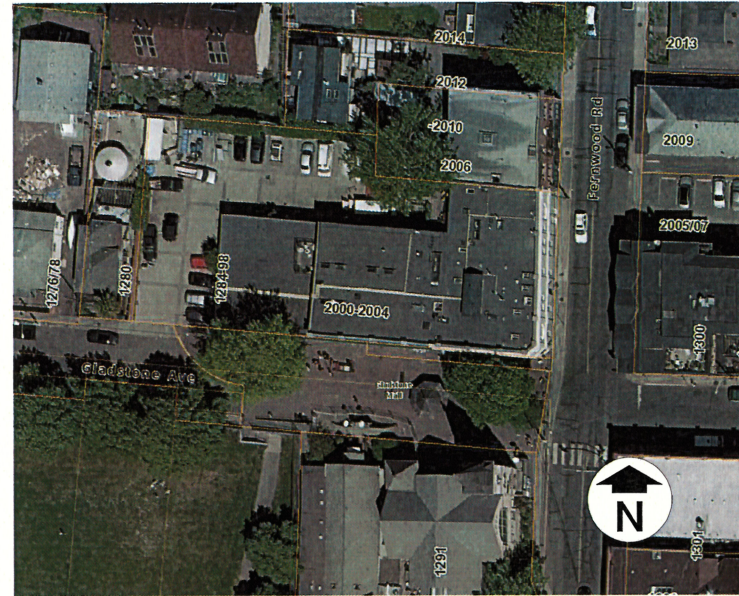
1 Spence Rezoning MARCH 14 .vwx
Scale: 1:192



3 Spence Rezoning MARCH 14 .vwx
Scale: 1:192



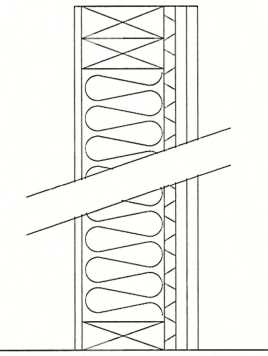
5 NORTH ELEVATION
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2 CONTEXT PHOTO
SCALE: NTS

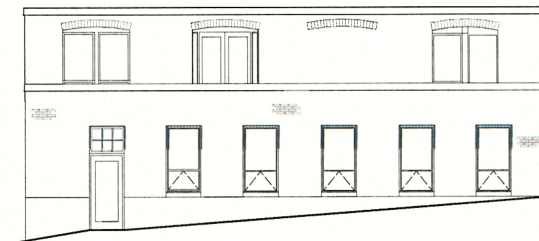
LEGAL: LOT A SPRINGRIDGE VICTORIA CITY PLAN 24752
CIVIC : 1290 GLADSTONE AVENUE , VICTORIA

PROJECT TABLE		
DESCRIPTION	EXISTING	PROPOSED
ZONING	C1	NEW ZONE
TOTAL # OF RESIDENTIAL UNITS	10 RENTALS	EXISTING
SITE AREA (M2)	1,727 M2	EXISTING
TOTAL FLOOR AREA (M2)	1,250 M2	EXISTING
FLOOR SPACE RATIO	0.72	EXISTING
SITE COVERAGE (%)	56%	EXISTING
OPEN SITE SPACE	41%	EXISTING
NUMBER OF STOREYS	2	EXISTING
PARKING STALLS	24	EXISTING
BICYCLES PARKING	27	33
SETBACKS		
INTERNAL WEST	14.03M	EXISTING
EAST	0M	EXISTING
INTERNAL NORTH	0M	EXISTING
SOUTH	0M	EXISTING



EXISTING INTERIOR WALL DETAIL
2X4 WOOD STUD 16 O.C. WITH 3.5" ROCKWOOL INSULATION. SINGLE SIDE DOUBLE TYPE X 5/8" DRYWALL AND RESILIENT CHANNEL OPPOSITE TO SINGLE 5/8" TYPE X DRYWALL.

4 TYPICAL SUITE WALL DETAIL
SCALE: NTS



6 WEST ELEVATION
Scale: 1:96

key
architecture ltd.

2nd Floor, 1124 Fort Street, Victoria, BC, V8V 3K8
o. 250-382-3823 e. info@keyarchitecture.com

COMMENTS

No.	DESCRIPTION	DATE	BY
1	CLIENT REVIEW	JAN 15 JA	
2	REZONING SUBMISSION	MAR 15 JA	

GENERAL NOTES

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Original
Submission

Received Date:
March 19, 2018

PROJECT
1298 GLADSTONE AVE
UNITS: A1,A2,B1,B2,C1,C2,
C3,C4,C5,C6
REZONING

SHEET TITLE
CONTEXT, SITE PLAN,
INFORMATION TABLE, AND
WALL DETAIL

SCALE AS SHOWN	JOB No. 1801
DATE PLOTTED MARCH, 15, 2018	A1.0
DRAWN BY NP/JA	

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COMMENTS

No.	DESCRIPTION	DATE	BY
1	CLIENT REVIEW	JAN 15 JA	
2	REZONING SUBMISSION	MAR 15 JA	

GENERAL NOTES

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Received
City of Victoria

MAR 19 2018

Planning & Development Department
Development Services Division

PROJECT

1298 GLADSTONE AVE
UNITS: A1,A2,B1,B2,C1,C2,
C3,C4,C5,C6
REZONING

SHEET TITLE

ELEVATIONS
AND
PHOTOS

SCALE
AS SHOWN

DATE PLOTTED
MARCH, 15, 2018

DRAWN BY
NP/JA

JOB No.
1801

A2.0

1 SOUTH ELEVATION
Scale: 1:100



2 SOUTH ELEVATION
Scale: 1:100

3 SOUTH ELEVATION
Scale: 1:100



5 REAR PARKING

4 EAST ELEVATION (FERNWOOD ROAD)
Scale: 1:100



6 DRIVEWAY OFF GLADSTONE



7 FERNWOOD ROAD



3 GLADSTONE AVE

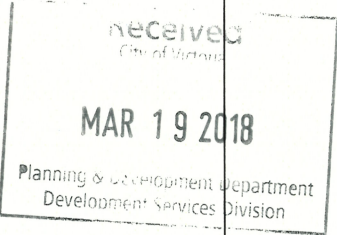
keay
architecture ltd.

2nd Floor, 1124 Fort Street, Victoria, BC, V8V 3K8
o. 250-382-3823 e. info@keayarchitecture.com

COMMENTS			
No.	DESCRIPTION	DATE	BY
1	CLIENT REVIEW	JAN 15 JA	
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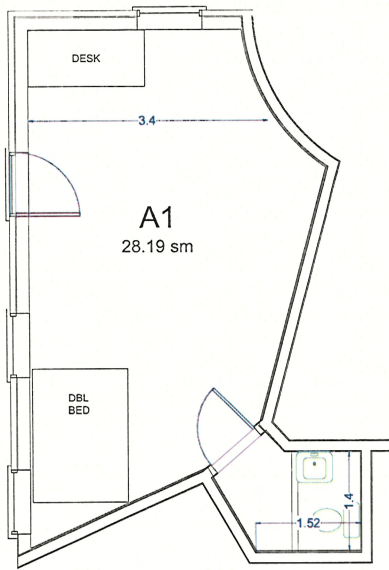
PROJECT

1298 GLADSTONE AVE
UNITS: A1,A2,B1,B2,C1,C2,
C3,C4,C5,C6
REZONING

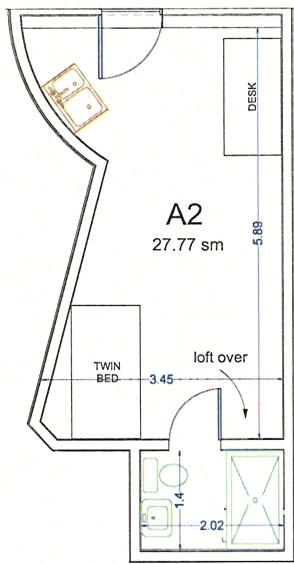
SHEET TITLE

UNIT FLOOR PLANS

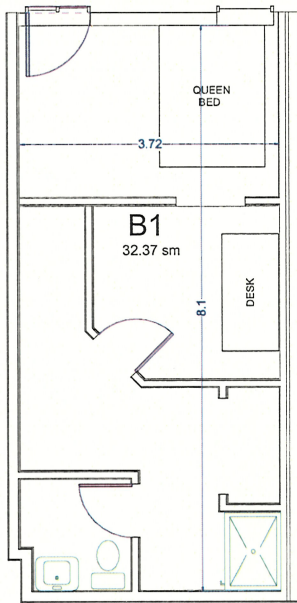
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DATE PLOTTED MARCH, 15, 2018	A3.0
DRAWN BY NP/JA	



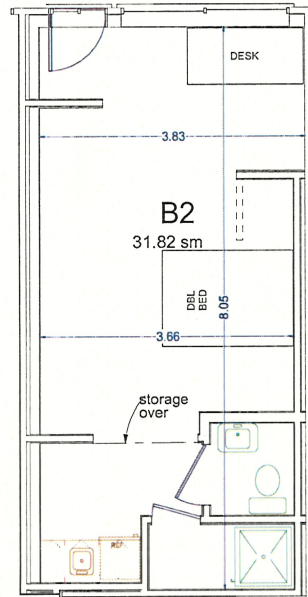
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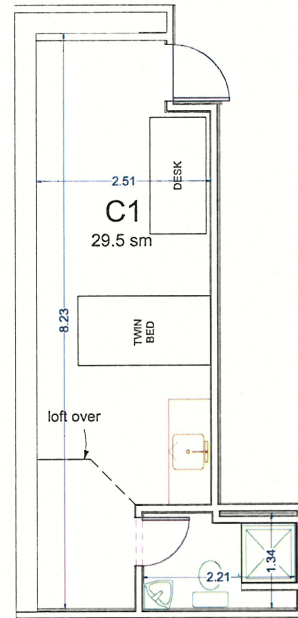
2 UNIT A2
Scale: 1:48



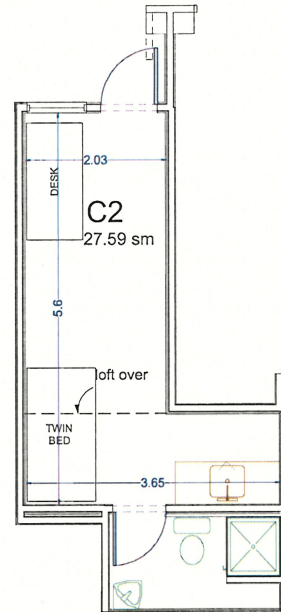
3 UNIT B1
Scale: 1:48



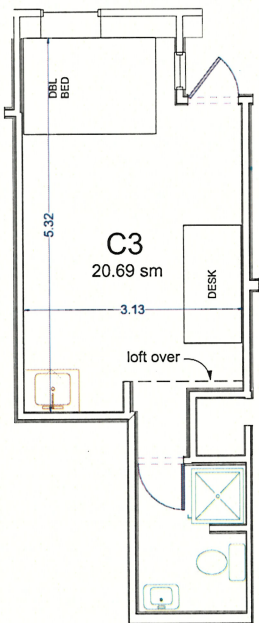
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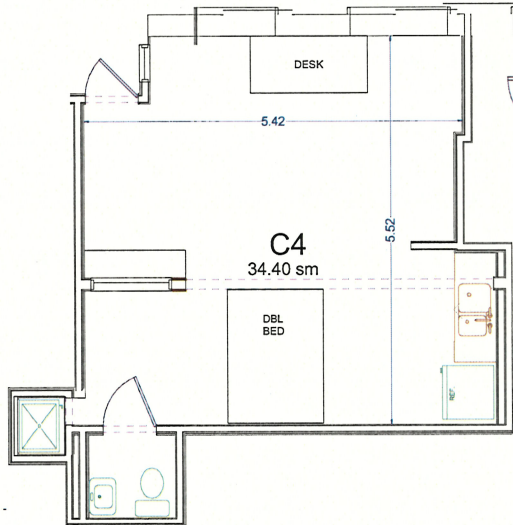
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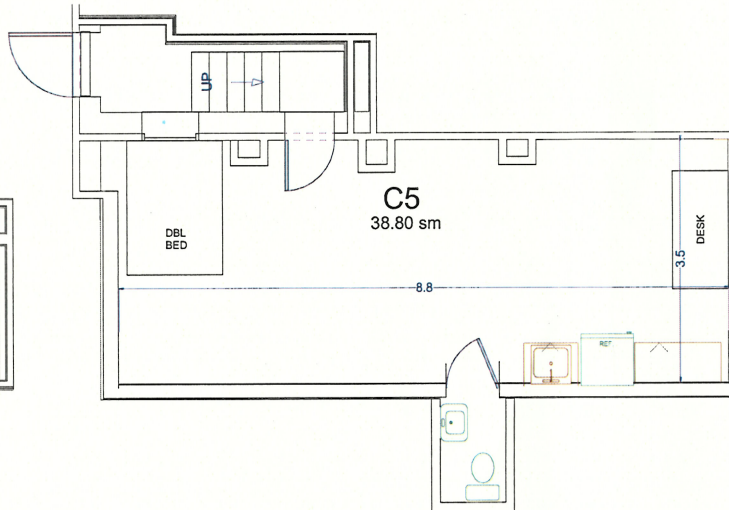
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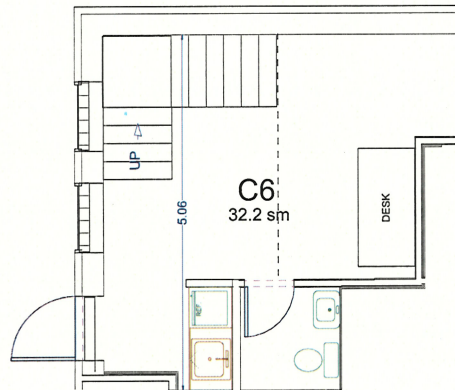
7 UNIT C3
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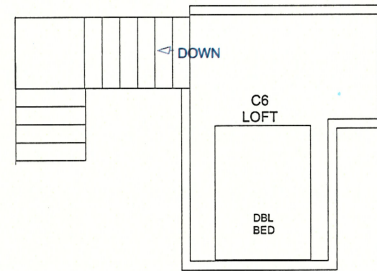
8 UNIT C4
Scale: 1:48



9 UNIT C5
Scale: 1:48



10 UNIT C6
Scale: 1:48



10 UNIT C6 LOFT
Scale: 1:48