



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

[illegible]

GENERAL NOTES

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

roof below

SUITE 1 SUITE 2 SUITE 3 SUITE 4 SUITE 5 SUITE 6 SUITE 7 SUITE 8 SUITE 9 SUITE 10

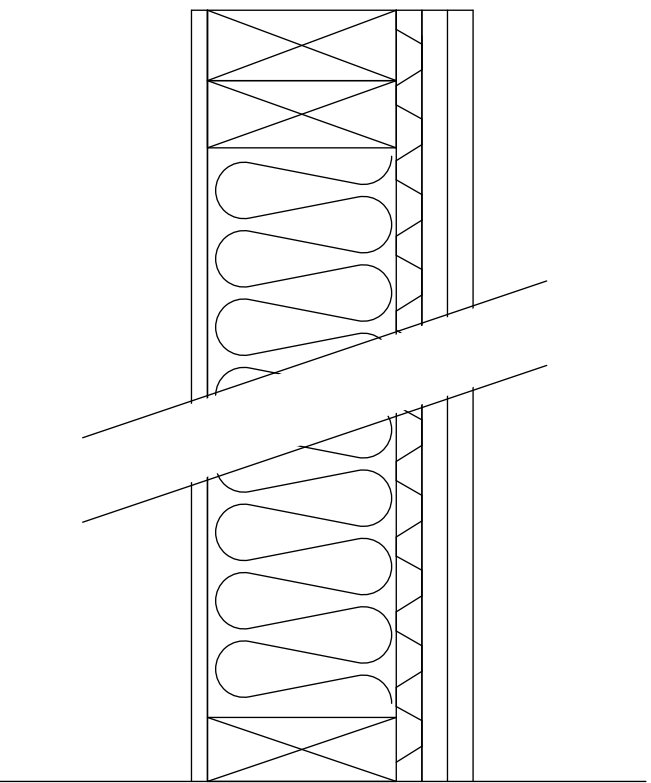
This architectural elevation drawing shows a building facade with a variety of window and door treatments. On the left, a staircase with a simple railing leads to an upper level. The main facade features several windows: some are grouped in pairs with decorative lintels and sills, while others are single units with decorative hoods. The doors are also varied, including a set of double doors with a decorative pediment and a single door with a decorative surround. The drawing uses clean lines and hatching to represent different materials and textures.

Architectural elevation drawing of the building facade. The drawing shows a two-story structure with a balcony, stairs, and various windows. The drawing includes labels for 'Elevation 1' and 'Elevation 2'.

6 WEST ELEVATION
Scale: 1:96

PROJECT TABLE

DESCRIPTION	EXISTING	PROPOSED
ZONING	C1	NEW ZONE
TOTAL # OF RESIDENTIAL UNITS	10	EXISTING
SITE AREA (M2)	1,727 M2	EXISTING
TOTAL FLOOR AREA (M2)	1,489 M2	EXISTING
FLOOR SPACE RATIO	0.86	EXISTING
SITE COVERAGE (%)	52%	EXISTING
OPEN SITE SPACE	7%	EXISTING
NUMBER OF STOREYS	2	EXISTING
PARKING STALLS	24	EXISTING
BICYCLES PARKING	33	EXISTING
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

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 MAY, 24, 2018	A1.0
DRAWN BY NP/JA	