



EXISTING BUILDINGS



EXISTING SITE LOCATION



PROJECT NAME:

BASEMENT  
RENOVATION FOR  
HOME-BASED  
BUSINESS

PROJECT ADDRESS:

503 GOVERNMENT ST.  
VICTORIA, BC

OWNER/APPLICANT:

DAVID & VLASTA BOOTH

STELL R

ISSUED FOR:

DATE:

BLDG PERMIT

MAY 8, 2017

DVP

JULY 28, 2017

REVISIONS

AUG 24, 2017

SAC PROJECT NO:

GOV-13-17

DRAWN BY:

SL

DATE:

AUGUST 24, 2017

SCALE:

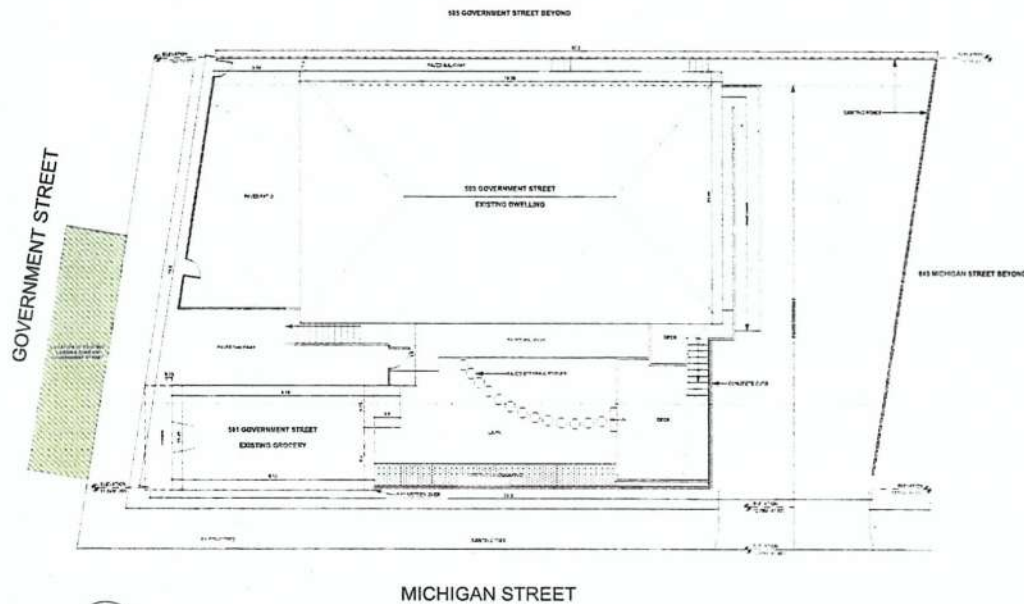
1:100

DRAWING TITLE

SITE PLAN

DRAWING NUMBER:

A1



# DRAWING LEGEND

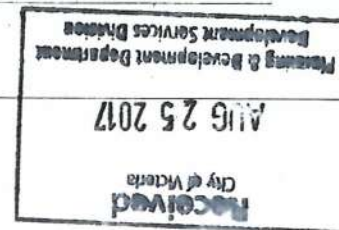
EXISTING PROPERTY LINE

EXISTING RESIDENTIAL SETBACKS

EXISTING COMMERCIAL SETBACKS

# PROJECT INFORMATION TABLE

	ZONE STANDARD	PROPOSAL - IF DIFFERENT FROM ZONE STANDARD
ZONING	C1-CR-G ZONE	C1-CR-G ZONE
SITE AREA (m2)	MINIMUM OF 620 SQUARE METRES	EXISTING 627.9 SQUARE METRES
TOTAL FLOOR AREA (m2)	NOT MORE THAN 45 SQM OF FLOOR AREA FOR COMMERCIAL PURPOSES	ADD 55 SQM TO ALLOWABLE FLOOR AREA FOR COMMERCIAL PURPOSES
FLOOR SPACE RATIO	0.87 TO 1	1.26 TO 1
SITE COVERAGE %	SHALL NOT EXCEED 47%	45.5%
OPEN SITE SPACE %	NOT MENTIONED IN ZONE STANDARD	34.5%
HEIGHT (m)	SHALL NOT EXCEED 6.75 METRES	EXISTING HEIGHT IS 9.14 METRES
NUMBER OF STOREYS	NOT MENTIONED IN ZONE STANDARD	EXISTING 3 STOREYS
PARKING STALLS (NUMBER) ON SITE	1 NON-RESIDENTIAL, 1 PER DWELLING UNIT, 1 LOADING SPACE	EXISTING LOADING ZONE PROVIDED ON GOV. STREET, RATHER THAN ON SITE
BICYCLE PARKING NUMBER (STORAGE AND RACK)	NOT MENTIONED IN ZONE STANDARD	NONE
BUILDING SETBACK (m)		
FRONT YARD	RESIDENTIAL: 3.85 m COMMERCIAL: 0.25 m	RESIDENTIAL: 3.85 m COMMERCIAL: 0.25 m
REAR YARD	RESIDENTIAL: 8.4 m COMMERCIAL: 22.5 m	RESIDENTIAL: 8.4 m COMMERCIAL: 22.5 m
SIDE YARD (SOUTH LOT LINE)	RESIDENTIAL: 3.8 m COMMERCIAL: nil	RESIDENTIAL: 3.8 m COMMERCIAL: nil
SIDE YARD (NORTH LOT LINE)	RESIDENTIAL: 1.25 m COMMERCIAL: 14.8 m	RESIDENTIAL: 1.25 m COMMERCIAL: 14.8 m



LEGEND	
EXISTING PROPERTY LINE	
EXISTING WALLS - TO REMAIN	



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**DAVID & VLASTA BOOTH**

**STELL R.**

410-770-0000  
1-800-255-8888

ISSUED FOR: DATE:

BLDG PERMIT MAY 8, 2017

DVP JULY 28, 2017

REVISIONS AUG 24, 2017

SAC PROJECT NO.:

GOV-13-17

DRAWN BY:

SL

DATE:

AUGUST 24, 2017

SCALE:

1/4" = 1'-0"

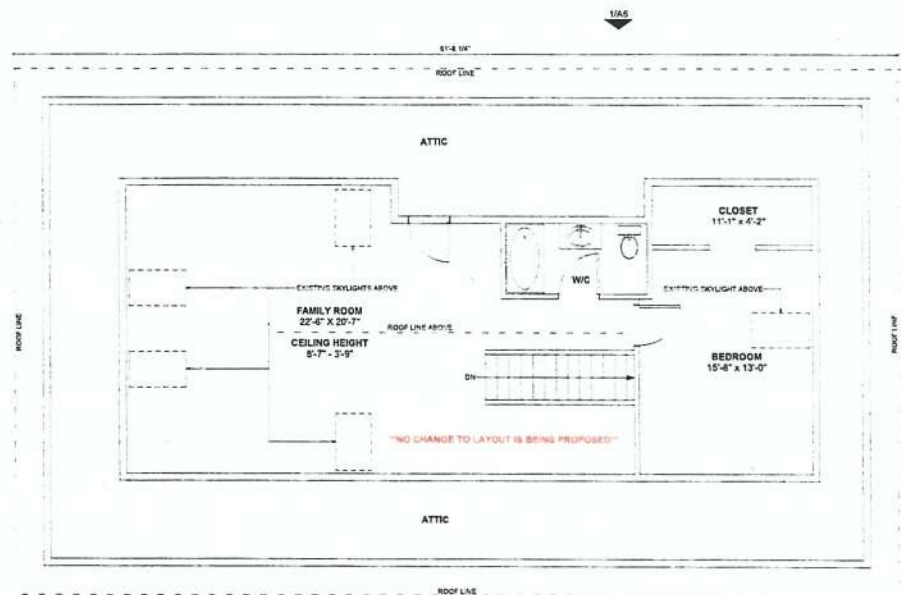
DRAWING TITLE

**EXISTING ATTIC  
PLAN**

DRAWING NUMBER:

**A2**

GOVERNMENT STREET



1  
A2  
EXISTING ATTIC PLAN  
SCALE: 1/4" = 1'-0"

MICHIGAN STREET

**Received**  
City of Victoria

**AUG 25 2017**

Planning & Development Department  
Development Services Division

LEGEND	
EXISTING PROPERTY LINE	
EXISTING WALLS - TO REMAINS	



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SAC PROJECT NO.:

**GOV-13-17**

DRAWN BY:

**SL**

DATE:

**AUGUST 24, 2017**

SCALE:

**1/4" = 1'-0"**

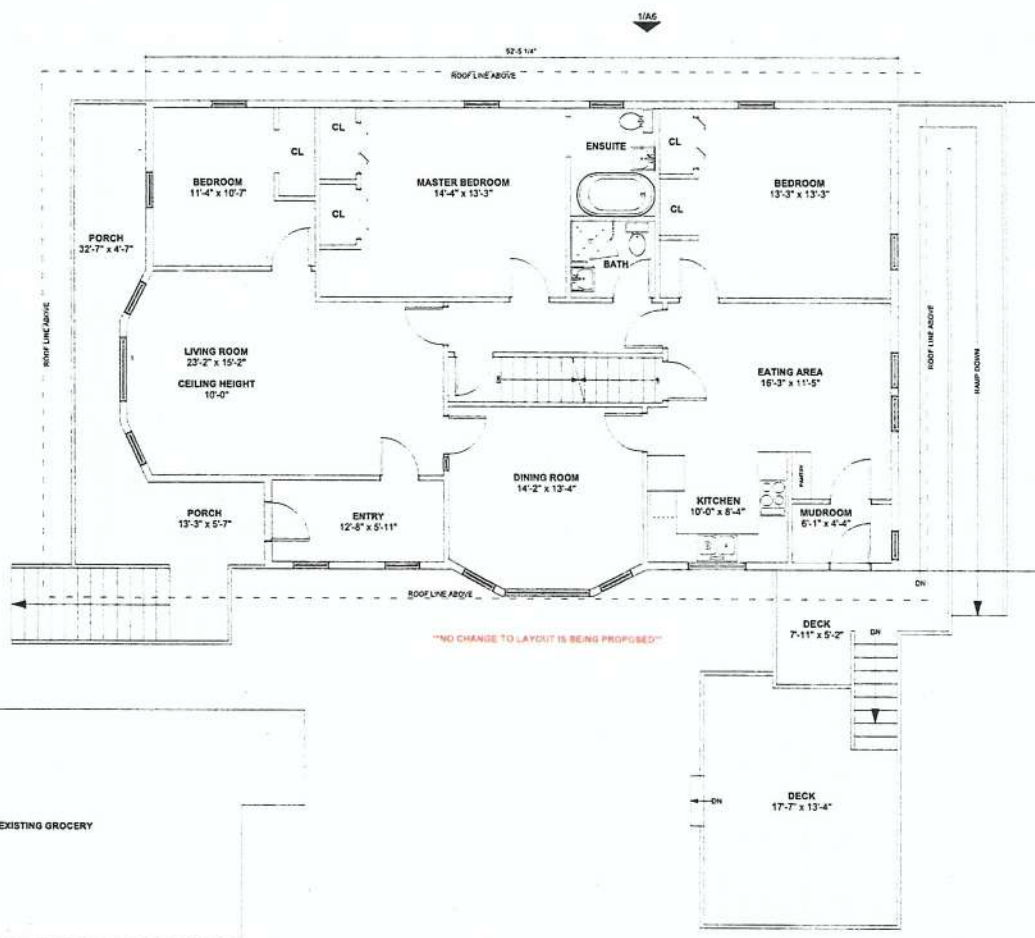
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**EXISTING MAIN  
FLOOR PLAN**

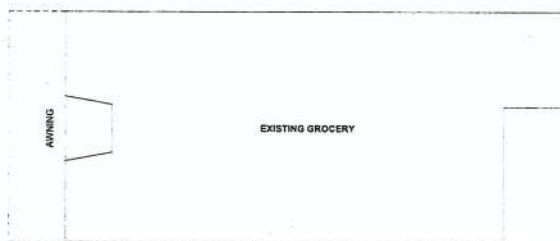
DRAWING NUMBER:

**A3**

GOVERNMENT STREET



MICHIGAN STREET



1  
A3  
EXISTING MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**Received**  
City of Victoria  
**AUG 25**  
Planning & Development Department  
Development Services Division



DRAWING LEGEND	
PROPERTY LINE	
EXISTING WALLS - TO REMAINS	
EXISTING BASEMENT SUITES	
EXISTING SHARED LAUNDRY AND STORAGE	



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SCALE:

1/4" = 1'-0"

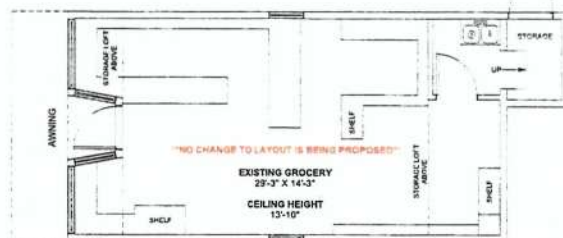
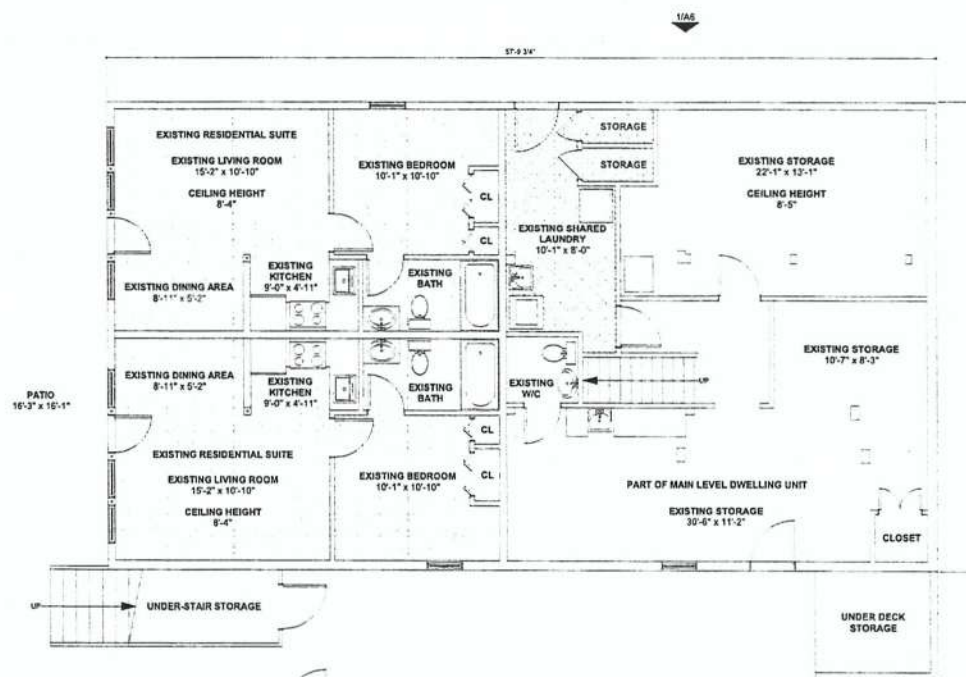
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EXISTING BASEMENT  
PLAN

DRAWING NUMBER:

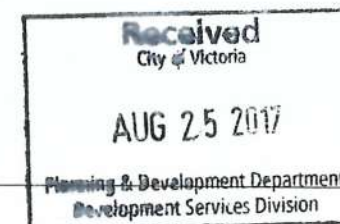
A4




GOVERNMENT STREET



EXISTING BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

MICHIGAN STREET



WALL LEGEND	
EXISTING WALL - TO REMAIN	
EXISTING WALL - TO BE REMOVED	
NEW WALL 1 HOUR FIRE RATED WALLS	



## BASEMENT RENOVATION FOR HOME-BASED BUSINESS

503 GOVERNMENT ST.  
VICTORIA, BC

DAVID &amp; VLASTA BOOTH

STELL R

170. 1920. 1921. 1922. 1923. 1924. 1925. 1926. 1927. 1928. 1929. 1930. 1931. 1932. 1933. 1934. 1935. 1936. 1937. 1938. 1939. 1940. 1941. 1942. 1943. 1944. 1945. 1946. 1947. 1948. 1949. 1950. 1951. 1952. 1953. 1954. 1955. 1956. 1957. 1958. 1959. 1960. 1961. 1962. 1963. 1964. 1965. 1966. 1967. 1968. 1969. 1970. 1971. 1972. 1973. 1974. 1975. 1976. 1977. 1978. 1979. 1980. 1981. 1982. 1983. 1984. 1985. 1986. 1987. 1988. 1989. 1990. 1991. 1992. 1993. 1994. 1995. 1996. 1997. 1998. 1999. 2000. 2001. 2002. 2003. 2004. 2005. 2006. 2007. 2008. 2009. 2010. 2011. 2012. 2013. 2014. 2015. 2016. 2017. 2018. 2019. 2020. 2021. 2022. 2023. 2024. 2025. 2026. 2027. 2028. 2029. 2030. 2031. 2032. 2033. 2034. 2035. 2036. 2037. 2038. 2039. 2040. 2041. 2042. 2043. 2044. 2045. 2046. 2047. 2048. 2049. 2050. 2051. 2052. 2053. 2054. 2055. 2056. 2057. 2058. 2059. 2060. 2061. 2062. 2063. 2064. 2065. 2066. 2067. 2068. 2069. 2070. 2071. 2072. 2073. 2074. 2075. 2076. 2077. 2078. 2079. 2080. 2081. 2082. 2083. 2084. 2085. 2086. 2087. 2088. 2089. 2090. 2091. 2092. 2093. 2094. 2095. 2096. 2097. 2098. 2099. 2100. 2101. 2102. 2103. 2104. 2105. 2106. 2107. 2108. 2109. 2110. 2111. 2112. 2113. 2114. 2115. 2116. 2117. 2118. 2119. 2120. 2121. 2122. 2123. 2124. 2125. 2126. 2127. 2128. 2129. 2130. 2131. 2132. 2133. 2134. 2135. 2136. 2137. 2138. 2139. 2140. 2141. 2142. 2143. 2144. 2145. 2146. 2147. 2148. 2149. 2150. 2151. 2152. 2153. 2154. 2155. 2156. 2157. 2158. 2159. 2160. 2161. 2162. 2163. 2164. 2165. 2166. 2167. 2168. 2169. 2170. 2171. 2172. 2173. 2174. 2175. 2176. 2177. 2178. 2179. 2180. 2181. 2182. 2183. 2184. 2185. 2186. 2187. 2188. 2189. 2190. 2191. 2192. 2193. 2194. 2195. 2196. 2197. 2198. 2199. 2200. 2201. 2202. 2203. 2204. 2205. 2206. 2207. 2208. 2209. 2210. 2211. 2212. 2213. 2214. 2215. 2216. 2217. 2218. 2219. 2220. 2221. 2222. 2223. 2224. 2225. 2226. 2227. 2228. 2229. 2230. 2231. 2232. 2233. 2234. 2235. 2236. 2237. 2238. 2239. 2240. 2241. 2242. 2243. 2244. 2245. 2246. 2247. 2248. 2249. 2250. 2251. 2252. 2253. 2254. 2255. 2256. 2257. 2258. 2259. 2260. 2261. 2262. 2263. 2264. 2265. 2266. 2267. 2268. 2269. 2270. 2271. 2272. 2273. 2274. 2275. 2276. 2277. 2278. 2279. 2280. 2281. 2282. 2283. 2284. 2285. 2286. 2287. 2288. 2289. 2290. 2291. 2292. 2293. 2294. 2295. 2296. 2297. 2298. 2299. 2300. 2301. 2302. 2303. 2304. 2305. 2306. 2307. 2308. 2309. 2310. 2311. 2312. 2313. 2314. 2315. 2316. 2317. 2318. 2319. 2320. 2321. 2322. 2323. 2324. 2325. 2326. 2327. 2328. 2329. 2330. 2331. 2332. 2333. 2334. 2335. 2336. 2337. 2338. 2339. 2340. 2341. 2342. 2343. 2344. 2345. 2346. 2347. 2348. 2349. 2350. 2351. 2352. 2353. 2354. 2355. 2356. 2357. 2358. 2359. 2360. 2361. 2362. 2363. 2364. 2365. 2366. 2367. 2368. 2369. 2370. 2371. 2372. 2373. 2374. 2375. 2376. 2377. 2378. 2379. 2380. 2381. 2382. 2383. 2384. 2385. 2386. 2387. 2388. 2389. 2390. 2391. 2392. 2393. 2394. 2395. 2396. 2397. 2398. 2399. 2400. 2401. 2402. 2403. 2404. 2405. 2406. 2407. 2408. 2409. 2410. 2411. 2412. 2413. 2414. 2415. 2416. 2417. 2418. 2419. 2420. 2421. 2422. 2423. 2424. 2425. 2426. 2427. 2428. 2429. 2430. 2431. 2432. 2433. 2434. 2435. 2436. 2437. 2438. 2439. 2440. 2441. 2442. 2443. 2444. 2445. 2446. 2447. 2448. 2449. 2450. 2451. 2452. 2453. 2454. 2455. 2456. 2457. 2458. 2459. 2460. 2461. 2462. 2463. 2464. 2465. 2466. 2467. 2468. 2469. 2470. 2471. 2472. 2473. 2474. 2475. 2476. 2477. 2478. 2479. 2480. 2481. 2482. 2483. 2484. 2485. 2486. 2487. 2488. 2489. 2490. 2491. 2492. 2493. 2494. 2495. 2496. 2497. 2498. 2499. 2500. 2501. 2502. 2503. 2504. 2505. 2506. 2507. 2508. 2509. 2510. 2511. 2512. 2513. 2514. 2515. 2516. 2517. 2518. 2519. 2520. 2521. 2522. 2523. 2524. 2525. 2526. 2527. 2528. 2529. 2530. 2531. 2532. 2533. 2534. 2535. 2536. 2537. 2538. 2539. 2540. 2541. 2542. 2543. 2544. 2545. 2546. 2547. 2548. 2549. 2550. 2551. 2552. 2553. 2554. 2555. 2556. 2557. 2558. 2559. 2560. 2561. 2562. 2563. 2564. 2565. 2566. 2567. 2568. 2569. 2570. 2571. 2572. 2573. 2574. 2575. 2576. 2577. 2578. 2579. 2580. 2581. 2582. 2583. 2584. 2585. 2586. 2587. 2588. 2589. 2590. 2591. 2592. 2593. 2594. 2595. 2596. 2597. 2598. 2599. 2600. 260

|             |               |
|-------------|---------------|
| ISSUED FOR: | DATE:         |
| BLDG PERMIT | MAY 8, 2017   |
| DVP         | JULY 28, 2017 |
| REVISIONS   | AUG 24, 2017  |

GOV-13-17

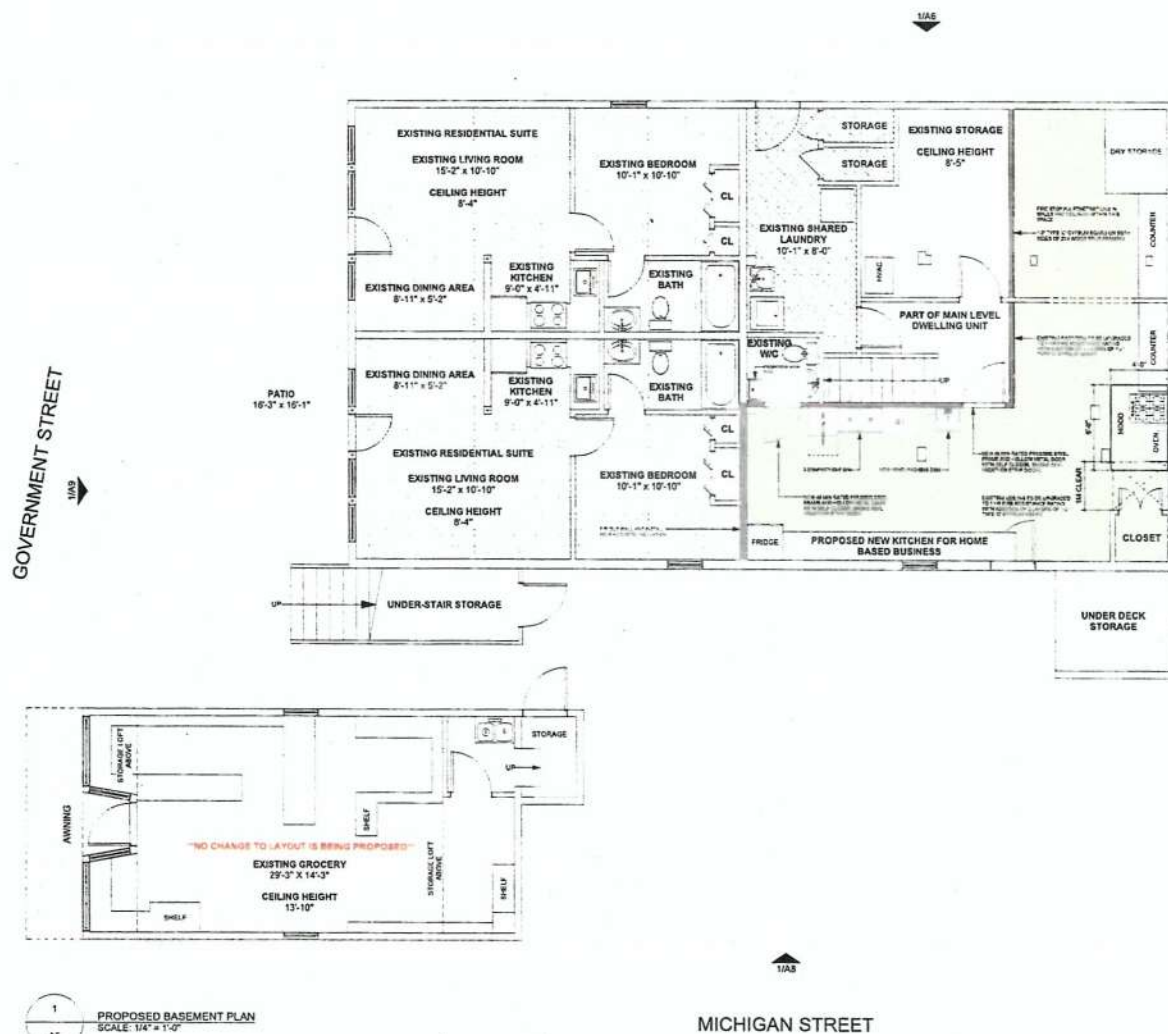
SL

AUGUST 24, 2017

$$1/4" = 1'-0"$$

PROPOSED  
BASEMENT PLAN

A5



Received  
City of Victoria  
AUG 25 2017  
Planning & Development Department  
Development Services Division



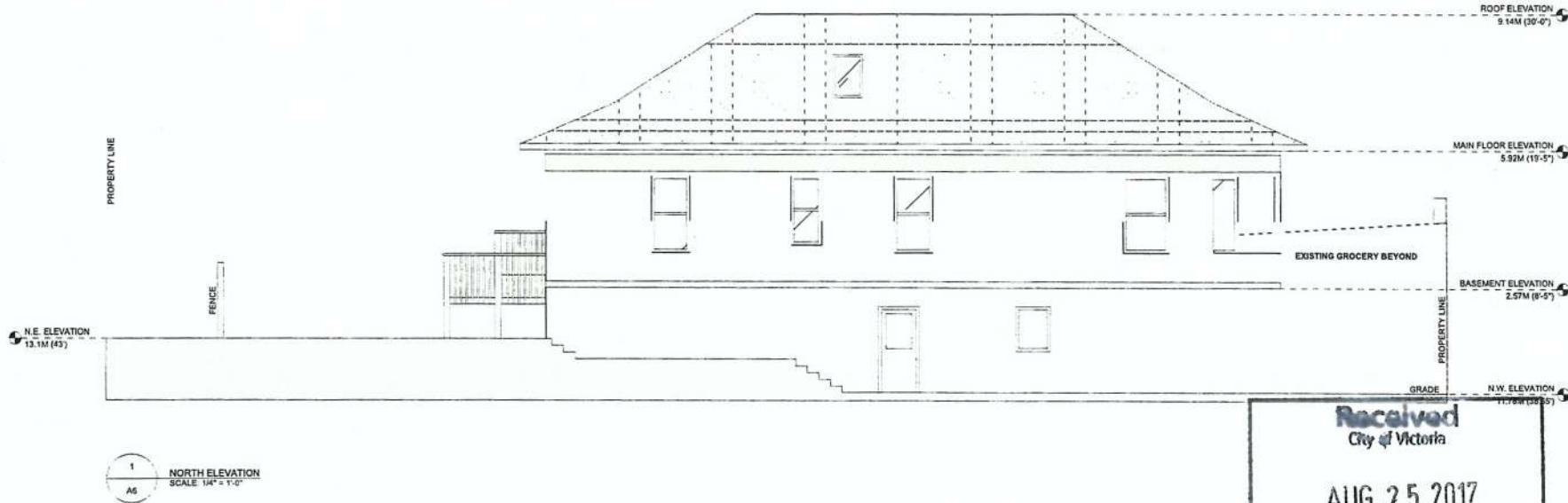
VIEW FROM THE EAST SIDE OF THE PROPERTY  
LOOKING WEST



VIEW FROM WEST SIDE OF THE PROPERTY  
LOOKING EAST



VIEW FROM GOVERNMENT STREET



**Received**  
City of Victoria  
  
AUG 25 2017  
  
Planning & Development Department  
Development Services Division

|   |  |
|---|--|
| PROJECT NAME:<br><b>BASEMENT<br/>RENOVATION FOR<br/>HOME-BASED<br/>BUSINESS</b>             |  |
| PROJECT ADDRESS:<br><b>503 GOVERNMENT ST.<br/>VICTORIA, BC</b>                              |  |
| OWNER/APPLICANT:<br><b>DAVID &amp; VLASTA BOOTH</b>   |  |
| STELL R   |  |
| ISSUED FOR: DATE:<br>BLDG PERMIT MAY 8, 2017<br>DVP JULY 28, 2017<br>REVISIONS AUG 24, 2017 |  |
| SAC PROJECT NO.:<br>GOV-13-17   |  |
| DRAWN BY:<br>SL   |  |
| DATE:<br>AUGUST 24, 2017  |  |
| SCALE:<br>1/4" = 1'-0"  |  |
| DRAWING TITLE:<br><b>NORTH ELEVATION</b>  |  |
| DRAWING NUMBER:<br><b>A6</b>  |  |

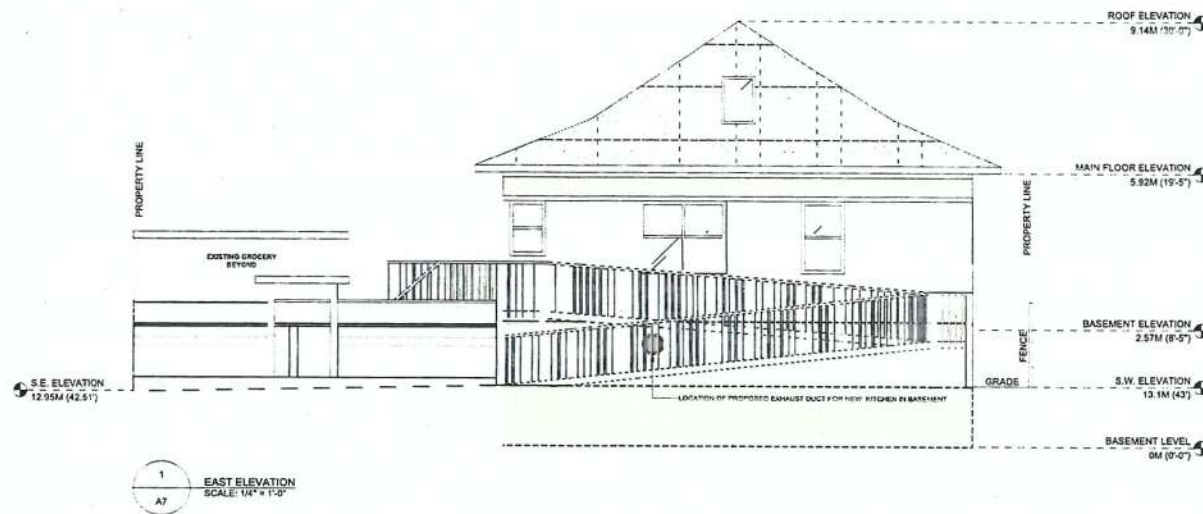




VIEW FROM THE SOUTH-EAST SIDE OF THE PROPERTY



VIEW LOOKING TOWARDS THE WEST SIDE/GOVERNMENT STREET



|   |                   |
|---|-------------------|
| PROJECT NAME:                                     |                   |
| BASEMENT RENOVATION FOR HOME-BASED BUSINESS       |                   |
| PROJECT ADDRESS:                                  |                   |
| 503 GOVERNMENT ST. VICTORIA, BC                   |                   |
| OWNER/APPLICANT:                                  |                   |
| DAVID & VLASTA BOOTH                              |                   |
| STELL R   |                   |
| 418 - 1102 Commercial Drive, Victoria, BC V8M 1Y1 |                   |
| ISSUED FOR:                                       |                   |
| BLDG PERMIT                                       | DATE: MAY 8, 2017 |
| DVP   | JULY 28, 2017     |
| REVISIONS   | AUG 24, 2017      |
| SAC PROJECT NO.:                                  |                   |
| GOV-13-17   |                   |
| DRAWN BY:   |                   |
| SL  |                   |
| DATE:   |                   |
| AUGUST 24, 2017                                   |                   |
| SCALE:  |                   |
| 1/4" = 1'-0"                                      |                   |
| DRAWING TITLE:                                    |                   |
| EAST ELEVATION                                    |                   |
| DRAWING NUMBER:                                   |                   |
| A7  |                   |

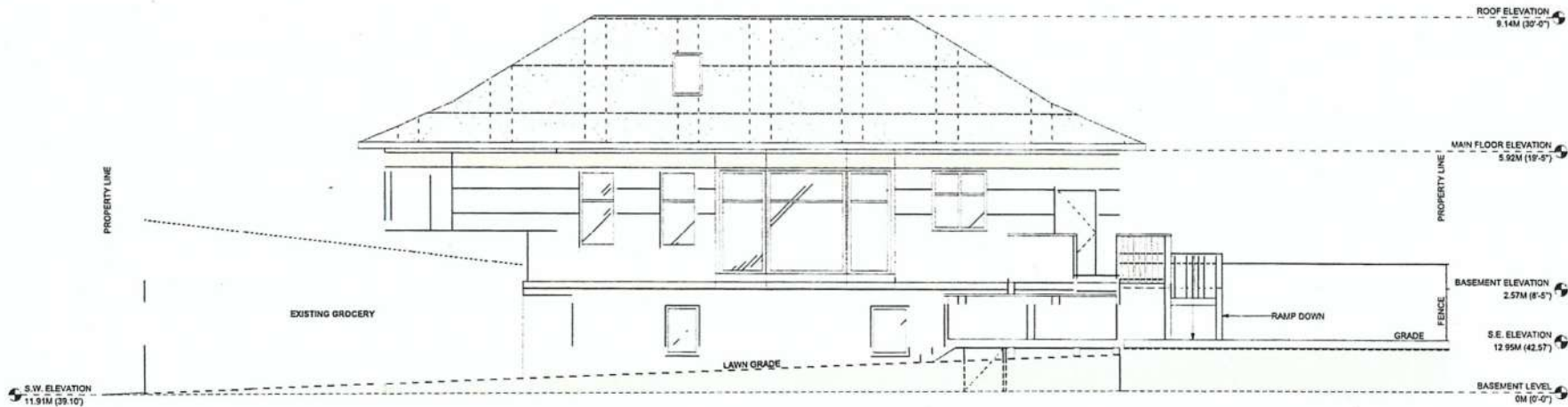
Received  
City of Victoria  
AUG 25 2017  
Planning & Development Department  
Development Services Division



VIEW FROM THE SOUTH-EAST SIDE OF THE PROPERTY



VIEW LOOKING TOWARDS THE EAST SIDE OF THE PROPERTY



1  
A8  
SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

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DRAWING TITLE

SOUTH ELEVATION

DRAWING NUMBER:

A8

Received  
City of Victoria

AUG 25 2017

Planning & Development Department  
Development Services Division





VIEW OF THE PROPERTY FROM GOVERNMENT STREET



VIEW FROM THE WEST SIDE/ GOVERNMENT STREET LOOKING EAST



|  |                   |
|--|-------------------|
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| DRAWING TITLE:                                       |                   |
| WEST ELEVATION                                       |                   |
| DRAWING NUMBER:                                      |                   |
| A9   |                   |

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