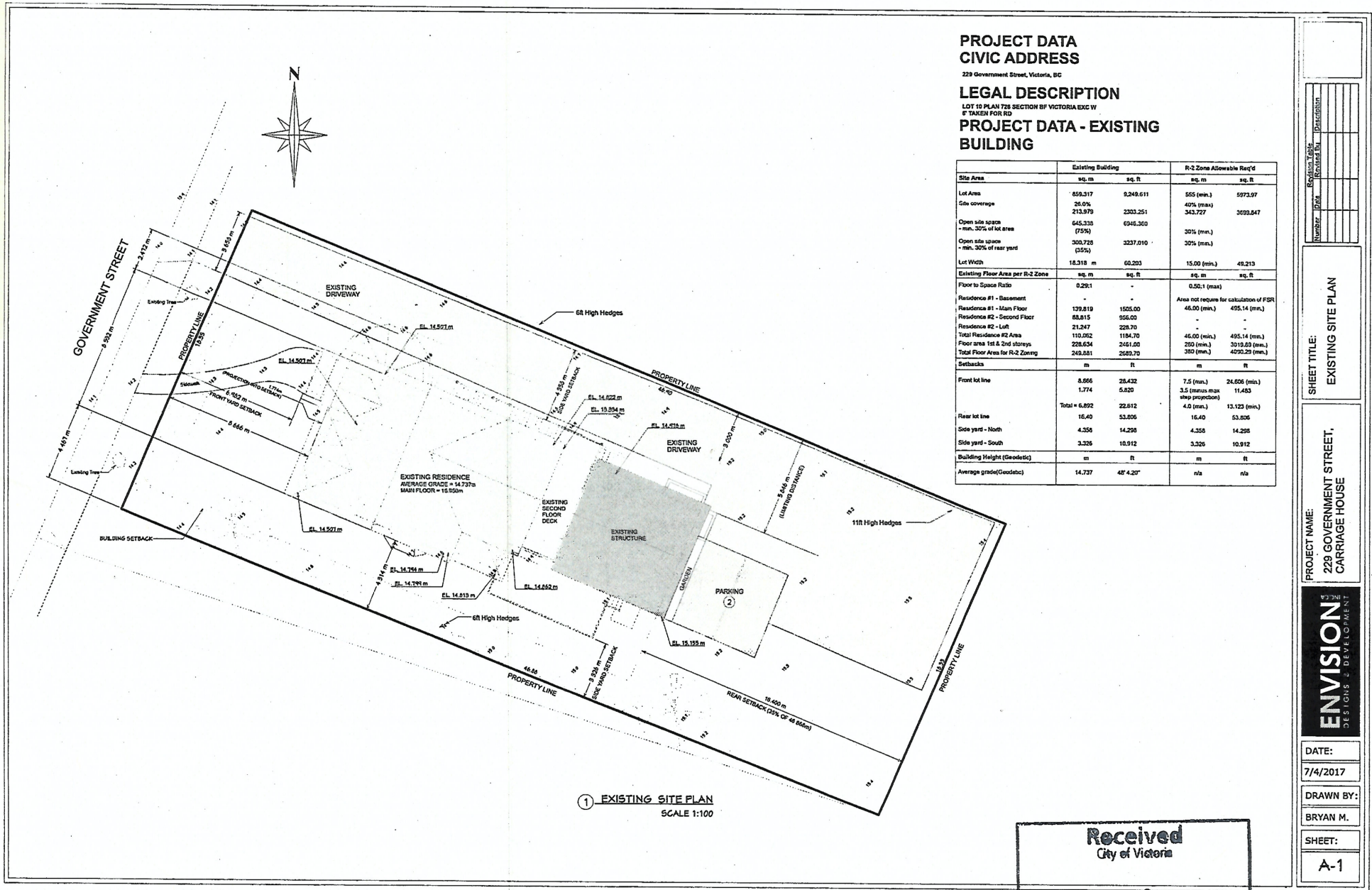




① EXISTING SITE PLAN
SCALE 1:100

PROJECT DATA
CIVIC ADDRESS
229 Government Street, Victoria, BC

LEGAL DESCRIPTION
LOT 16 PLAN 728 SECTION 8F VICTORIA EXC W
P' TAUSH FOR RD

PROJECT DATA - EXISTING BUILDING

Site Area	Existing Building		R-2 Zone Allowable Reg'd	
	sq. m	sq. ft	sq. m	sq. ft
Lot Area	659.317	7,149.611	555 (min.)	5973.97
Site coverage	26.0%		40% (max)	
	213.979	2303.251	343.727	3699.647
Open side space - min. 30% of lot area (75%)	645.335	6945.350	30% (min.)	
Open side space - min. 30% of rear yard (35%)	300.725	3237.010	30% (min.)	
Lot Width	16.318 m	60.203	15.00 (min.)	49.213
Existing Floor Area per R-2 Zone	sq. m	sq. ft	sq. m	sq. ft
Floor to Space Ratio	0.29:1	-	0.50:1 (max)	-
Residence #1 - Basement	-	-	Area not require for calculation of FSR 45.00 (min.) 495.14 (min.)	
Residence #1 - Main Floor	139.819	1505.00		
Residence #2 - Second Floor	83.815	905.00	-	-
Residence #2 - Left	21.247	228.70	-	-
Total Residence #2 Area	110.062	1194.70	46.00 (min.)	495.14 (min.)
Floor area 1st & 2nd storeys	228.634	2461.00	200 (min.)	2149.59 (min.)
Total Floor Area for R-2 Zoning	249.851	2689.70	380 (min.)	4095.29 (min.)
Setbacks	m	ft	m	ft
Front lot line	8.666	28.432	7.5 (min.)	24.606 (min.)
	1.774	5.820	3.5 (minus max view projection)	11.483
Total =	6.892	22.612	4.0 (min.)	13.123 (min.)
Rear lot line	16.40	53.805	16.40	53.805
Side yard - North	4.355	14.295	4.355	14.295
Side yard - South	3.325	10.912	3.325	10.912
Building Height (Geodetic)	m	ft	m	ft
Average grade (Geodetic)	14.737	48' 4.20"	n/a	n/a

Revision Table	Number	Date	Description

SHEET TITLE:
EXISTING SITE PLAN

PROJECT NAME:
229 GOVERNMENT STREET,
CARRIAGE HOUSE

ENVISION
DESIGNS & DEVELOPMENT

DATE:
7/4/2017

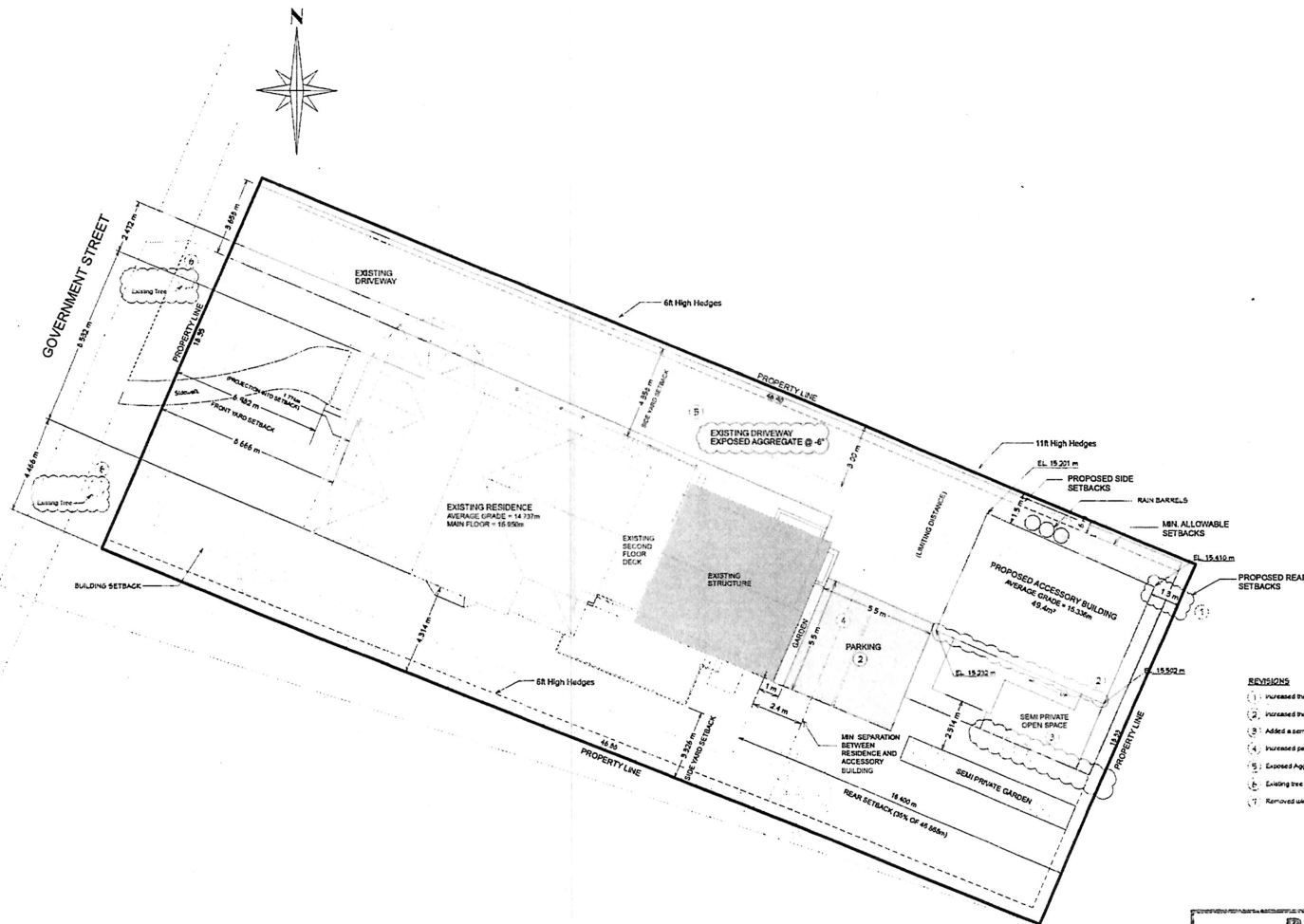
DRAWN BY:
BRYAN M.

SHEET:
A-1

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City of Victoria

JUL 13 2017

Planning & Development Department
Development Services Division



PROJECT DATA **CIVIC ADDRESS**

229 Government Street, Victoria, BC

LEGAL DESCRIPTION

LOT 16 PLAN T26 SECTION 8F VICTORIA EXC W

6' TAKEN FOR RD

ACCESSORY BUILDING

	Proposed Accessory Bldg.
Site Area	
Lot Area	859.317 sq. m
Site coverage	30.0% (40% Max)
Total Open Space (Excluding driveway, patios, decks and porches)	400.31 sq. m (46.63%)
Total Open Space with proposed building	394.47 sq. m (45.95%)
Rear site	301.00 sq. m (35.03%)
Rear yard lot coverage	17.6% (25% Max)
Rear yard Open Space	215.54 sq. m (25.08%)
Rear yard Open Space with proposed building	209.68 sq. m (24.40%)
Floor Area	Maximum Proposed
Garage	37.0 sq. m (4.31%)
Second Floor Living Area	37.0 sq. m (4.31%)
Plus Site Garden Suite	56.0 sq. m (6.52%)
Setbacks	Minimum Proposed
Rear lot line	0.6 m (0.6 m)
Side yard - North	0.6 m (0.6 m)
Side yard - South	0.6 m (0.6 m)
Separation space between residence and accessory building	2.4 m (2.4 m)
Accessory Building Height	Maximum Proposed
Building Height	3.5 m (3.5 m)
Plus Site Garden Suite	5.5 m (5.5 m)
Parking	Minimum Existing
Parking Required	3 spots (3 spots)

REVISIONS

1. Increased the building setback from 0.6m to 1.3m
2. Increased the building width by 1m
3. Added a semi-private open space
4. Increased parking size
5. Exposed Aggregate for existing driveway @ 4%
6. Existing tree on boulevard
7. Removed window and change glass door to a fire rated door

1. PROPOSED SITE PLAN
SCALE 1:100

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City of Victoria

JUL 13 2017

Planning & Development Department
Development Services Division

SHEET TITLE:
PROPOSED SITE PLAN

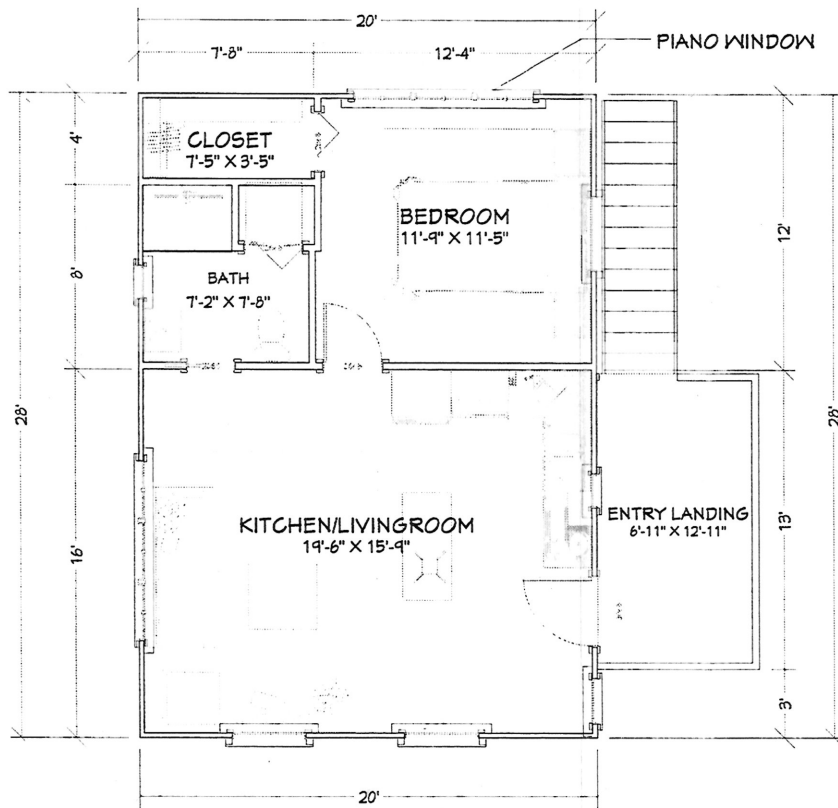
PROJECT NAME:
229 GOVERNMENT STREET,
CARRIAGE HOUSE

ENVISSION
DESIGNS & DEVELOPMENT

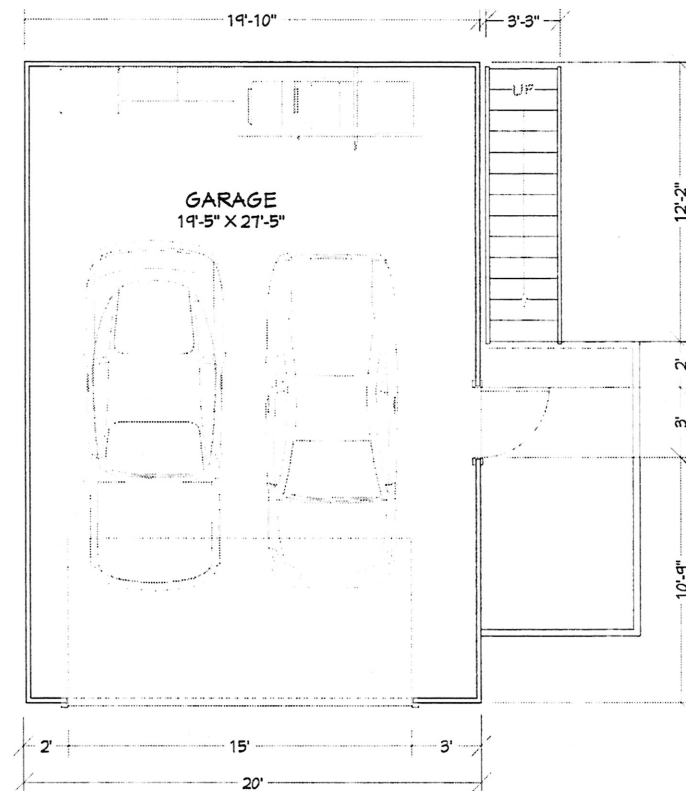
DATE:
7/4/2017

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BRYAN M.

SHEET:
A-2



② FLOOR PLAN - MAIN
SCALE 1/4" = 1' 0"



① FLOOR PLAN - GARAGE
SCALE 1/4" = 1' 0"

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City of Victoria

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Planning & Development Department
Development Services Division

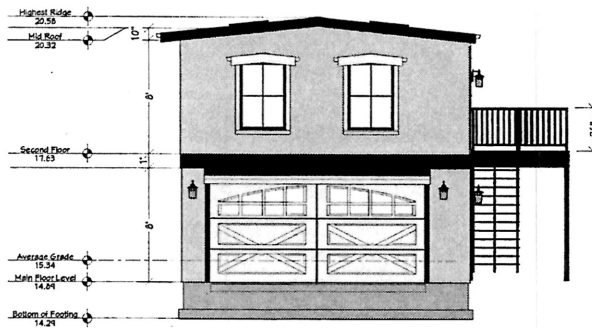
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FLOOR PLAN

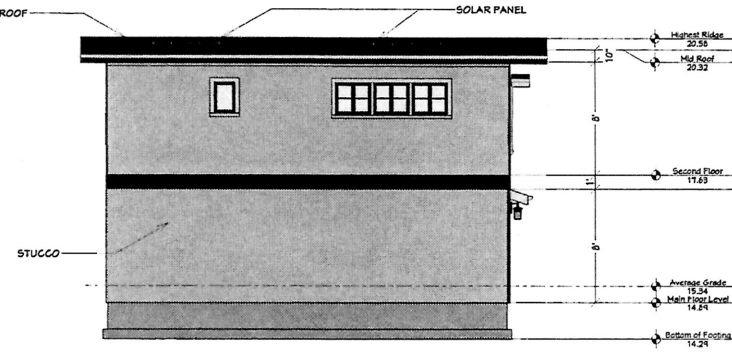
PROJECT NAME:
229 GOVERNMENT STREET,
CARRIAGE HOUSE

ENVISION
DESIGNS & DEVELOPMENT

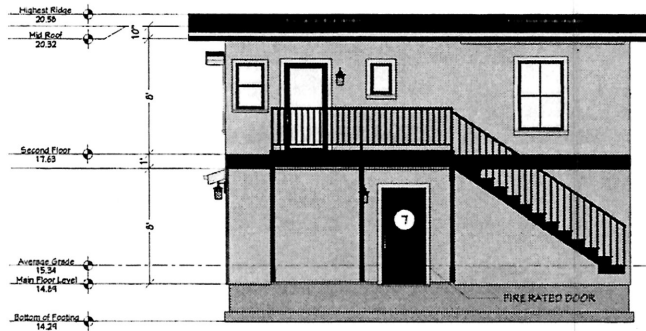
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7/4/2017
DRAWN BY:
BRYAN M.
SHEET:
A-3



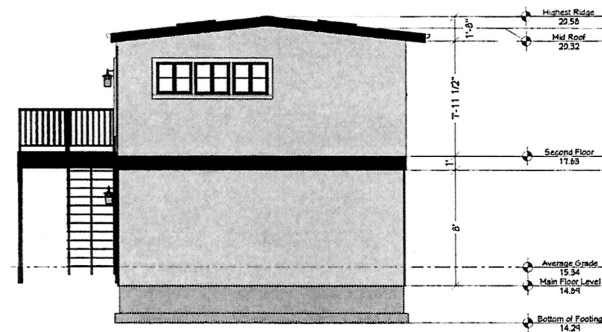
① FRONT ELEVATION
SCALE 1/8"=1' 0"



② NORTH SIDE ELEVATION
SCALE 1/8"=1' 0"



① SOUTH SIDE ELEVATION
SCALE 1/8"=1' 0"



② EAST REAR ELEVATION
SCALE 1/8"=1' 0"

Revision	Date	Description

SHEET TITLE:
ELEVATIONS

PROJECT NAME:
229 GOVERNMENT STREET,
CARRIAGE HOUSE

ENVISION
DESIGNS & DEVELOPMENT

DATE:

7/4/2017

DRAWN BY:

BRYAN M.

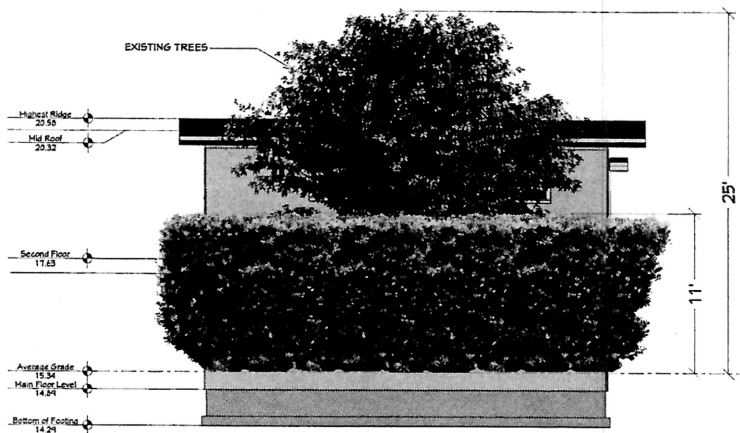
SHEET:

A-4

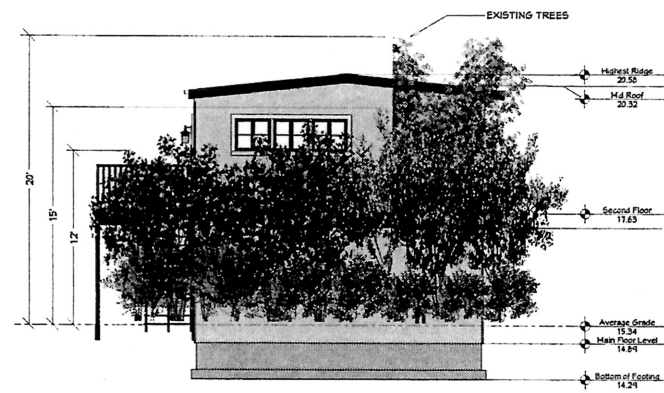
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City of Victoria

JUL 13 2017

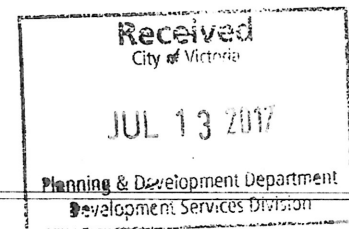
Planning & Development Department
Development Services Division



① NORTH SIDE ELEVATION
SCALE 1/8"=1' 0"



② EAST REAR ELEVATION
SCALE 1/8"=1' 0"



Number	Date	Received By	Description

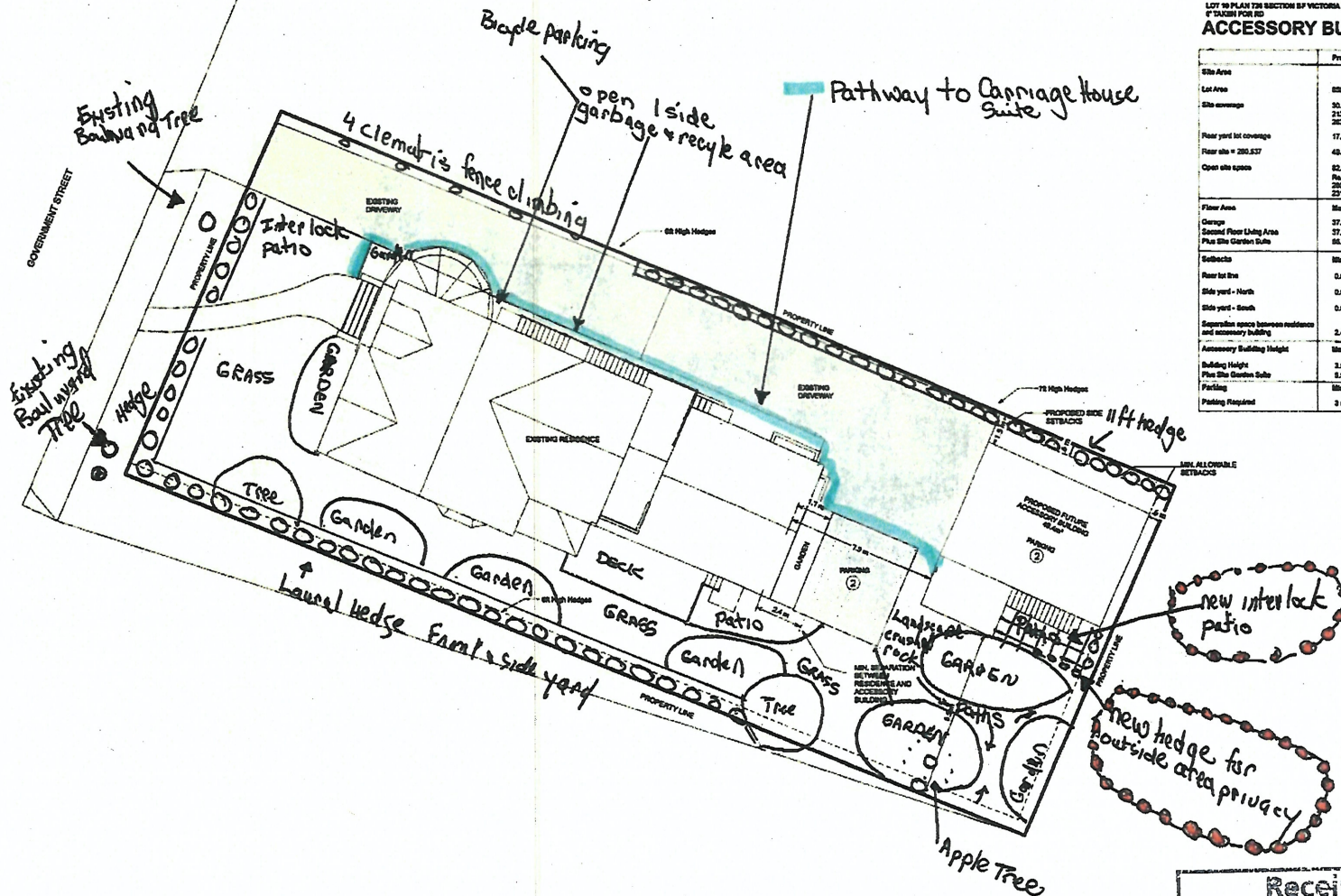
SHEET TITLE:
ELEVATIONS - EXISTING
TREES

PROJECT NAME:
229 GOVERNMENT STREET,
CARRIAGE HOUSE

ENVISION
DESIGNS & DEVELOPMENT

DATE:
7/4/2017
DRAWN BY:
BRYAN M.
SHEET:
A-5

Current landscape Plan: Note all landscaping & fencing is existing
only new landscaping features in bubble red.



① PROPOSED SITE PLAN
SCALE 1:100

**PROJECT DATA
CIVIC ADDRESS**

229 Government Street, Victoria, BC

LEGAL DESCRIPTION

LOT 10 PLAN 178 SECTION 84 VICTORIA EXC W

ACCESSORY BUILDING

Proposed Accessory Bldg.	
Site Area	858.317 sq. m
Lot Area	50.8% (48% Max)
Site coverage	212.875 sq. m (202.38 sq. m Max)
Rear yard lot coverage	17.8% (25% Max)
Front site = 285.537	48.4285 sq. m (4.178 m)
Open site space	52.4% (25% Min)
	Front site = 285.537
	285.537 sq. m (25.14 m)
	231.54285 sq. m (23.14 m)
Front Area	Minimum Proposed
Garage	37.5 sq. m 48.4 sq. m
Second Floor Living Area	37.5 sq. m 48.4 sq. m
Plus Site Garden Suite	55.0 sq. m
Setbacks	Minimum Proposed
Rear lot line	0.6 m 0.6 m
Side yard - North	0.6 m 1.5 m
Side yard - South	0.6 m 0.3 m
Separation space between residence and accessory building	2.4 m 7.3 m
Accessory Building Height	Minimum Proposed
Building Height	3.5 m 5.7 m
Plus Site Garden Suite	3.5 m 5.7 m
Fencing	Minimum 5.7 m
Parking Paved/Imp.	3 spots 4 spots

Number	Title	Description

SHEET TITLE:
SITE PLAN

PROJECT NAME:
229 GOVERNMENT STREET,
CARRIAGE HOUSE

ENVISION

DATE:
5/17/2017
DRAWN BY:
BRYAN M.
SHEET:
A-1

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City of Victoria
JUL 13 2017

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