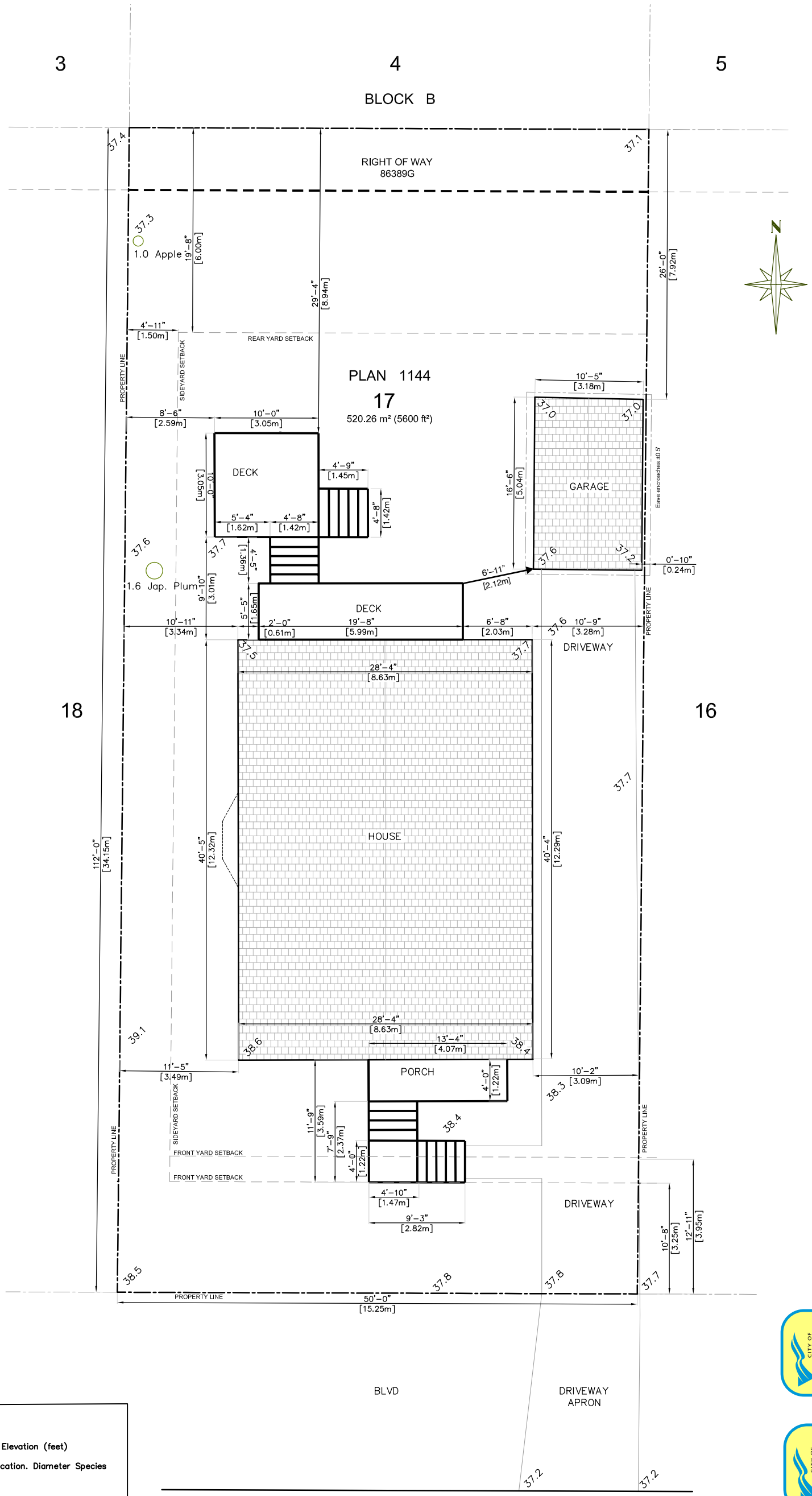


LEGEND

34.5	Ground Elevation (feet)
○1.0 Apple	Tree Location. Diameter Species

NOTES

Civic Address: 1620 Ross St. Victoria, BC V8S 1J8

Parcel is subject to Right of Way 86389G
Land Use: GRD – 1 Zone
Allowable Lot Coverage (max 40% coverage)

Lot Area:	520.26m² (5600 ft²)
Existing House Footprint:	106.22m² (1143.32 ft²)
Existing Garage Footprint:	15.94m² (171.6 ft²)
Proposed Site Coverage:	156.29m² (1682.42 ft²)
Proposed Lot Coverage:	30.04%
Existing Driveway Footprint:	66.03m² (710.74 ft²)
Landscape Area: (35m² min)	228.5m² (2459.55 ft²)
Open Lot Space: (30% min)	43.92%

ELEVATIONS	feet
Basement Floor:	37.1
Main Flor:	44.5
Upper Floor:	54.8
Eave:	52.3
Roof Peak:	63.5

Field survey completed by Island Land Surveying Ltd. dated 2nd day of March, 2011

Lot dimensions and offsets to boundaries shown may vary upon completion of comprehensive Legal Survey.
Elevations shown are based upon geodetic datum.

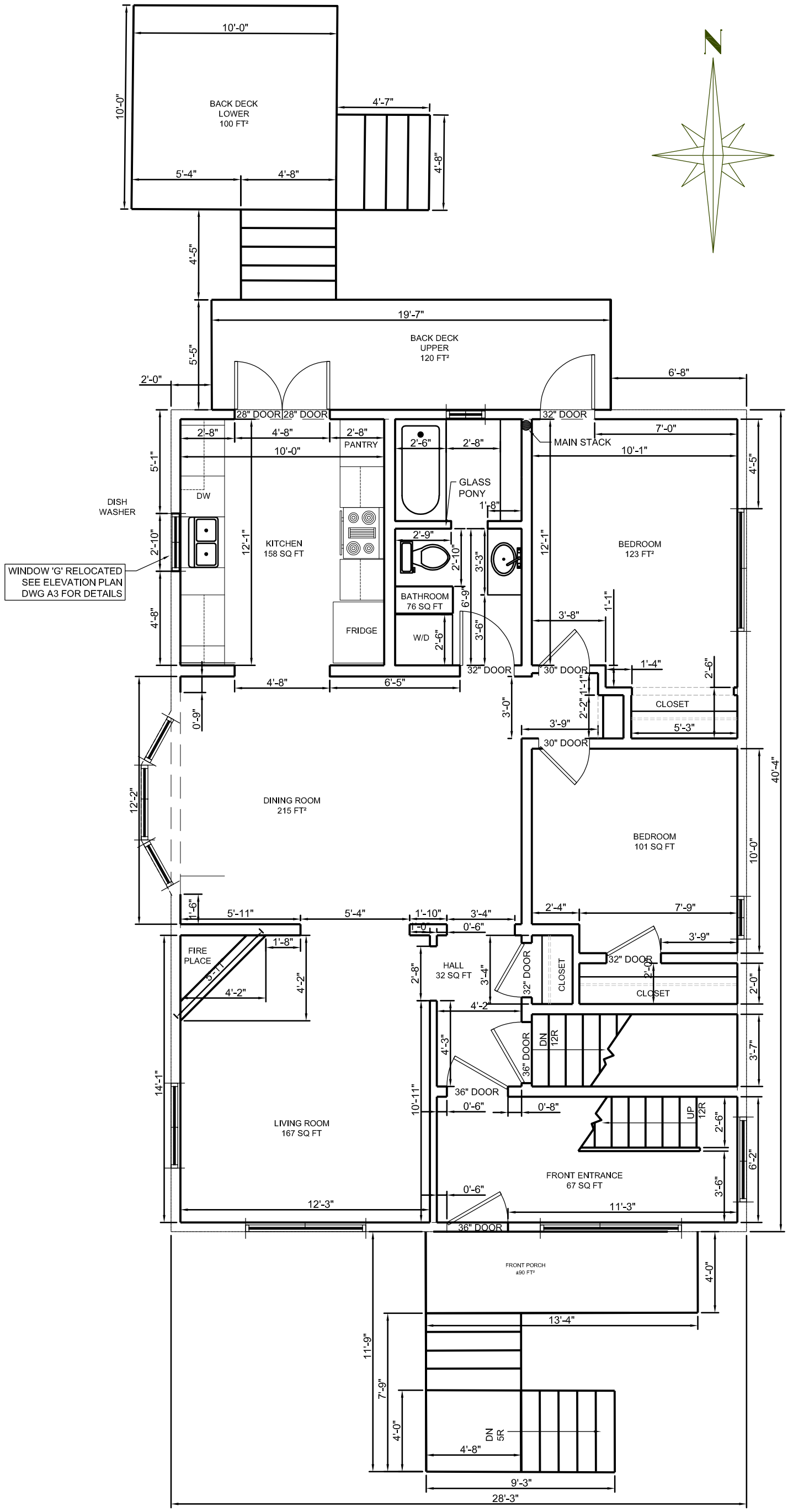
1 / A1 SITE PLAN
3/32" = 1'-0"

CITY OF VICTORIA
Final Approved Plans
Adopted Date: June 25, 2026

CITY OF VICTORIA
Original Submission
Received Date: March 30, 2026

Legal Address	LOT 17; BLOCK B; SEC 19; PLAN 1144
Municipal Address	1620 ROSS STREET, VICTORIA DISTRICT
Project	T2026-03-01
Drawing Number	A1
Date	MARCH 2026
Scale	3/32" = 1'-0"

SITE PLAN



CONSTRUCTION NOTES:

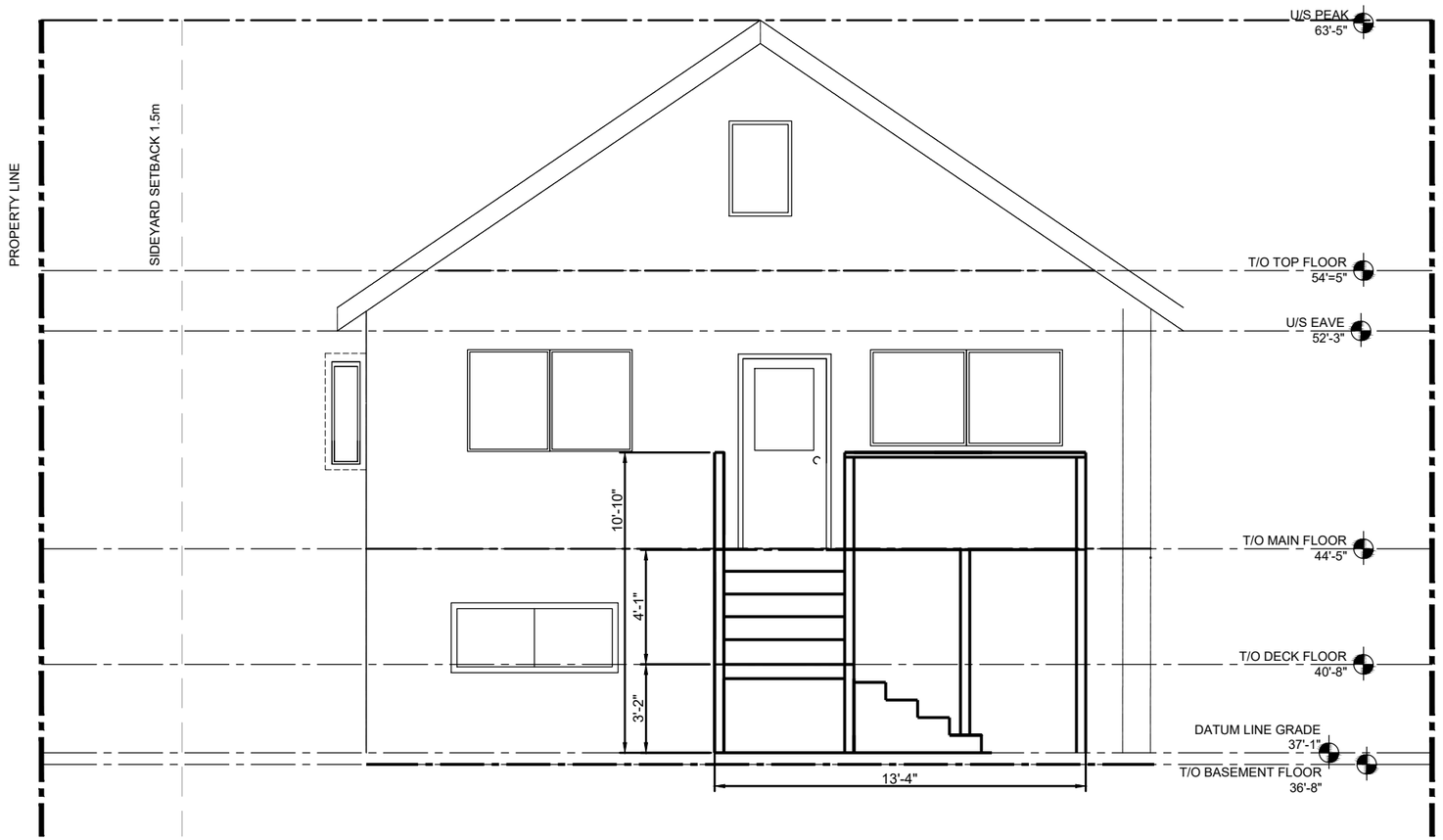
- ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING FIXTURES ARE FOR ILLUSTRATION ONLY.
- PROPER PERMIT SHOULD BE APPLIED, AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING.
- FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.
- NO STRUCTURAL CHANGES ARE PROPOSED.

1/A2 MAIN FLOOR PLAN

3/16" = 1'-0"

Legal Address	LOT 17 BLOCK B SECTION 10 PLAN 1144
Municipal Address	1620 Ross Street, Victoria,B.C.
Project	T2026-03.-02
Drawing Number	A2
Date	MARCH 2026
Scale	3/16"=1'-0"
Zone	R1-C or G
Title	MAIN FLOOR PLAN

SOUTH



1
A5

SOUTH ELEVATION

3/16" = 1'-0"

CONSTRUCTION NOTES:

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Legal Address
LOT 17 BLOCK B SECTION 10 PLAN 1144

Municipal Address
1620 Ross Street, Victoria,B.C.

Project
T2026-03.-02

Drawing Number
A5

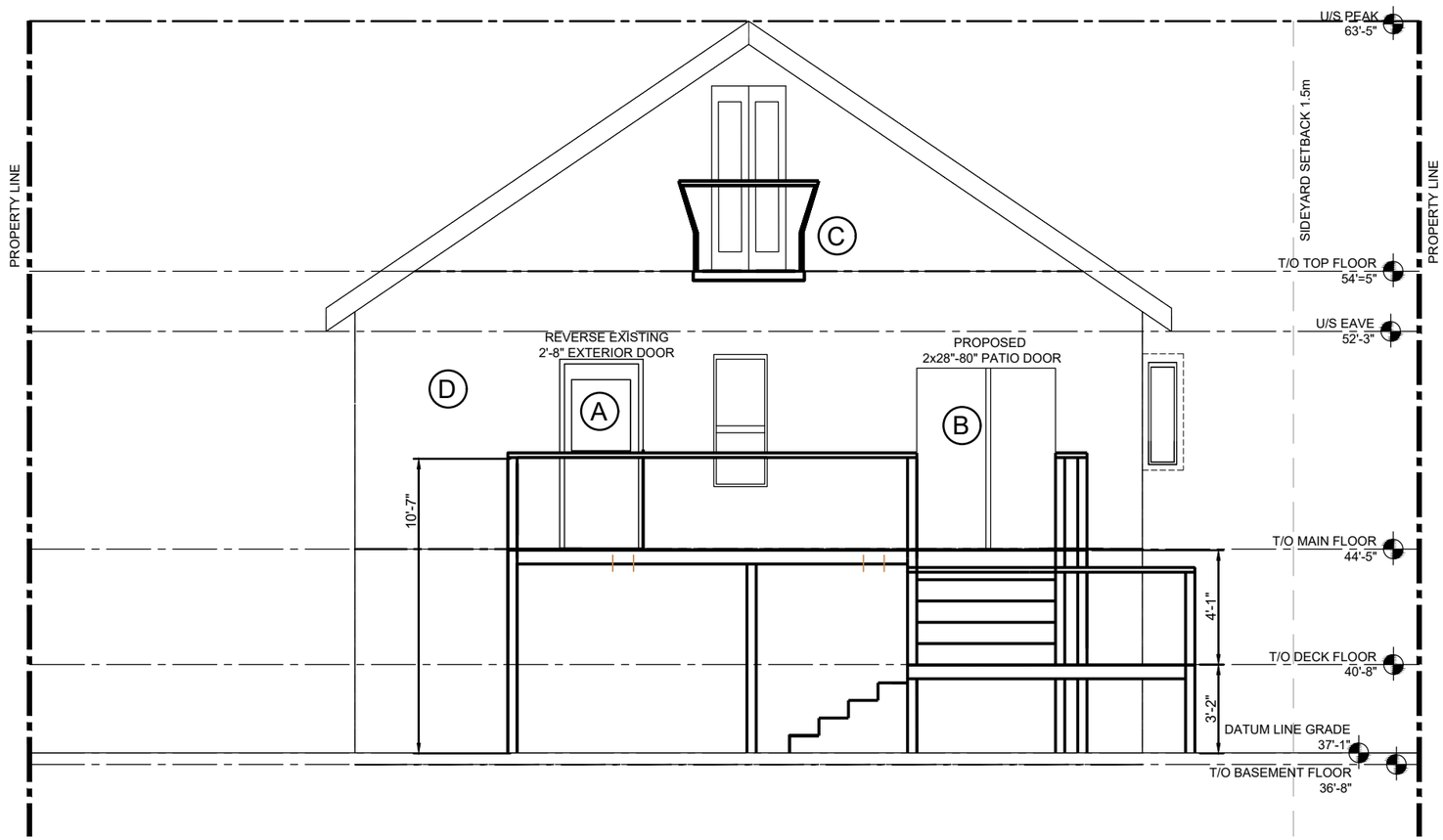
Date
MARCH 2026

Scale
3/16"=1'-0"

Zone
R1-C or G

Title
SOUTH ELEVATIONS

NORTH



DOOR WINDOW SCHEDULE:

A - LOCATION REMAINS, REVERSE SWING
B - ADDITION DOUBLE PATIO DOOR - 26.67 ft² / 2.48m²
C - NO CHANGE (RAILING 42" min)
D - WINDOW ELIMINATED

2
A6
NORTH ELEVATION
3/16" = 1'-0"

CONSTRUCTION NOTES:

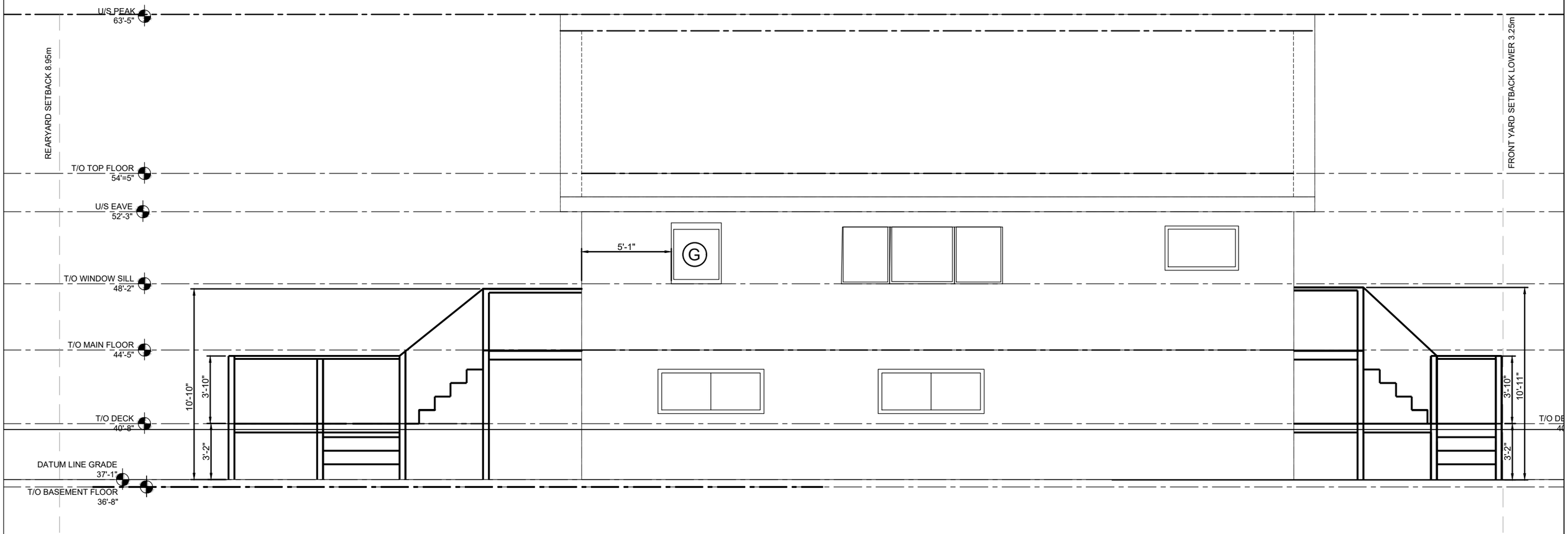
ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING FIXTURES ARE FOR ILLUSTRATION ONLY. PROPER PERMIT SHOULD BE APPLIED, AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING. FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

Legal Address	LOT 17 BLOCK B SECTION 10 PLAN 1144
Municipal Address	1620 Ross Street, Victoria,B.C.
Project	T2026-03.-02
Drawing Number	A6
Date	MARCH 2026
Scale	3/16"=1'-0"
Zone	R1-C or G
Title	NORTH ELEVATIONS

CONSTRUCTION NOTES:

ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING FIXTURES ARE FOR ILLUSTRATION ONLY. PROPER PERMIT SHOULD BE APPLIED, AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING. FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

WEST



DOOR WINDOW SCHEDULE:

G - RELOCATE 31" SOUTH - 10.6 ft² / 0.98 m²

3
A7

WEST ELEVATION

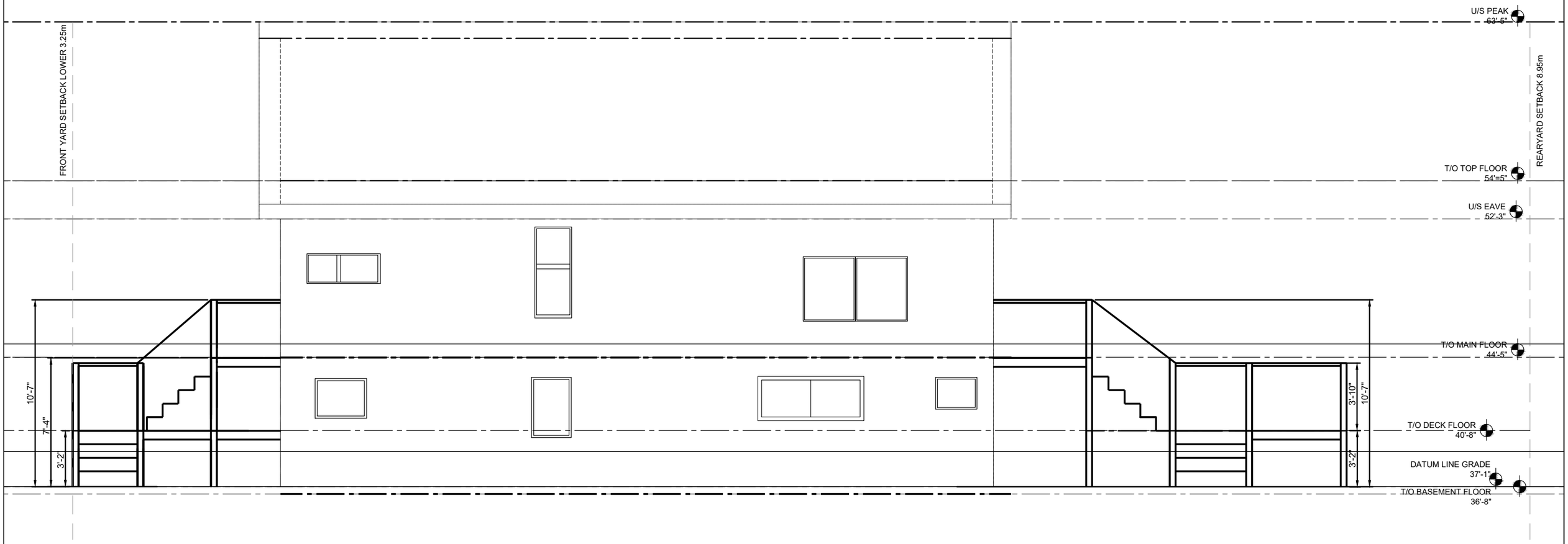
3/16" = 1'-0"

Legal Address	LOT 17 BLOCK B SECTION 10 PLAN 1144
Municipal Address	1620 Ross Street, Victoria,B.C.
Project	T2026-03.-02
Drawing Number	A7
Date	MARCH 2026
Scale	3/16"=1'-0"
Zone	R1-C or G
Title	WEST ELEVATIONS

CONSTRUCTION NOTES:

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EAST



4
A8

EAST ELEVATION

3/16" = 1'-0"

Legal Address	LOT 17 BLOCK B SECTION 10 PLAN 1144
Municipal Address	1620 Ross Street, Victoria,B.C.
Project	T2026-03.-02
Drawing Number	A8
Date	MARCH 2026
Scale	3/16"=1'-0"
Zone	R1-C or G
Title	EAST ELEVATIONS

PLAN 1144

17

520.26 m² (5600 ft²)

REAR YARD SETBACK

PROPERTY LINE

SIDEYARD SETBACK

29'-10"

29'–4" [8.94m]

9'–0" [2.75m]

4'–11" [1.50m]

DECK

4'-3"

4'-3"

4'-3"

4'-3"

GARAGE

1.6 Jap. Plum

12'–11" [3.93m]

DECK

5'-5"

5'-5"

5'-5"

5'-11"

5'-11"

6'–11" [2.12m]

17'–6" [5.33m]

PROPERTY LINE

DRIVEWAY

PORCH

4'-7"

4'-2"

4'-1"

12'–8" [3.87m]

4'-3"

3'-6"

PROPERTY LINE

SIDEYARD SETBACK

FRONT YARD SETBACK

FRONT YARD SETBACK

24'–1" [7.34m]

10'–8" [3.25m]

13'–1" [4.00m]

DRIVEWAY

PROPERTY LINE

1 / A9 DECK STRUCTURAL

3/16" = 1'-0"

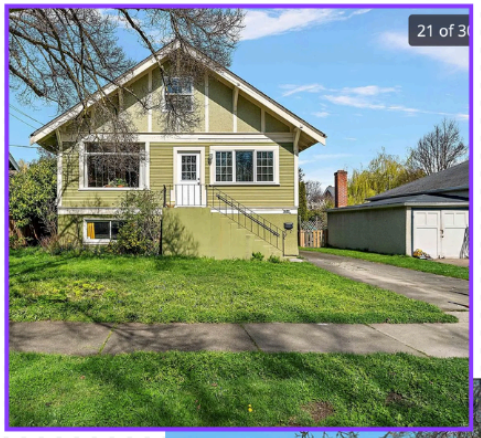
Legal Address	LOT 17; BLOCK B; SEC 19; PLAN 1144
Municipal Address	1620 ROSS STREET, VICTORIA DISTRICT
Project	T2026-03-01
Drawing Number	A9
Date	MARCH 2026
Scale	3/16" = 1'-0"

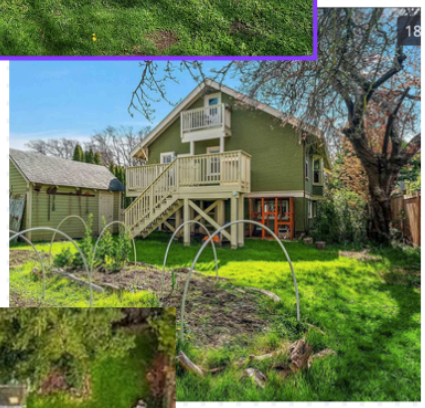
DECK AND PORCH STRUCTURAL PLAN

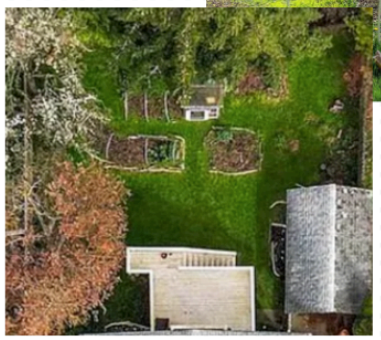
1620 Ross House Renovation

Siding: Oyster Bay Green | Trim: Pearly White | Wrough Iron Railings: Iron Ore | Decking: Pressure Treated or Cedar

Current







Proposed





