# BC LAND SURVEYORS SITE PLAN OF:

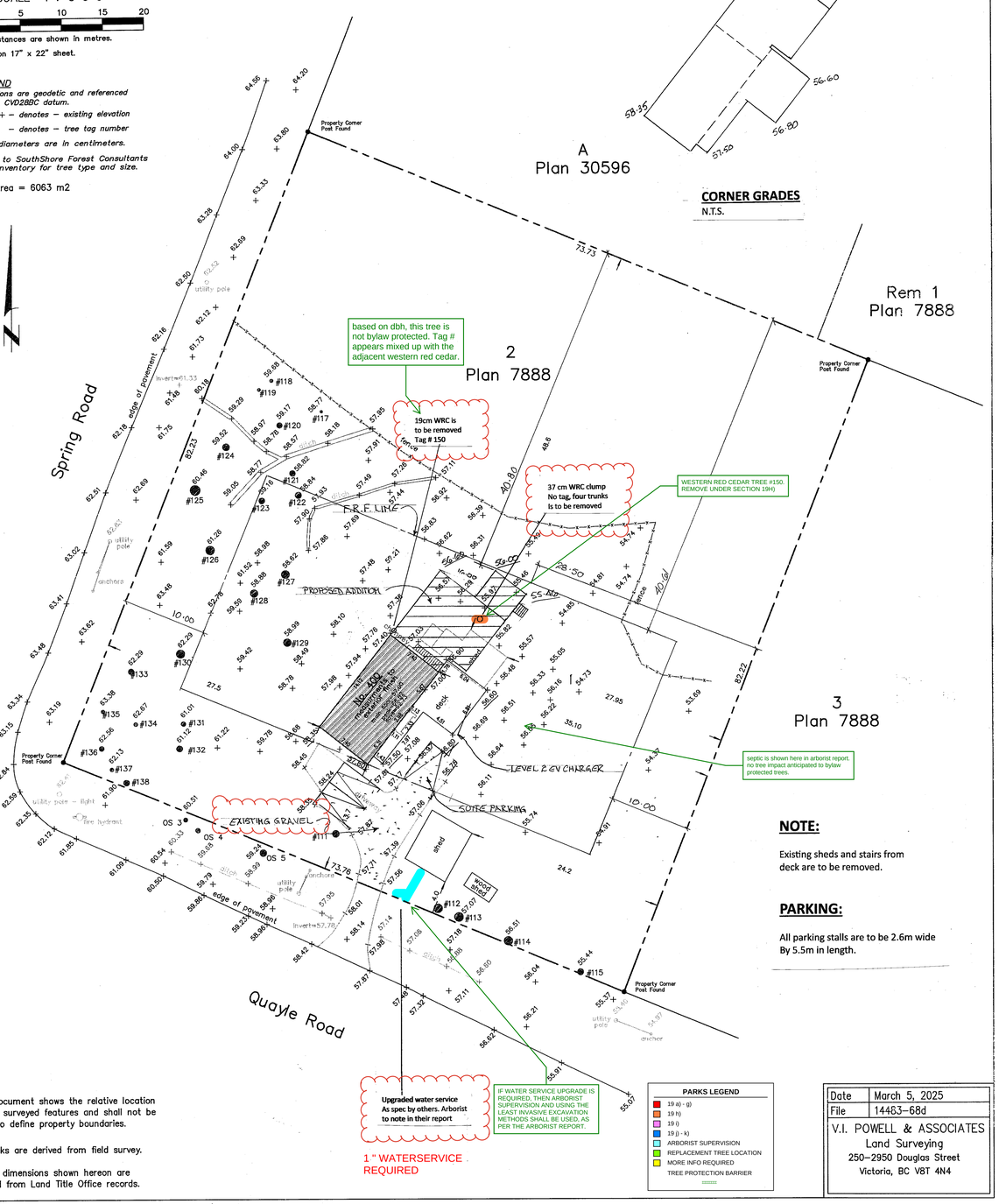
Civic: 400 Quayle Road
Lot 2, Section 103,
Lake District, Plan 7888

Parcel Identifier: 001-913-069
Prepared for: Rayn Properties

SCALE 1 : 3 0 0
0 2 5 10 15 20
All distances are shown in metres.
Plot on 17" x 22" sheet.

LEGEND
Elevations are geodetic and referenced to the CVD28BC datum.
+ – denotes – existing elevation
#___ – denotes – tree tag number
Tree diameters are in centimeters.
Refer to SouthShore Forest Consultants tree inventory for tree type and size.

Lot Area = 6063 m2







**CORNER GRADES**
N.T.S.

**NOTE:**

Existing sheds and stairs from deck are to be removed.

**PARKING:**

All parking stalls are to be 2.6m wide By 5.5m in length.

**PARKS LEGEND**
- 19 a) - g)
- 19 h)
- 19 i)
- 19 j) - k)
- ARBORIST SUPERVISION
- REPLACEMENT TREE LOCATION
- MORE INFO REQUIRED
- TREE PROTECTION BARRIER

| | |
|---|---|
| Date | March 5, 2025 |
| File | 14463-68d |

V.I. POWELL & ASSOCIATES
Land Surveying
250-2950 Douglas Street
Victoria, BC V8T 4N4

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

**Application Project Data Table**
**Additions and converting an existing garage/carport**

Saanich

| Address: 400 QUAYLE ROAD | Proposed (m or m²): |
|---|---|
| **Lot Size** | 6063.00 |
| **Zone** | A-1 |
| | |
| **Lot Coverage** | |
| Principle residence | n/a |
| Accessory building(s) | n/a |
| Total lot coverage | n/a |
| | |
| **Setbacks** | |
| Front lot line setback | 13.70 |
| Rear lot line setback | 40.80 |
| Combined front and rear setback | 54.50 |
| Interior side lot line setback (West) | 27.50 |
| Interior side lot line setback (East) | 28.50 |
| Combined sideyard setback | 56.00 |
| | |
| **Height** | |
| Average grade | 56.88 |
| Highest sloped roof height | 8.70 |
| Highest flat roof height | 4.68 |
| | |
| **Single Face Height** | |
| Average grade lowest outer most wall | 55.73 |
| Single face height | 5.84 |
| | |
| **Floor Area** | |
| Existing upper floor area | 79.91 |
| Proposed upper floor area | 79.91 |
| Existing main floor area | 99.52 |
| Proposed main floor area | 99.52 |
| Existing lower floor area | 106.93 |
| Proposed lower floor area | 181.40 |
| Garage | n/a |
| Garage exemption | n/a |
| | |
| Total gross floor area | 360.83 |
| | |
| Basement area | n/a |
| Total non-basement area | n/a |
| | |
| Secondary suite floor area (incl. above) | 164.60 |

**Note – Indicate (*) if variances are required based on Zoning Bylaw Regulations**

## LOT INFORMATION:

| | |
|---|---|
| CIVIC ADDRESS | 400 QUAYLE ROAD |
| ZONING | A-1 |
| TOTAL LOT AREA | 6063.00 sq.m. |
| ALLOWABLE G.F.A. | |
| 6.59% | 400.00 sq.m. |
| EXISTING G.F.A. | |
| 4.72% | 286.37 sq.m. |
| PROPOSED G.F.A. | |
| 5.95% | 360.84 sq.m. |
| ALLOWABLE HEIGHT sloped roof | 7.50 m. |
| PROPOSED HEIGHT sloped roof | |
| AVERAGE | (8.70 m) |
| AVERAGE LOWEST | 5.84 m |
| ALLOWABLE HEIGHT flat structure | 6.50 m |
| PROPOSED HEIGHT flat structure | (7.06 m) |

## ELEVATIONS:

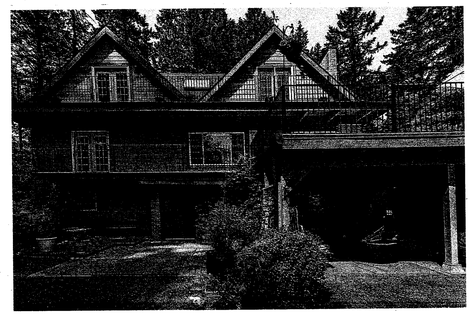
| | |
|---|---|
| AVERAGE GRADE | 56.88 m |
| LOWEST AVERAGE GRADE | 55.73 m |
| LOWER FLOOR | 57.00 m |

## NOTE TO CONTRACTOR/OWNER:

It is recommended that the building be positioned by a BCLS and that corner grades be taken for verification of average grade and positioning of the building prior to the start of construction

ALL **"CONDITIONS OF APPROVAL"** LISTED ON THE DIGITAL COPY OF THE BUILDING PERMIT MUST BE CAREFULLY REVIEWED. THESE CONDITIONS FORM PART OF THE BUILDING PERMIT.





7760-258

**District of Saanich**
**PERMIT PLANS**
Permit Holder to ensure all work is carried out in conformance with the B.C Building Code and all Municipal Bylaws.

Building Permit RBP00933
Date
Inspection Services APPROVED