

# Application Project Data Table

## Additions and converting an existing garage/carport



### 1234 Saanich Crescent

### Proposed

Lot Size	724.30 m <sup>2</sup> (7796.30 ft <sup>2</sup> )
Zone	RS-6
<b><u>Lot Coverage</u></b>	
Principle residence	143.38 m <sup>2</sup> (1543.33 ft <sup>2</sup> )
Accessory building(s)	72.00 m <sup>2</sup> (775.00 ft <sup>2</sup> ) / 9.94%
Total lot coverage	215.38 m <sup>2</sup> (2318.33 ft <sup>2</sup> ) / 29.74%
<b><u>Setbacks</u></b>	
Front lot line setback	7.50 m (24'-7")
Rear lot line setback	12.48 m (40'-11")
Combined front and rear setback	19.98 m (65'-7")
Interior side lot line setback (West)	1.52 m (5'-0")
Interior side lot line setback (East)	3.51 m (11'-6")
Combined sideyard setback	5.03 m (16'-6")
<b><u>Height</u></b>	
Average grade	19.39 m
Highest sloped roof height	6.74 m (22'-1")
Highest flat roof height	7.01 m (23'-0") *
<b><u>Single Face Height</u></b>	
Average grade lowest outer most wall	17.5 m
Single face height	7.39 m (24'-3") *
<b><u>Floor Area</u></b>	
Existing upper floor area	87.71 m <sup>2</sup> (944.10 ft <sup>2</sup> )
Proposed upper floor area	No change
Existing main floor area	100.00 m <sup>2</sup> (1076.39 ft <sup>2</sup> )
Proposed main floor area	52.95 m <sup>2</sup> (569.95 ft <sup>2</sup> )
Existing lower floor area	44.26 m <sup>2</sup> (476.41 ft <sup>2</sup> )
Proposed lower floor area	25.08 m <sup>2</sup> (270.00 ft <sup>2</sup> )
Garage	27.87 m <sup>2</sup> (300.00 ft <sup>2</sup> )
Garage exemption	-27.87 m <sup>2</sup> (300.00 ft <sup>2</sup> )
Total gross floor area	310.00 m <sup>2</sup> (3336.81 ft <sup>2</sup> )
Basement area	62.00 m <sup>2</sup> (667.36 ft <sup>2</sup> )
Total non-basement area	248.00 m <sup>2</sup> (2669.45 ft <sup>2</sup> ) / 80.00%
Secondary suite floor area (incl. above)	69.34 m <sup>2</sup> (746.37 ft <sup>2</sup> )

### ***Variances required \****

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*Hiring a professional to prepare your plans/application is highly recommended.*

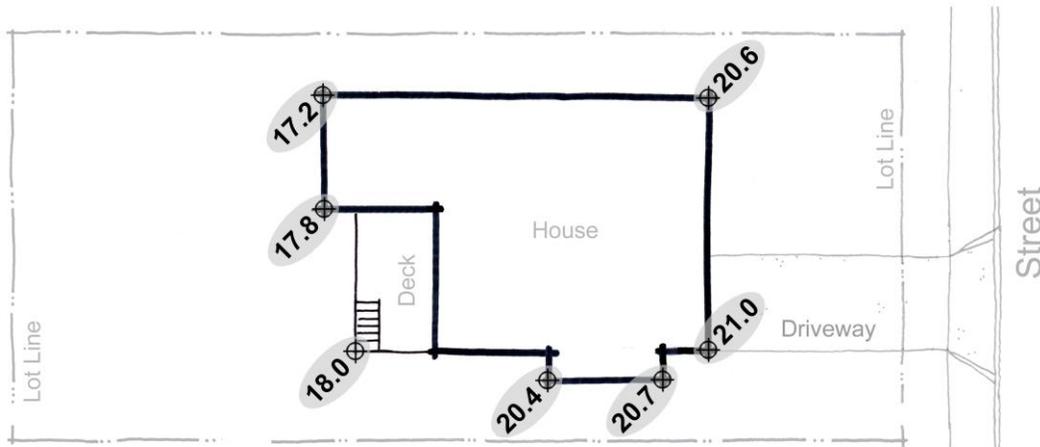
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Items to make note of:

- **Metric values are required** within the Project Data Table. Imperial values are not required; however we recognize this is the standard on the job site.
- **Floor area.** Pay special attention to this section of the project data table.
- **Round to two decimal places.** We have had a number of issues recently Survey Plans during construction that do not match the approved plans and/or variance approvals (Surveyors typically round to two decimal places).
- **The Zoning Bylaw regulations (maximums/minimums) are not required** however we recognize this may be of value to you while working through the creative process and/or as your own check list for compliance. If you would prefer to denote these please do so in a table format; one column identifying the requirements and one for the proposed.

## Average Grade and Single Face Average Grade Calculation Sample



Average Grade

$$17.2 + 20.6 + 21.0 + 20.7 + 20.4 + 18.0 + 17.8 = 135.7 \text{ divide by } 7 \text{ grade points} = \mathbf{19.39}$$

Single Face Average Grade

$$17.2 + 17.8 = 35.0 \text{ divide by two grade points} = \mathbf{17.5}$$

*If you have any questions or require further clarification, please contact the Planning Department at 250-475-5471.*