



edge of asphalt  
**Clark Road**

PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Lot Size	LOT 1 - 390.05 m <sup>2</sup> (A,188 R)	
Zoning	R-10 Central Saanich	
Lot coverage (total)	Proposed	Allowed
	22.50 %	20.00 %
Front Setback	6.00m	6.00m
Rear Setback	7.50m	7.50m
Side Setback (interior)	1.50m (2.28m)	1.50m (2.28m)
Combined side yard setbacks (minimum)	6.40m	4.50m
Average building height	9'	8.00m
Floor area ratio	0.49	0.35
	186.00 m <sup>2</sup> (2,070 R)	142.02 m <sup>2</sup> (1,538 R)
Upper floor area	90.30 m <sup>2</sup> (974 R)	
Main floor area	95.70 m <sup>2</sup> (1,038 R)	
Garage area	23.25 m <sup>2</sup> (250 R)	

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PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Lot Size	LOT 2 - 398.00 m <sup>2</sup> (A,194 R)	
Zoning	R-10 Central Saanich	
Lot coverage (total)	Proposed	Allowed
	22.50 %	20.00 %
Front Setback	6.00m	6.00m
Rear Setback	7.50m	7.50m
Side Setback (interior)	1.50m (2.28m)	1.50m (2.28m)
Combined side yard setbacks (minimum)	6.40m	4.50m
Average building height	9'	8.00m
Floor area ratio	0.49	0.35
	196.02 m <sup>2</sup> (2,130 R)	139.30 m <sup>2</sup> (1,500 R)
Upper floor area	98.01 m <sup>2</sup> (1,058 R)	
Main floor area	98.01 m <sup>2</sup> (1,058 R)	
Garage area	23.25 m <sup>2</sup> (250 R)	

PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Lot Size	LOT 3 - 961.46 m <sup>2</sup> (A,548 R)	
Zoning	R-10 Central Saanich	
Lot coverage (total)	Proposed	Allowed
	22.50 %	20.00 %
Front Setback	6.00m	7.50m
Rear Setback	15.49m	7.50m
Side Setback (interior)	1.50m (2.28m)	1.50m (2.28m)
Combined side yard setbacks (minimum)	6.50m	4.50m
Average building height	9'	8.00m
Floor area ratio	0.50	0.35
	481.53 m <sup>2</sup> (5,190 R)	337.11 m <sup>2</sup> (3,630 R)
Unit A		
Upper floor area	75.58 m <sup>2</sup> (817 R)	
Main floor area	98.87 m <sup>2</sup> (1,062 R)	
Garage area	43.72 m <sup>2</sup> (467 R)	
Unit B		
Upper floor area	98.43 m <sup>2</sup> (1,058 R)	
Main floor area	100.68 m <sup>2</sup> (1,080 R)	
Garage area	28.48 m <sup>2</sup> (305 R)	

**SITE PLAN**  
SCALE= 1:100

S  
SHEET  
NUMBER

**JAVA DESIGNS**  
WHERE LINES ON PAPER BECOME WALLS ON SITE  
PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca

ISSUE DATE  
JAN, 06 2019  
DRAWN BY  
KYLE LEGGETT

DRAWING NAME  
**SITE PLAN**  
LOTS 1, 2, AND 3  
DRAWING SCALE,  
SEE DRAWING

CUSTOMER:  
**BAINS**  
ADDRESS  
**CLARKE ROAD**



**RECEIVED**  
FEB -4 2019  
The Corporation of the District  
of Central Saanich  
Planning Department

2015 Council

