

PROJECT ADDRESS

855 Falaise Cres.
Saanich BC

Lot 7, Section 109
Lake District, Plan 11753

PID 000-397-377

ZONE A-1 (Proposed RS-10)
LOT AREA 2300m² Total

PROJECT DATA

Proposed Lot A

Lot Area = 11,937 ft² / 1109 m²
Lot Coverage = 2,340 ft² / 217 m² / 19.6%
(Previous Design 23.3%)

Main Floor Area (Garage Ex) = 1805 ft² / 167.70 m²
Upper Floor Area = 1300 ft² / 120.77 m²
Garage Area = 445 ft² / 41.34 m²

Total Floor Area = 3105 ft² / 288.47 m² / FAR 0.260
(Previous Design 3135 ft² / 291.25 m² / FAR 0.263)

Non Basement Floor Area = 3105 ft² / 288.47 m²
66% of Allowable Area
(Previous Design 67% of Allowable Area)

Building Height 1 = 7.04m (From Average Grade)
Building Height 2 = 7.50m (From Low Wall Avg.)

See Plan for Setback Information

Proposed Lot B

Lot Area = 12,835 ft² / 1192 m²
Lot Coverage = 2335 ft² / 216.93 m² / 18.2%
(Previous Design 19.9%)

Main Floor Area (Garage Ex) = 1800 ft² / 167.23 m²
Upper Floor Area = 1300 ft² / 120.77 m²
Garage Area = 485 ft² / 45.06 m²

Total Floor Area = 3190 ft² / 296.36 m² / FAR 0.249
(Previous Design 3734 ft² / 346.90 m² / FAR 0.291)

Non Basement Floor Area = 3190 ft² / 296.36 m²
68% of Allowable Area
(Previous Design 79% of Allowable Area)

Building Height 1 = 6.51m (From Average Grade)
Building Height 2 = 7.49m (From Low Wall Avg.)

See Plan for Setback Information

REVISION LIST

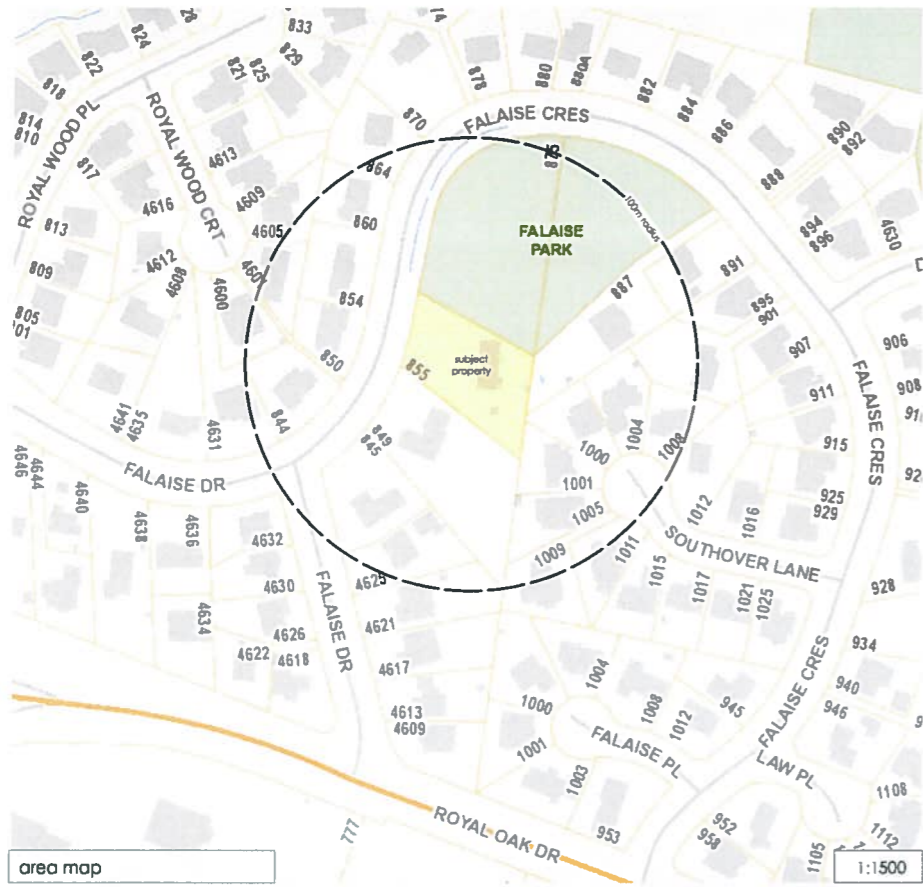
- R1 - Dec. 21, 2017
Issue for Review
- R2 - Feb. 5, 2018
Issue for Municipal Review
- R3 - May 3, 2018
Lot B, Patio Location Revision
- R4 - April 4, 2019
Design Revisions
- R5 - October 28, 2019
Design Revisions
- R6 - June 1, 2020
Revisions to Siting (Tree Conservation)

DRAWING LIST

- A1 Site and Location Plans
- A2 Building Design Plans
- A3 Building Elevations

Proposed Subdivision 855 Falaise Cres., Saanich BC

Site and Location Plans	
DATE: MY27.20	SCALE: As Noted
PROJECT NO: 1746	DATE: June 2, 2020
DRAWN BY: TDR	CHECKED BY: [Signature]
DATE FOR REVIEW: [Blank]	SCALE: A1



area map



location map



falaise park

855 falaise cres
subject property

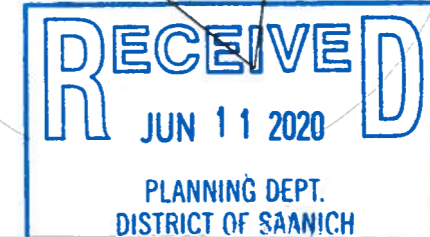
849 falaise cres



1 Site Plan
Scale: 1:150

2 Lot A, Site Section at Driveway
Scale: 1:150

3 Lot B, Site Section at Driveway
Scale: 1:150



PLANNING DEPT.
DISTRICT OF SAANICH