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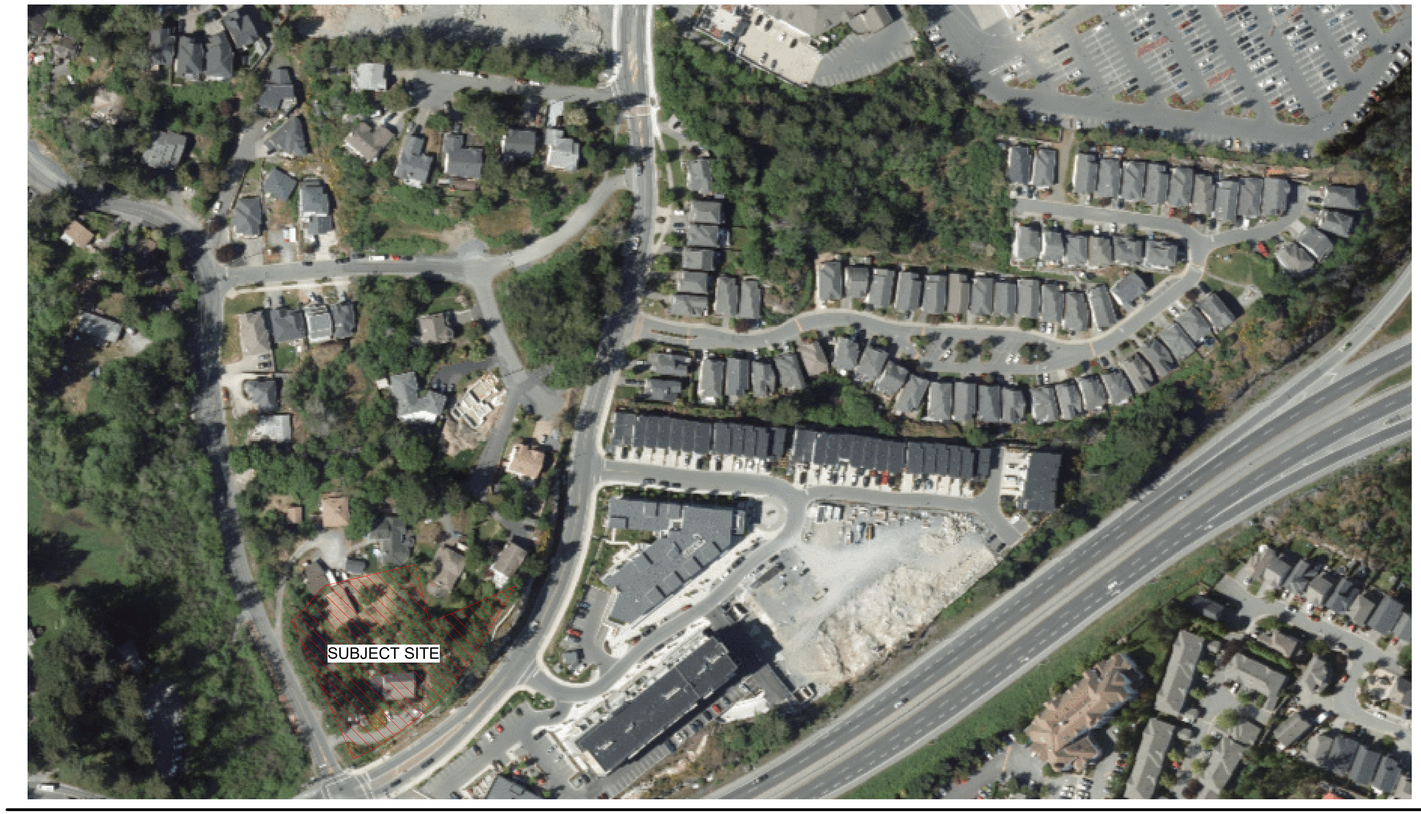

2673 Florence Lake

Lot 2673	1960.76
Lot 2679	2420.8748
Total	4381.6348

Unit Number	Unit Type	m2	sf
101	2 Bed + Den Town Home	137	1474.65
102	2 Bed + Den Town Home	137	1474.65
103	2 Bed + Den Town Home	147	1582.29
104	2 Bed + Den Town Home	150	1614.58
105	2 Bed + Den Town Home	137	1474.65
106	2 Bed + Den Town Home	141	1517.70
107	2 Bed + Den Town Home	147	1582.29
108	2 Bed + Den Town Home	119	1280.90
Total L1	**Salable are Level 1**	1115	12001.70

201	3 Bed	137	1474.65
202	1 Bed + Den	69	742.71
203	1 Bed + Den	83	893.40
TOTAL L2	**Salable area Level 2**	**289**	3110.75

301	1 Bed	63	678.12
302	1 Bed	63	678.12
303	1 Bed + Den	84	904.16
304	2 Bed + Den	121	1302.43
305	1 Bed	52	559.72
306	1 Bed	73	785.76
307	3 Bed	128	1377.77
308	2 Bed	120	1291.66
309	1 Bed + Den	75	807.29
310	1 Bed + Den	71	764.23
311	1 Bed + Den	66	710.41
312	2 Bed	100	1076.39
313	2 Bed	100	1076.39
314	1 Bed	74	796.53
315	1 Bed + Den	69	742.71
316	1 Bed	52	559.72
317	1 Bed	43	462.85
318	2 Bed	71	764.23
319	1 Bed	63	678.12
TOTAL	**Salable area per level 3**	**1488**	16016.62

401 to 601	1 Bed	63	4985.19
402 to 602	1 Bed	63	4985.19
403 to 603	1 Bed + Den	84	6646.92
404 to 604	2 Bed + Den	121	9574.73
405 to 605	1 Bed	52	4114.76
406 to 606	1 Bed	73	5776.49
407 to 607	3 Bed	128	10128.64
408 to 608	2 Bed	120	9495.60
409 to 609	1 Bed + Den	75	5934.75
410 to 610	1 Bed + Den	71	5618.23
411 to 611	1 Bed + Den	66	5222.58
412 to 612	2 Bed	100	7913.00
413 to 613	2 Bed	100	7913.00
414 to 614	1 Bed	74	5855.62
415 to 615	1 Bed + Den	69	5459.97
416 to 616	1 Bed	52	4114.76
417 to 617	1 Bed	43	3402.59
418 to 618	2 Bed	63	4985.19
419 to 619	1 Bed	63	4985.19
TOTAL	**Salable area per level 3**	**1480**	117112.40
TOTAL	**Salable L3 to L6**	**4440**	351337.20
GRAND TOTAL	***Salable L2 to L6***	***7332***	580181.16

Unit Type	Unit Count
1 Bed	32
1 Bed+Den	22
2 Bed	16
2 Bed+Den	4
3 Bed	5
TH 2 Bed + Den	8
Total	87

Setbacks	m
Front	3
Back	6
Rear	3
Side 1	6
Side 2	6

Grand total R units		87
Parking stalls provided		142
Parking required residential		126

			m2	sf
Subtotal gross area Level 1		Total	1017.543	10952.69
Subotal gross area Level 2		Total	1197.476	12889.46
Subtotal gross area Level 3		Total	1688.736	18177.31
Subotal gross area Level 4 to 6		Total	1680.204	18085.47
Total gross floor area		Grand total	8944.367	96275.87

	FSR	**2.04**
	m2	sf
Site Coverage Building Footprint	1820.93	19600.26
%	41.56	
Site Coverage includes underground Parkade	2818.17	30334.34
	64.32	
Circulation	1935.25	20830.75
%	21.64	

Bicycle Stalls required 1 per unit		87
Bicycle Stalls Provided		90

Height	m
Average grade	84.23
Building Height	14.48
Number of storeys	7

Lead Consultant/ Architect
Birliga+Crespo Architecture (BCA)
Xavier Crespo
Architect AIBC, ACAE, MscPM
xcrespo@bcarchitecture.ca
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Sheet List

Sheet Number	Sheet Name
A000	Cover Sheet
A001	3D Views
A002	3D Views
A003	3D Views
A100	Site Plan
A101	L1 Site Plan
A102	Level 0
A104	Level 1
A105	Level 2
A106	Level 3
A107	Level 4
A108	Level 5
A109	Level 6
A200	Elevations
A201	Elevations
A300	Sections
A301	Sections
A302	Sections

Civic Address:

2669,2673 Florence Lake Rd. V9B 4H5 ,Langford,B.C.

Legal Description:

Lot 5, PLAN VIP12741

Lot 5, PLAN VIP12741

Project Description:

6 Storey residential building on top of 1 level of parkade, 7 storeys total at the pedestrian and vehicular entrance. 6 storeys towards the streets and 4 storeys to the back yard.

87 residential units

142 parking stalls

90 secured bicycle stalls and 6 bicycles rack

No.	Date	Description

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Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

Cover Sheet

Project number	2020007
Date	2022 03 10
Drawn by	Author
Checked by	Checker

A000

Scale 1 : 820

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View 1

View 2

View 3

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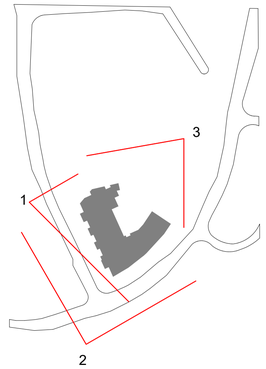

key Plan

No.	Date	Description

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Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

3D Views

Project number	2020007
Date	2022 03 10
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

A001

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View 1

View 2

View 3

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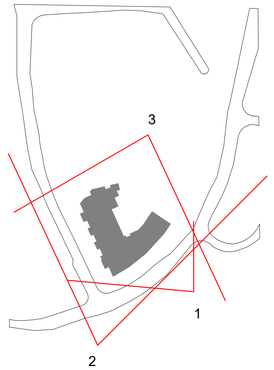

key Plan

No.	Date	Description

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Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

3D Views

Project number	2020007
Date	2022 03 10
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

A002

Scale	1 : 2000

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View 1

View 2

View 3

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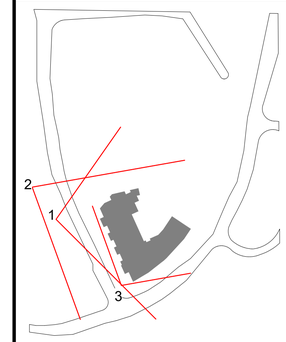

key Plan

No.	Date	Description

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Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

3D Views

Project number	2020007
Date	2022 03 10
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

A003

Scale	1 : 2000

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1 Site Plan
1 : 200

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No.	Date	Description

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Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

Site Plan

Project number	2020007
Date	2022 03 10
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

A100

Scale 1 : 200

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1 Level 1 site
1 : 150

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Average Grade	m
P1	84.89
P2	83.91
P3	82.67
P4	81.39
P5	80.11
P6	80.00
P7	79.13
P8	79.42
P9	70.03
P10	79.50
P11	79.24
P12	79.54
P13	79.00
P14	80.18
P15	81.99
P16	83.46
P17	84.01
P18	85.44
P19	85.26
P20	87.56
P21	88.99
P22	89.28
P23	90.88
P24	89.00
P25	88.76
P26	86.76
P27	86.26
P28	88.10
P29	89.76
P30	89.96
P31	89.42
P32	86.00
P33	87.00
P34	86.79
Total	2863.69
Average Grade	84.23

No.	Date	Description

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Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

L1 Site Plan

Project number	2020007
Date	2022 03 10
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

A101

Scale 1 : 150

1 Level 0
1 : 150

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Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

Level 0

Project number	2020007
Date	2022 03 10
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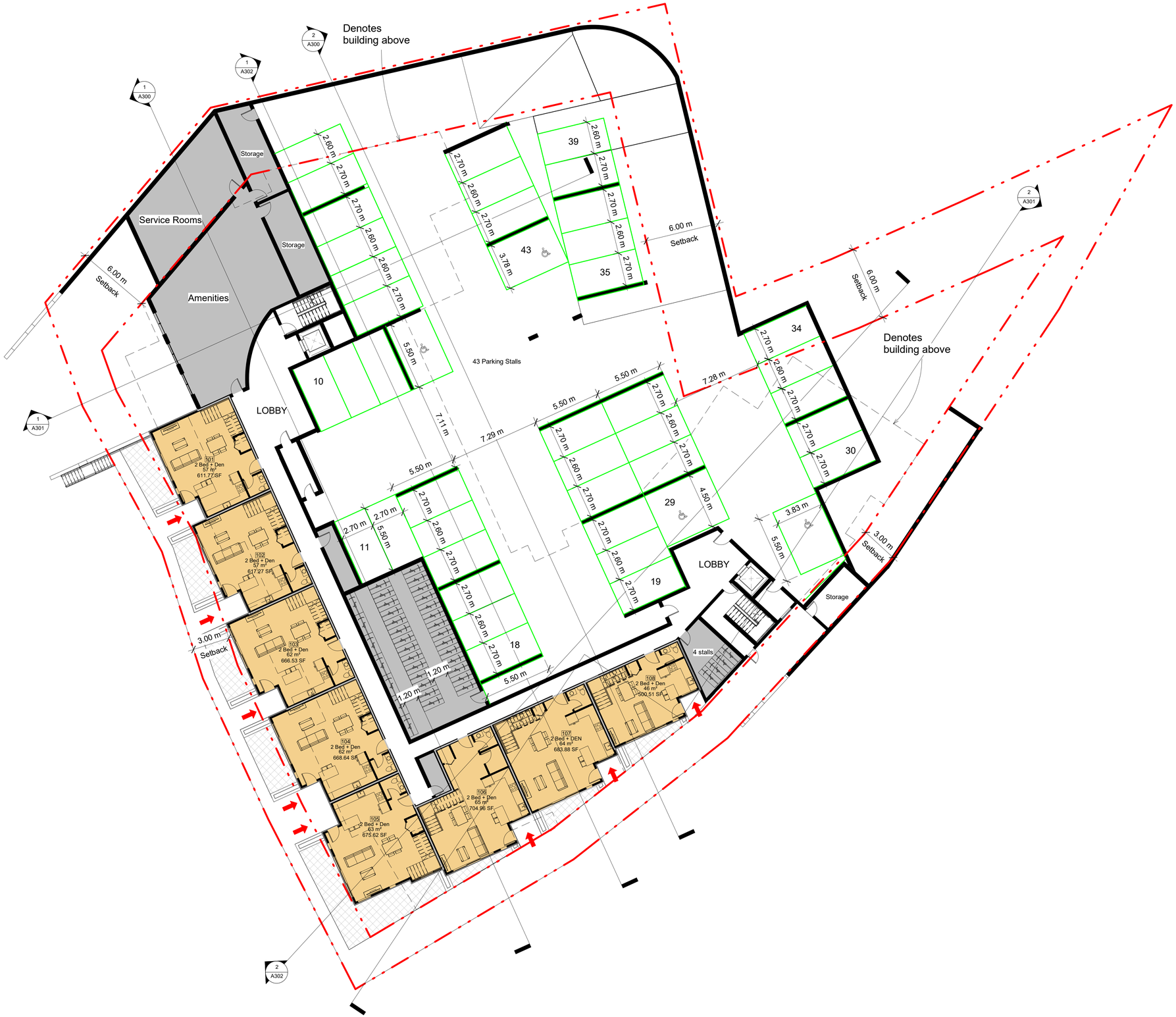

1 Level 1
1 : 150

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Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

Level 1

Project number	2020007
Date	2022 03 10
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1 Level 2
1 : 150

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Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

Level 2

Project number	2020007
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1 Level 3
1 : 150

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Average Grade	m
P1	84.89
P2	83.91
P3	82.67
P4	81.39
P5	80.11
P6	80.00
P7	79.13
P8	79.42
P9	70.03
P10	79.50
P11	79.24
P12	79.54
P13	79.00
P14	80.18
P15	81.99
P16	83.46
P17	84.01
P18	85.44
P19	85.26
P20	87.56
P21	88.99
P22	89.28
P23	90.88
P24	89.00
P25	88.76
P26	86.76
P27	86.26
P28	88.10
P29	89.76
P30	89.96
P31	89.42
P32	86.00
P33	87.00
P34	86.79
Total	2863.69
Average Grade	84.23

No.	Date	Description

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Rezoning Application

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2673,2679 Florence lake

Level 3

Project number	2020007
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1 Level 4
1 : 150

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Level 4

Project number	2020007
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1 Level 5
1 : 150

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No.	Date	Description

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Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

Level 5

Project number	2020007
Date	2022 03 10
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1 Level 6
1 : 150

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No.	Date	Description

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Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

Level 6

Project number	2020007
Date	2022 03 10
Drawn by	Xavier Crespo
Checked by	Checker

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1 East
1 : 150

2 West
1 : 150

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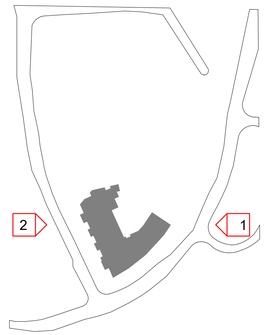

key Plan

Material List	
Key Value	Keynote Text
1	White Fiber Cement Panels
2	Dark Fiber Cement Panels
3	Moose Mountain Ashlar
4	Gray Vinyl Windows
5	Gray Metal Railing with Glass Panels
6	Gray Metal Fascia
7	Exposed Concrete
8	Green Wall

No.	Date	Description
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Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

Elevations

Project number	2020007
Date	2022 03 10
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A200

Scale As indicated

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1 North
1 : 150

2 South
1 : 150

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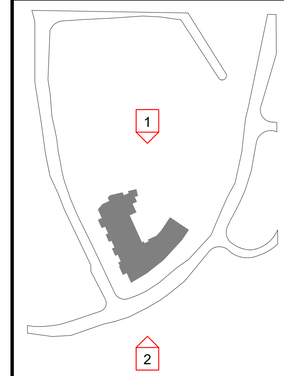

key Plan

Material List	
Key Value	Keynote Text
1	White Fiber Cement Panels
2	Dark Fiber Cement Panels
3	Moose Mountain Ashlar
4	Gray Vinyl Windows
5	Gray Metal Railing with Glass Panels
6	Gray Metal Fascia
7	Exposed Concrete
8	Green Wall

No.	Date	Description

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Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

Elevations

Project number	2020007
Date	2022 03 10
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

A201

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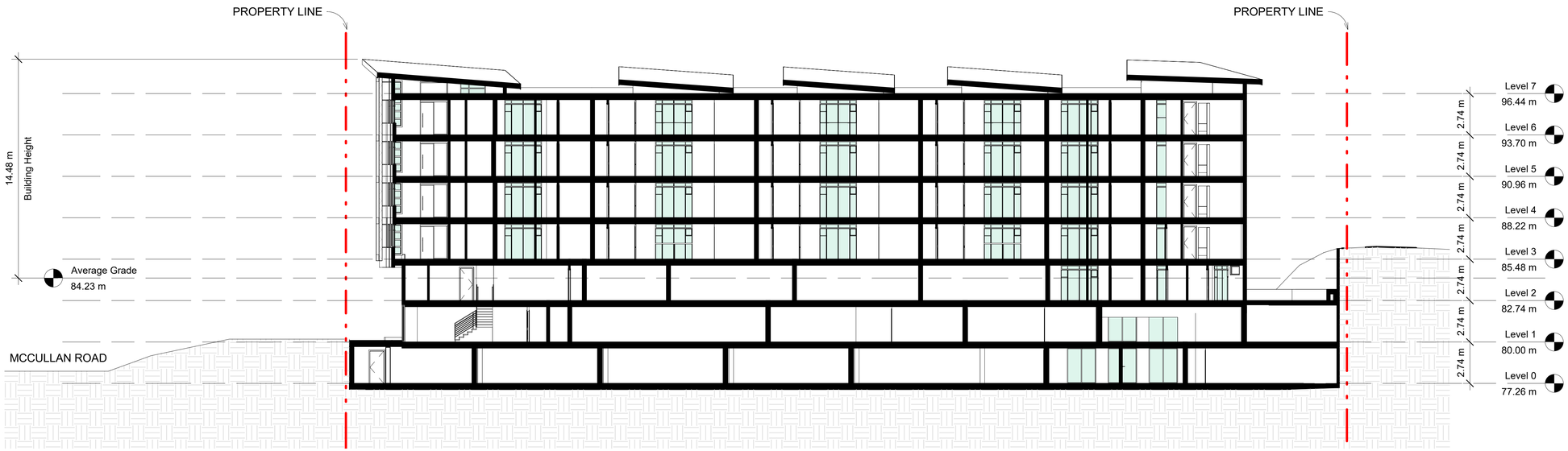
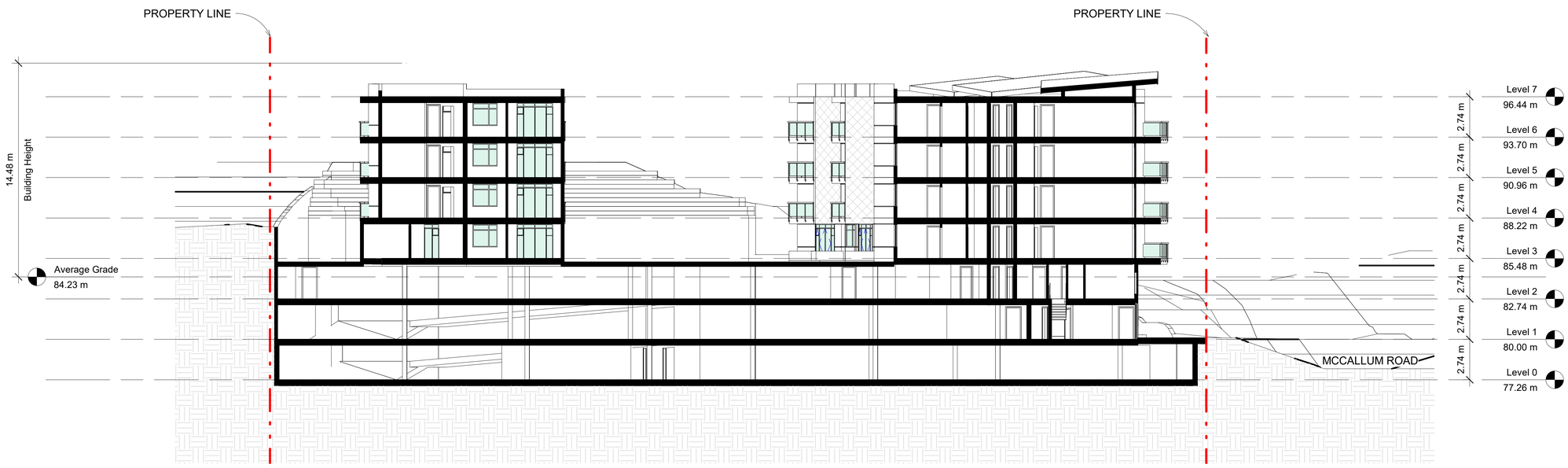


1 Section 1
1 : 150



2 Section 2
1 : 150

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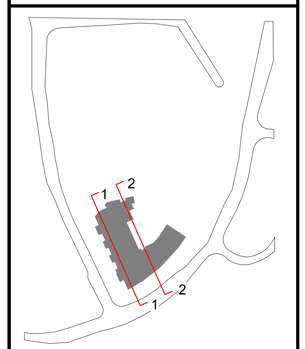
sbirliga@bcarchitecture.ca
778 400 5475 250 588 7312



key Plan

No.	Date	Description

C:\Users\SALOME\Documents\Trabajo\2673 Florence Lake\2022 03 09\2022 03 09 2673 Florence Lake.rvt

Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

Sections

Project number	2020007
Date	2022 03 10
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

A300

Scale	As indicated

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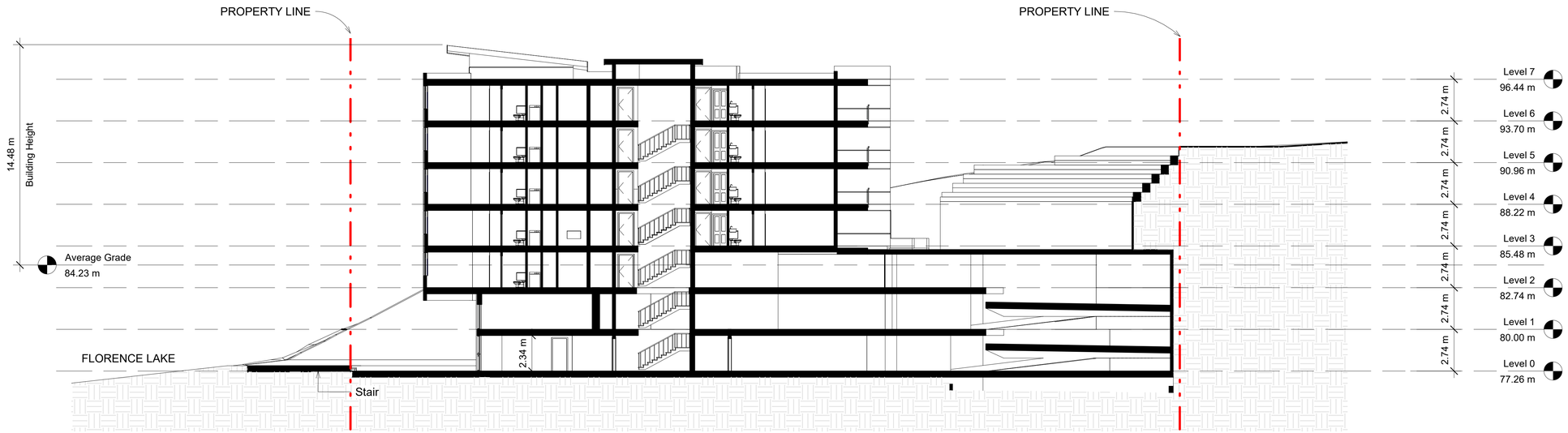

1 Section 3
1 : 150

2 Section 4
1 : 150

BCA BIRLIGA + CRESPO ARCHITECTURE
300 - 848 Courtney St. Victoria BC V8W 1C4
xcrespo@bcarchitecture.ca
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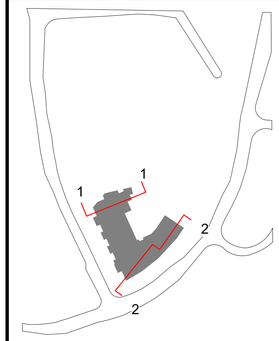
778 400 5475 250 588 7312



key Plan

No.	Date	Description

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Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

Sections

Project number	2020007
Date	2022 03 10
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

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1 Section 6
1 : 150

2 Section 8
1 : 150

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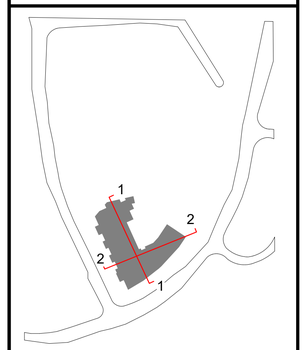

key Plan

No.	Date	Description
		C:\Users\SALOME\Documents\Trabajo\2673 Florence Lake\2022 03 09\2022 03 09 2673 Florence Lake.rvt

Rezoning Application

Westcor Lands Ltd

2673,2679 Florence lake

Sections

Project number	2020007
Date	2022 03 10
Drawn by	Xavier Crespo
Checked by	Checker

A302

Scale As indicated

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