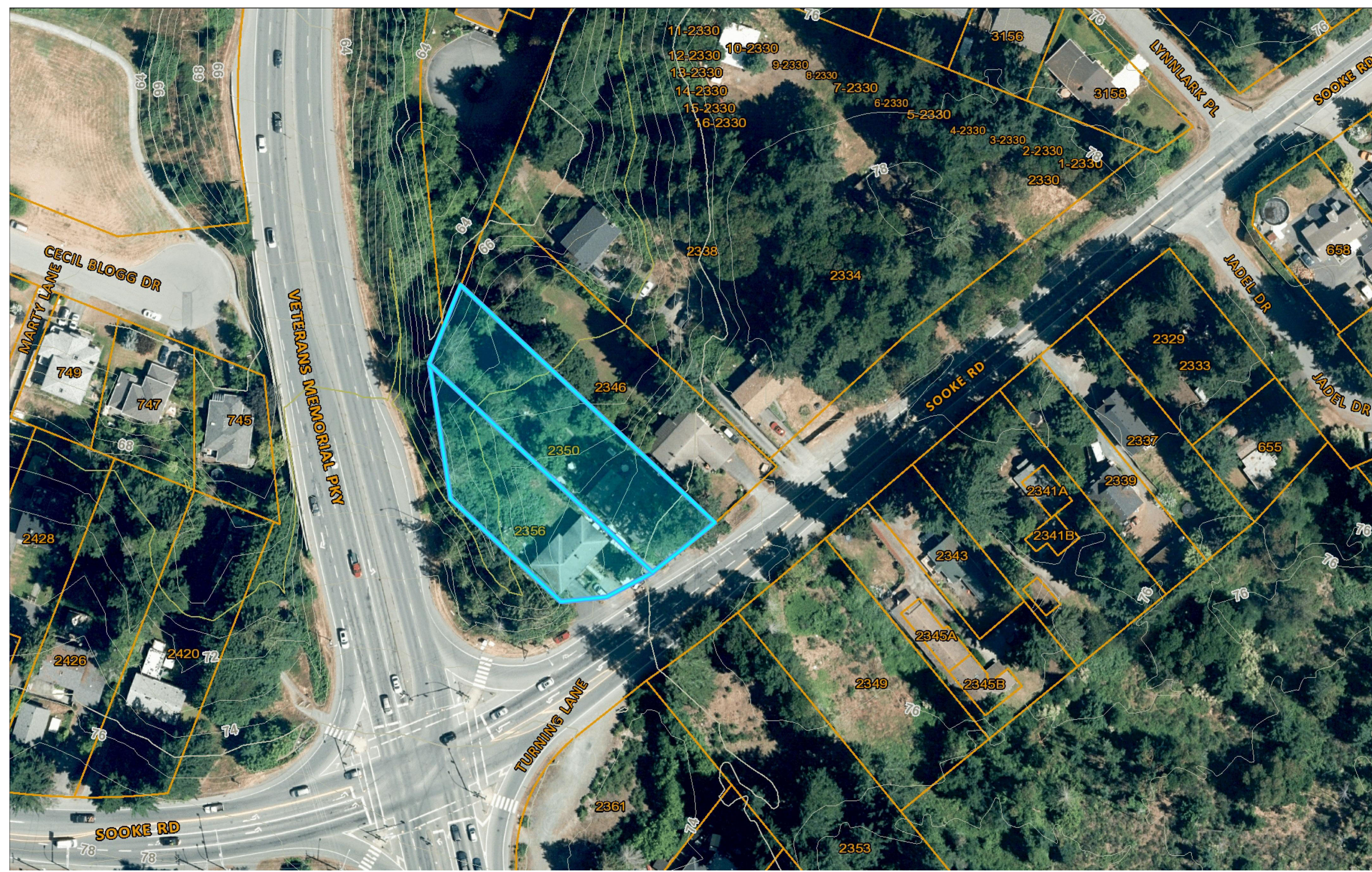


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CRD Image from subject properties



Aerial 3D View

Floor area ratio	FAR	2.499
	m2	sf
Gross floor area	8084.3	87018.23
Lot Coverage	1791.5	19283.45
%	55.38	
Natural Open Space Existing	745.10	8020.15
%	100.00	
Natural Open Space Proposed	370.10	3983.70
%	49.67	
Open space Required	1294.01	13928.51
%	40.00	
Open space Proposed	1300.00	13993.01
%	40.19	
Circulation ,services, non salable	1395.16	15017.30
%	17.26	

Parking Data	
Stalls provided residential	144
Stalls required residential	144
Stalls provided Commercial	3
Parking required residential	3
Total stalls provided	147
Loading Bay	
Required	1
Provided	1
Bicycle Parking	
Stalls required	89
Stalls provided	96

Unit Number	Unit Type	m2	sf
101	1 Bed	61.53	662.30
102	2 Bed	83.92	903.30
103	1 Bed+Den	62.89	676.94
104	1 Bed	53.38	574.57
105	1 Bed	53.38	574.57
106	2 Bed+Den	98.7	1062.39
107	2 Bed	90.06	969.39
108	2 Bed	89.23	960.46
109	2 Bed	106.29	1144.09
110	2 Bed	100.63	1083.17
111	2 Bed	96.76	1041.51
112	1 Bed	57.45	618.38
113	1 Bed+Den	67.69	728.61
C1	Commercial	82.68	889.96
TOTAL L1	Salable area	1104.59	11889.65

Unit Type	Unit Count
1 Bed	24
1 Bed+Den	12
2 Bed	41
2 Bed+Den	6
Total	83

		m2	sf
Subtotal gross area Level 1	Total	1336.3	14383.74
Subtotal gross area Level 2 to 6	Total	1349.6	14526.90
Total gross floor area	Grand total	8084.3	87018.23

Parking Calculations	
Residential	
Total area	6715.71
83 units*60m2	4800
	1915.71
stalls in excess	19.1571
stall at 1.5 R	124.5
required stalls	143.6571

Setbacks	m	Height	m
Front (East)	6	Average grade	71.08
Rear (West)	6.5	Building height	24.26
Side 1 (North)	6.5	Number of storeys	9
Side2 (South)	3.8		
Side 3 (South)	3.6		

201 to 601	1 Bed	55.99	602.67
201 to 602	2 Bed	86.7	933.23
203 to 603	1 Bed+Den	63.01	678.23
204 to 604	1 Bed	53.38	574.57
205 to 605	1 Bed	53.38	574.57
206 to 606	2 Bed+Den	98.7	1062.39
207 to 607	2 Bed	90.06	969.39
208 to 608	2 Bed	89.23	960.46
209 to 609	2 Bed	106.29	1144.09
210 to 610	2 Bed	100.67	1083.60
211 to 611	2 Bed	96.76	1041.51
212 to 612	1 Bed	57.45	618.38
213 to 613	1 Bed+Den	67.69	728.61
214 to 614	2 Bed	97.6	1050.55
TOTAL	Salable area per level 2 to 6	1116.91	12022.26
TOTAL	Salable L2 to L6	5584.55	60111.29
GRAND TOTAL	Salable L1 to L6	6689.14	72000.93

Project Description:

The development proposes to construct a 6 Storey residential building on top of 3 levels of partially exposed parkades, 9 storeys total.

83 residential units and 1 commercial unit.

144 residential parking stalls, 3 commercial parking stalls, 1 loading bay.

90 secured bicycle stalls and 6 bicycles rack

Average Finished Grade	
P1	74.67
p2	74.67
p3	73.83
P4	70.31
P5	71.53
P6	69.18
P7	69.18
P8	68.78
P9	67.79
P10	66.44
P11	66.44
P12	69.18
P13	69.18
P14	71.93
P15	71.93
P16	74.67
P17	74.9
P18	74.9
	1279.51

No.	Date	Description
D:\ARCHITECTURE\DELL 2020\BIRLIGA CRESPO ARCHITECTURE\2021\2356 Sooke Rd\Building Permit\REVIT\2022 03 29 Sooke Rd BP.rvt		

Building Permit Coordination

Westcor Lands Ltd.
2350,2356 Sooke Rd

Cover Sheet

Project number	202110013
Date	2022 03 29
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

A000

Scale

Sheet List	
Sheet Number	Sheet Name
A000	Cover Sheet
A001	3D Views
A002	3D Views
A003	3D Views Updated
A004	3D views Updated
A005	Site Survey
A100	Site Plan
A101	L1 Site Plan
A102	Parkade 3
A103	Parkade 2
A104	Parkade 1
A105	Level 1
A106	Level 2 to L6
A200	Elevations
A201	Elevations
A300	Sections
A301	Sections
A302	Sections
A400	Existing Natural Areas
A401	Proposed Natural Areas
A402	Proposed Open Space
A500	Lot Coverage Diagram
A501	Lot Coverage Diagram
A502	Total Lot Coverage Diagram

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View 1



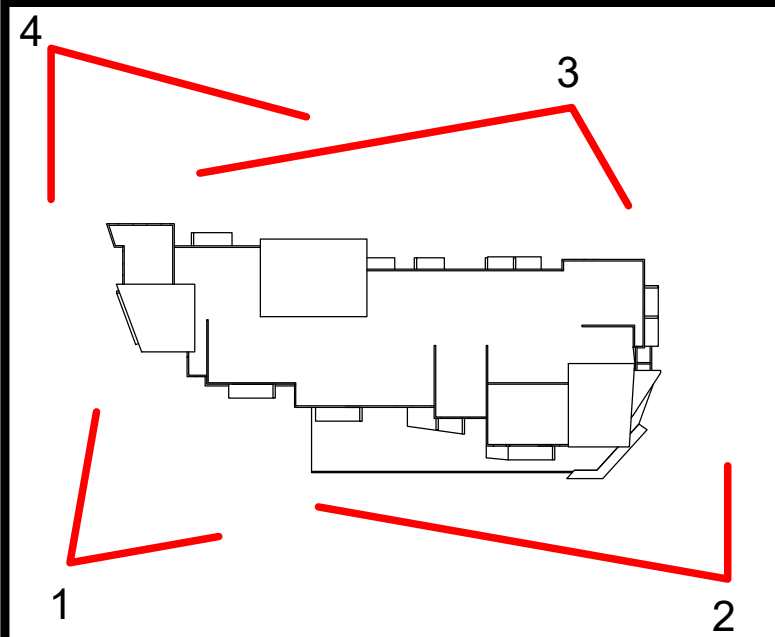
View 2



View 3



View 4



No.	Date	Description
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Building Permit Coordination

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3D Views

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View 5



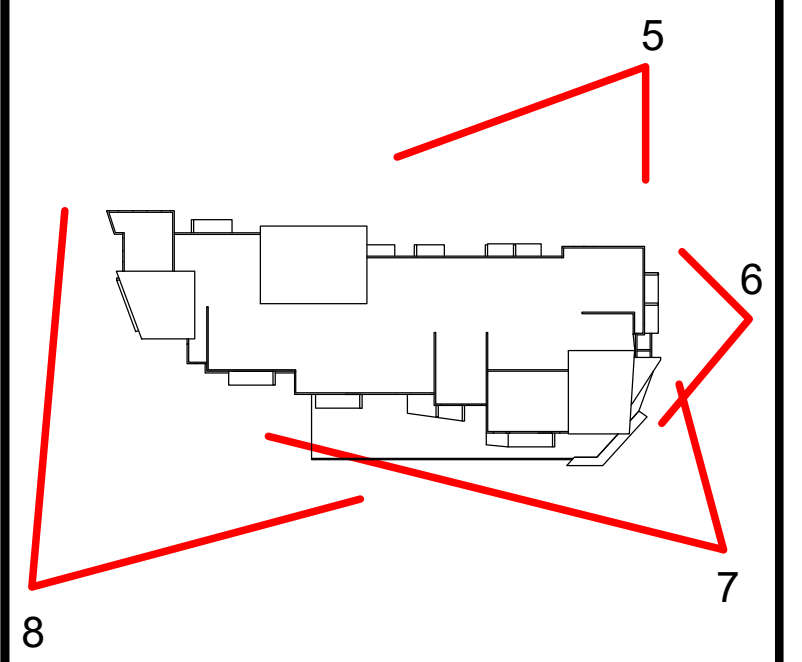
View 6



View 7



View 8



8

No.	Date	Description
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Building Permit Coordination

Westcor Lands Ltd.
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3D Views

Project number	202110013
Date	2022 03 29
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A002

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1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

No.	Date	Description
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Building Permit Coordination

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3D Views Updated

Project number	202110013
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A003
Scale

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1 3D View 6



2 3D View 7



3 3D View 8



4 3D View 9

No.	Date	Description
		D:\ARCHITECTURE\DELL 2020\BIRLIGA CRESPO ARCHITECTURE\2021\2356 Sooke Rd\Building Permit\REVIT\2022 03 29 Sooked Rd BP.rvt

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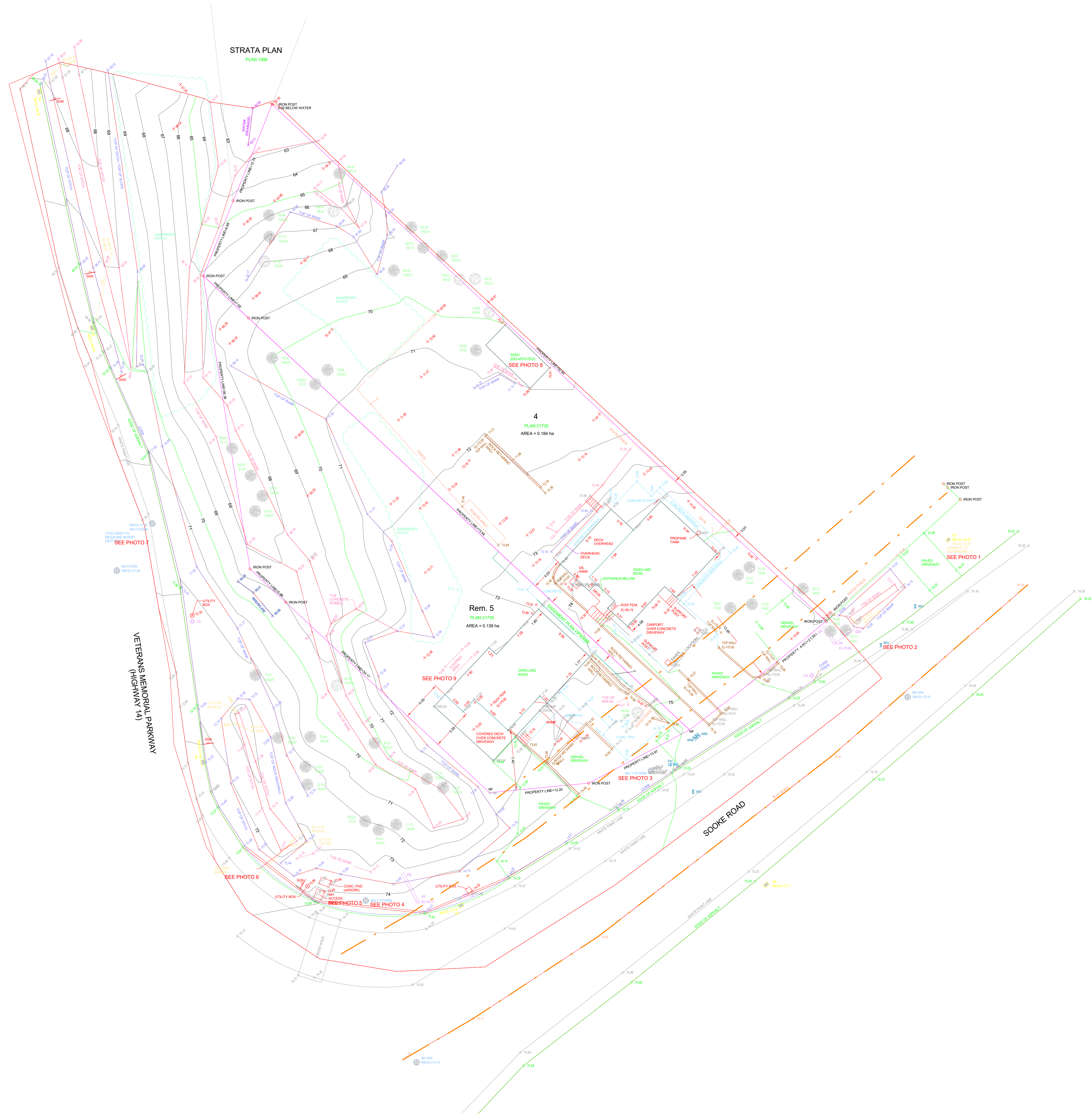
3D views Updated

Project number	202110013
Date	2022 03 29
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A004

Scale

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1 Site Survey
1 : 250

No.	Date	Description
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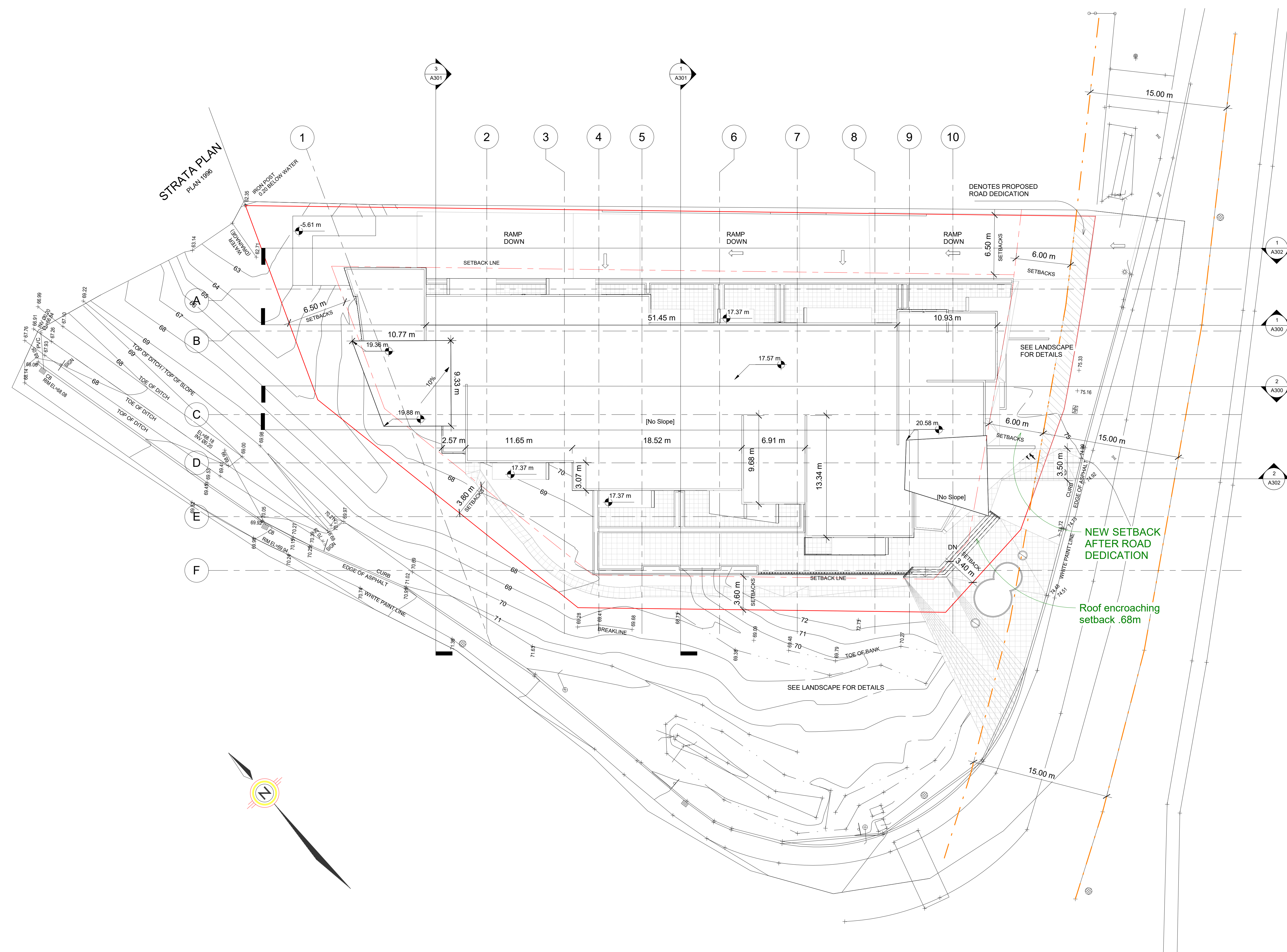
Site Survey

Project number	202110013
Date	2022 03 29
Drawn by	Author
Checked by	Checker

A005

Scale 1 : 250

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1 Site
1 : 200

No.	Date	Description
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Building Permit Coordination

Westcor Lands Ltd.
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Site Plan

Project number	202110013
Date	2022 03 29
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

A100
Scale 1 : 200

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Average Finished Grade	
P1	74.67
p2	74.67
p3	73.83
P4	70.31
P5	71.53
P6	69.18
P7	69.18
P8	68.78
P9	67.79
P10	66.44
P11	66.44
P12	69.18
P13	69.18
P14	71.93
P15	71.93
P16	74.67
P17	74.9
P18	74.9
	1279.51

No.	Date	Description
1	2022.03.29	Building Permit Coordination

Building Permit Coordination

Westcor Lands Ltd.
2350,2356 Sooke Rd

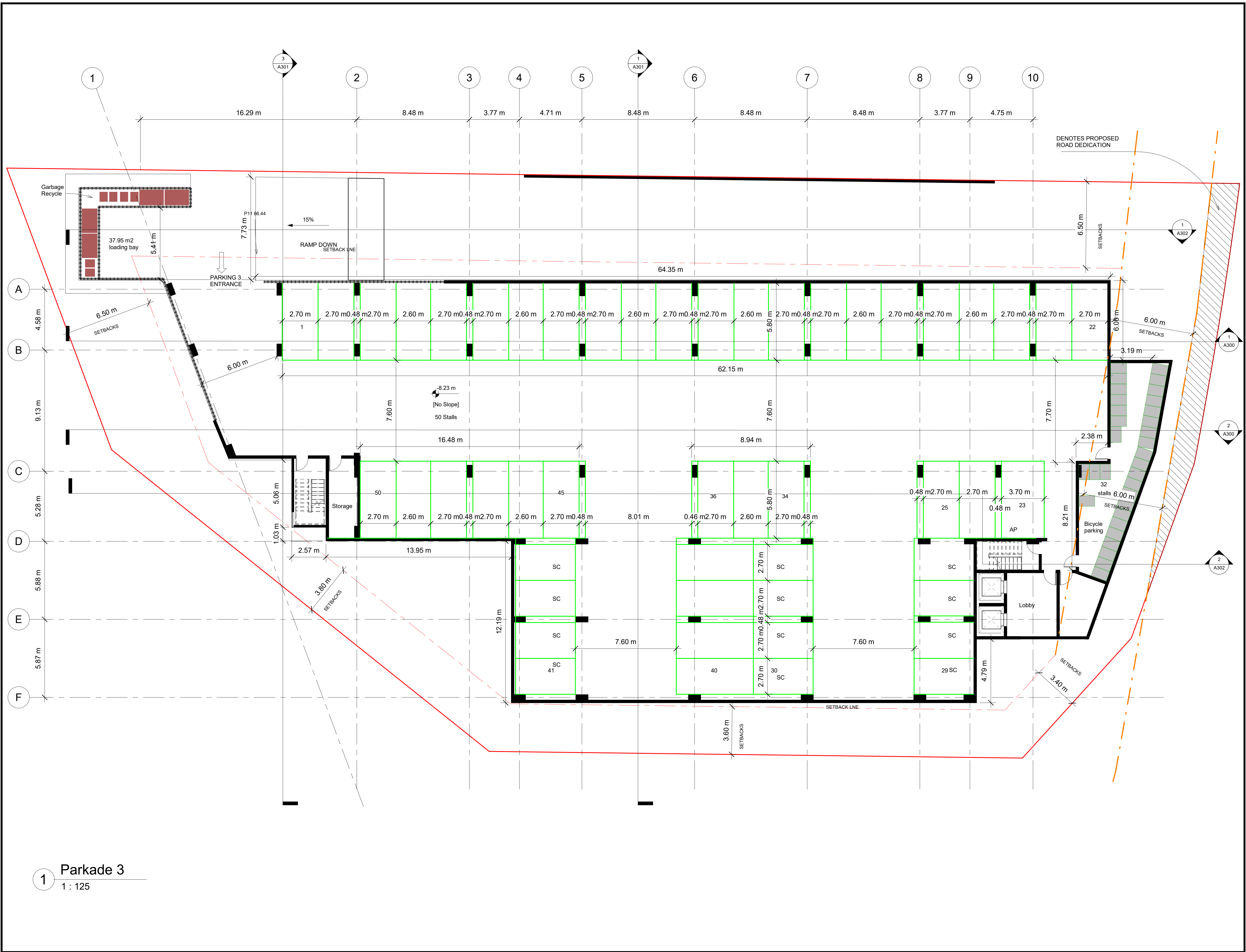
L1 Site Plan

Project number	202110013
Date	2022.03.29
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

A101
Scale 1 : 150

1 L1 Site Plan
1 : 150

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1 Parkade 3
1 : 125

No.	Date	Description
1	2022 03 29	ARCHITECTURE\DELL 2020\BIRLIGA CRESPO ARCHITECTURE\2021\2356 Sooke Rd\Building Permit\REVIT\2022 03 29 Sooke Rd BP.rvt

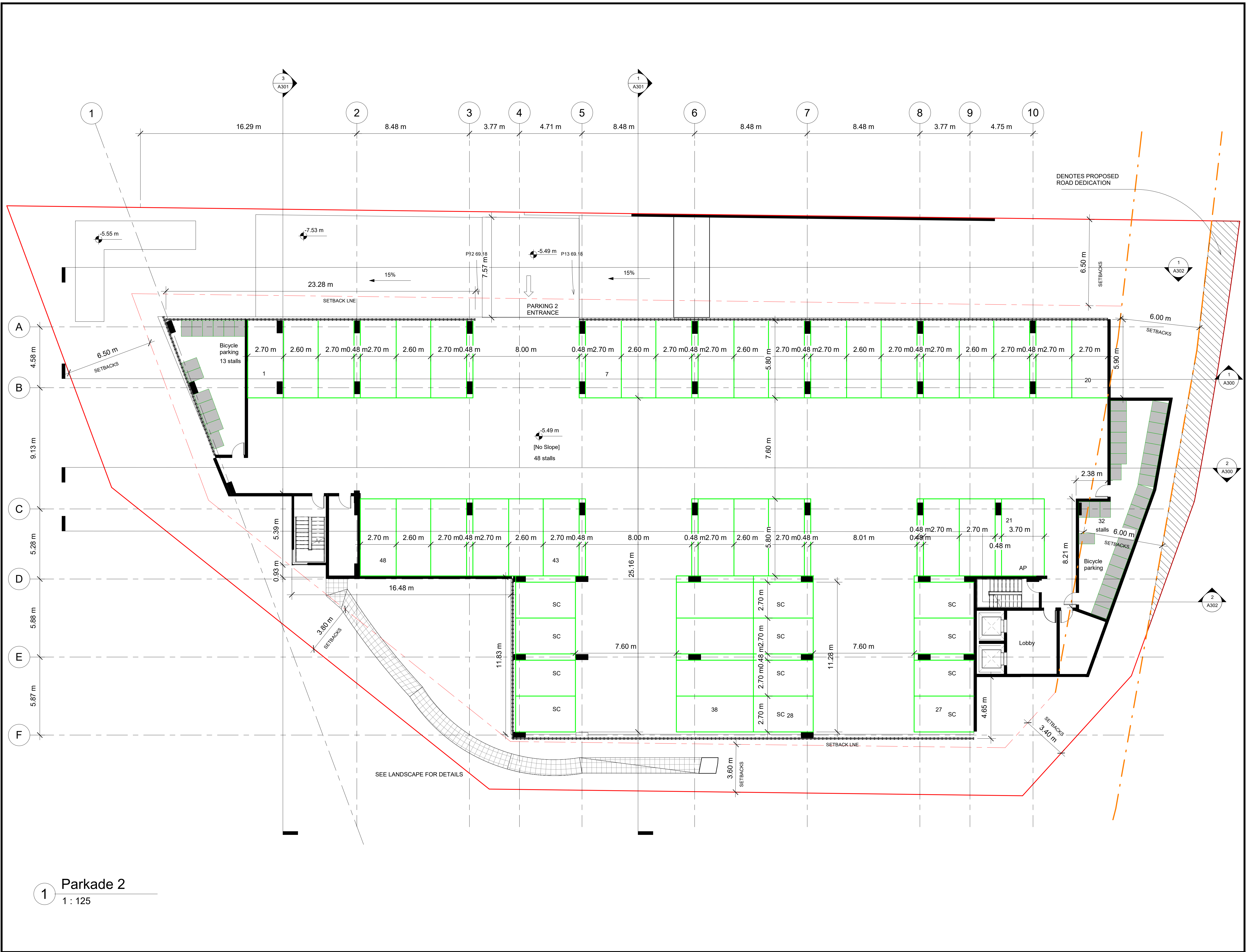
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Parkade 3

Project number	202110013
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1 Parkade 2
1 : 125

No.	Date	Description
1	2021	ARCHITECTURE\DELL 2020\BIRLIGA CRESPO ARCHITECTURE\2021\2356 Sooke Rd\Building Permit\REVIT\2022 03 29 Sooke Rd BP.rvt

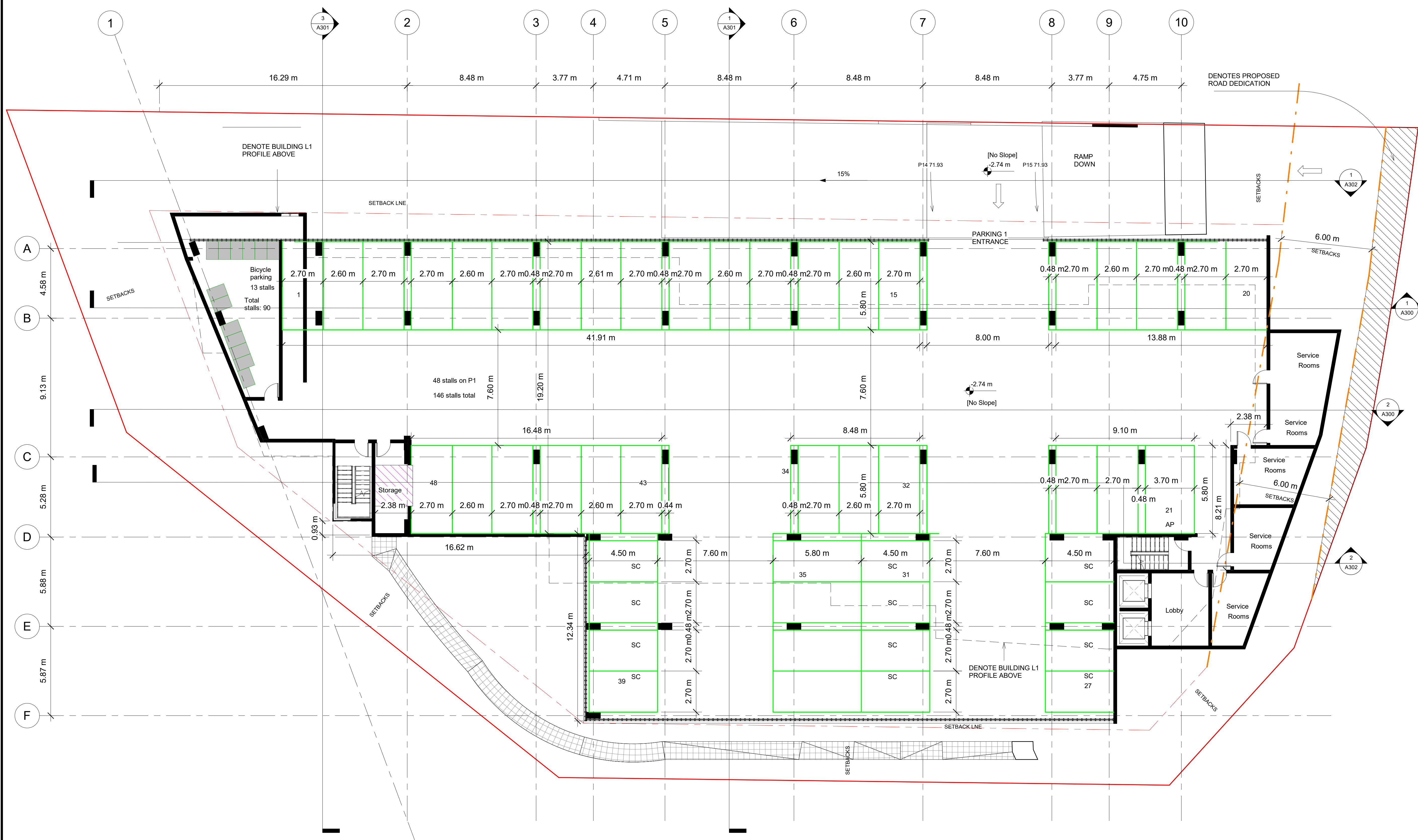
Building Permit Coordination

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Parkade 2

Project number	202110013
Date	2022 03 29
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1 Parkade 1
1 : 125

No.	Date	Description
1	2022 03 29	ARCHITECTURE\DELL 2020\BIRLIGA CRESPO ARCHITECTURE\2021\2356 Sooke Rd\Building Permit\REVIT\2022 03 29 Sooke Rd BP.rvt

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Parkade 1

Project number	202110013
Date	2022 03 29
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A104
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No.	Date	Description
1	2022 03 29	Permit

Building Permit Coordination

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Level 1

Project number	202110013
Date	2022 03 29
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1 Level 2
1 : 125

No.	Date	Description
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Building Permit Coordination

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Level 2 to L6

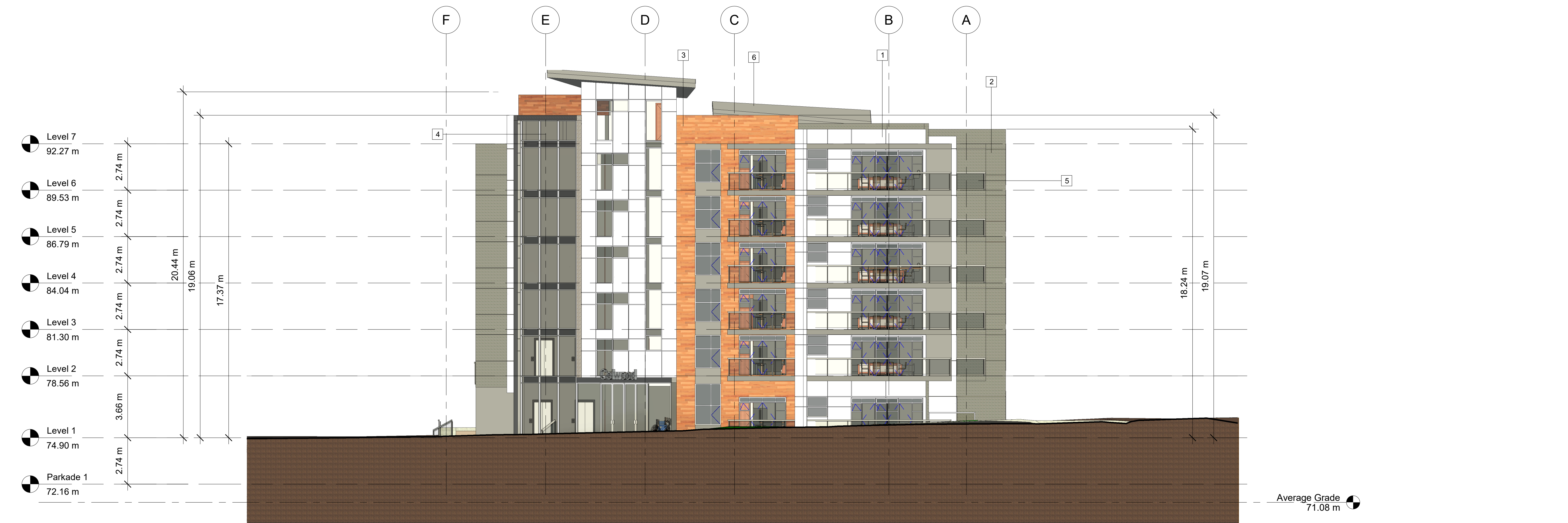
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A106
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1 North
1 : 125



2 East
1 : 125

Material List	
Key Value	Keynote Text
1	White Fiber Cement Panels
2	Dark Fiber Cement Panel
3	Wooden Look Composite Panels
4	Gray Vinyl Windows
5	Gray Metal Railings With Glass Panels
6	Metal fins and screening mesh

No.	Date	Description
1	2020	DELIVERABLES
2	2021	ARCHITECTURE\2021\2356 Sooke Rd\Building Permit\REVIT\2022 03 29 Sooked Rd BP.rvt

Building Permit Coordination

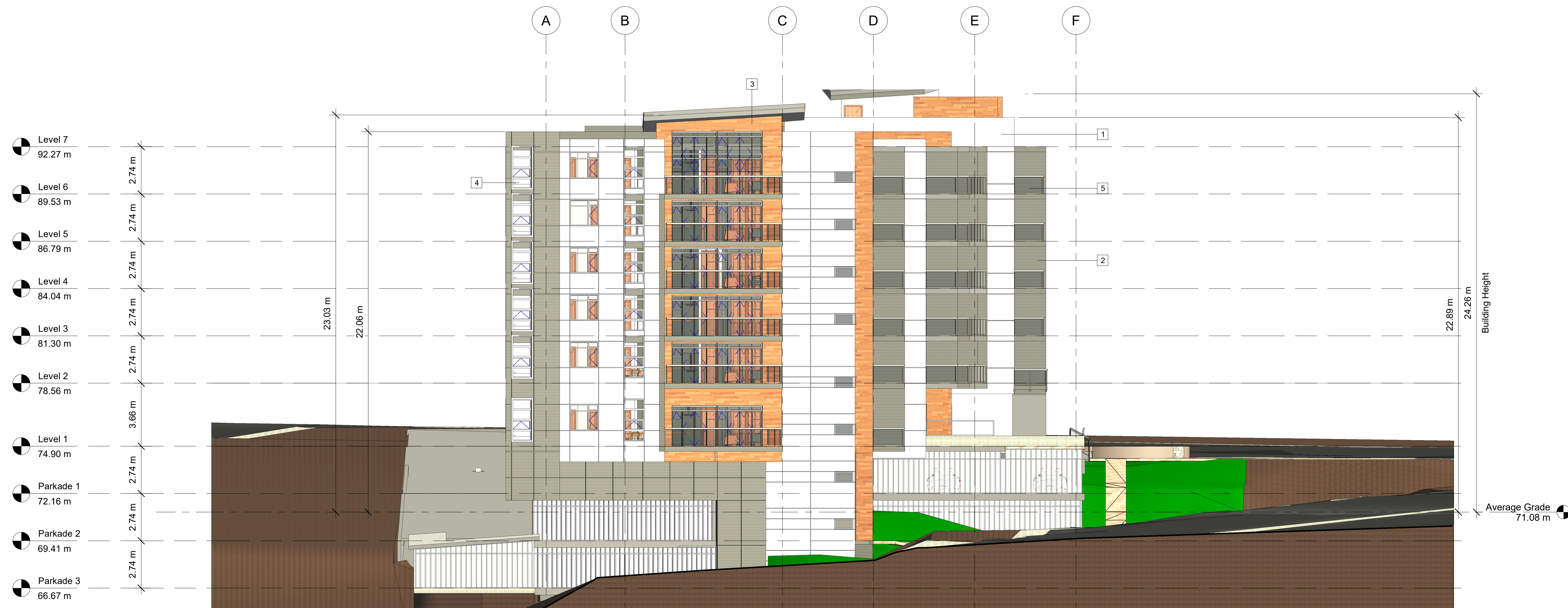
Westcor Lands Ltd.
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Elevations

Project number	202110013
Date	2022 03 29
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Checked by	Xavier Crespo

A200
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1 West
1 : 125



2 South
1 : 125

Material List	
Key Value	Keynote Text
1	White Fiber Cement Panels
2	Dark Fiber Cement Panel
3	Wooden Look Composite Panels
4	Gray Vinyl Windows
5	Gray Metal Railings With Glass Panels
6	Metal fins and screening mesh

No.	Date	Description
1	2020	ARCHITECTURE\DELL 2020\BIRLIGA CRESPO ARCHITECTURE\2021\2356 Sooke Rd\Building Permit\REVIT\2022 03 29 Sooke Rd BP.rvt

Building Permit Coordination

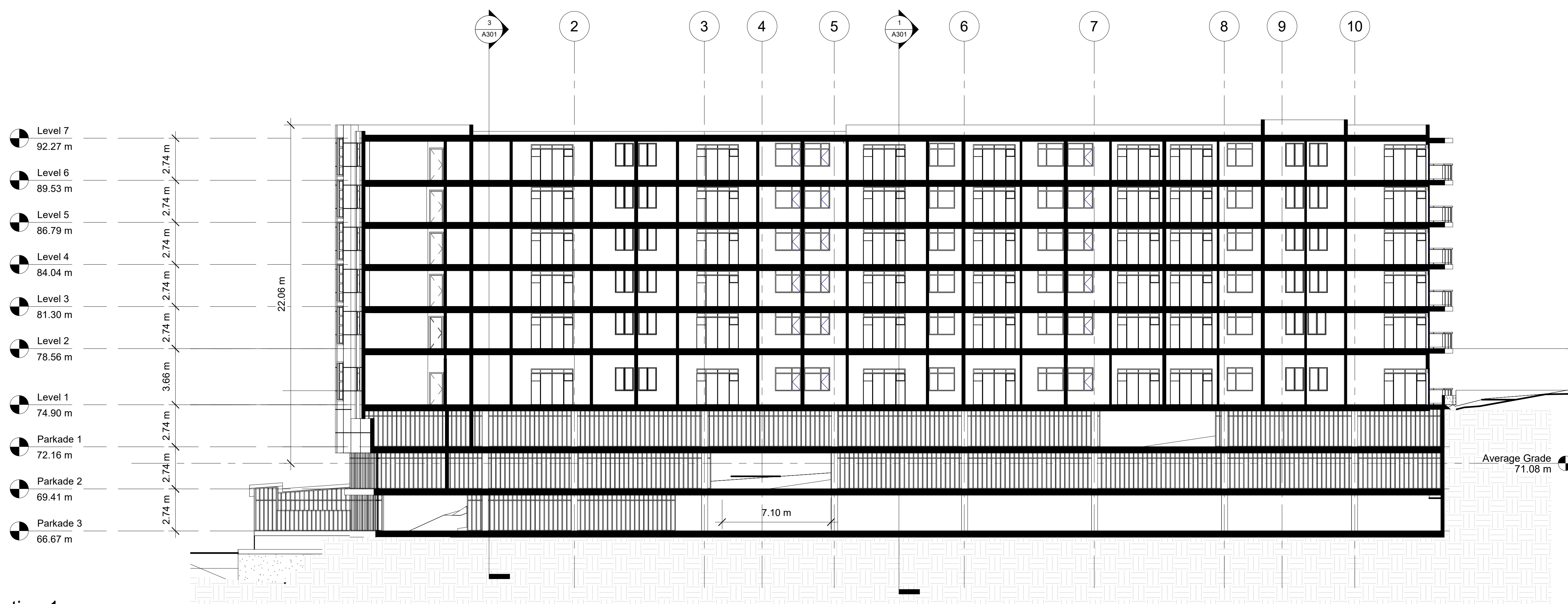
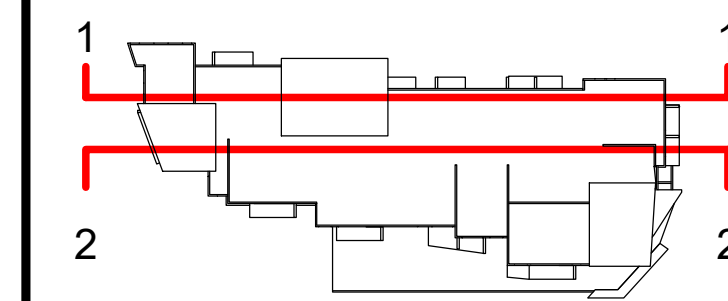
Westcor Lands Ltd.
2350,2356 Sooke Rd

Elevations

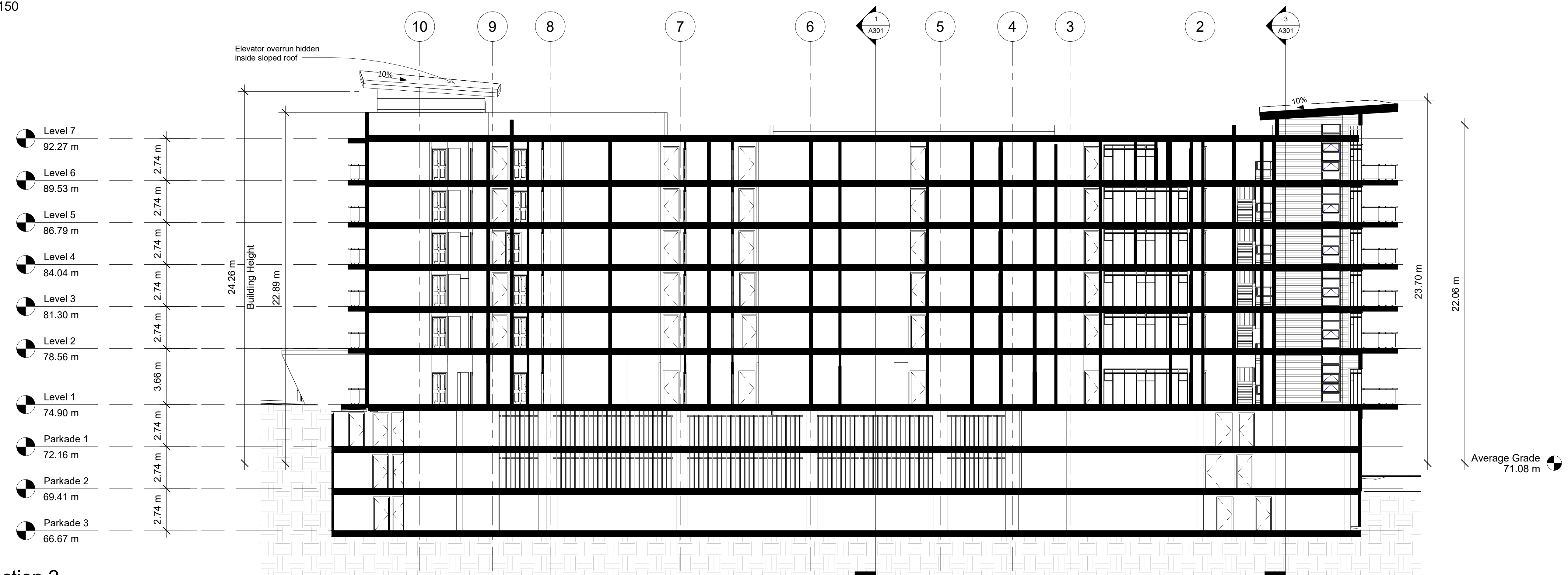
Project number	202110013
Date	2022 03 29
Drawn by	Xavier Crespo
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A201
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1 Section 1
1 : 150



2 Section 2
1 : 150

No.	Date	Description
1	2020	ARCHITECTURE\DELL 2020\BIRLIGA CRESPO ARCHITECTURE\2021\2356 Sooke Rd\Building Permit\REVIT\2022 03 29 Sooke Rd BP.rvt

Building Permit Coordination

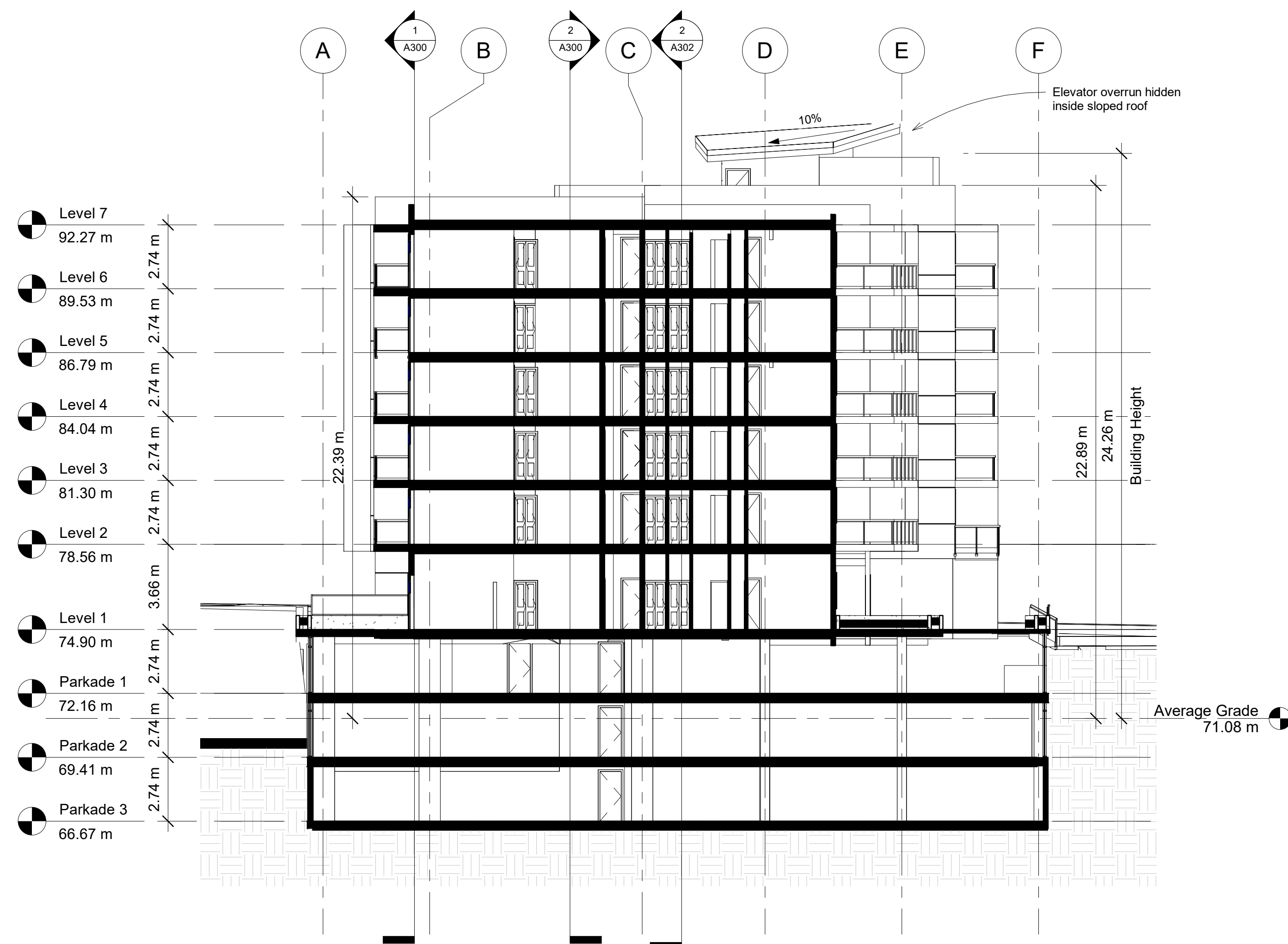
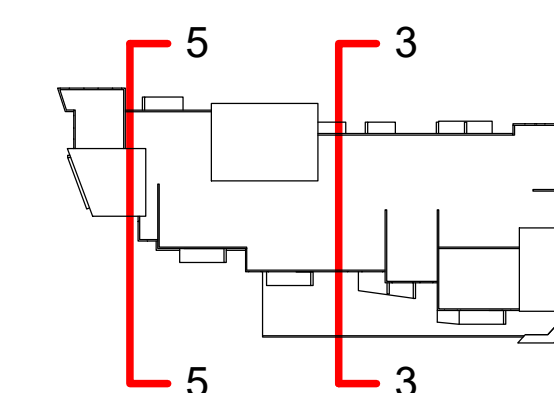
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Sections

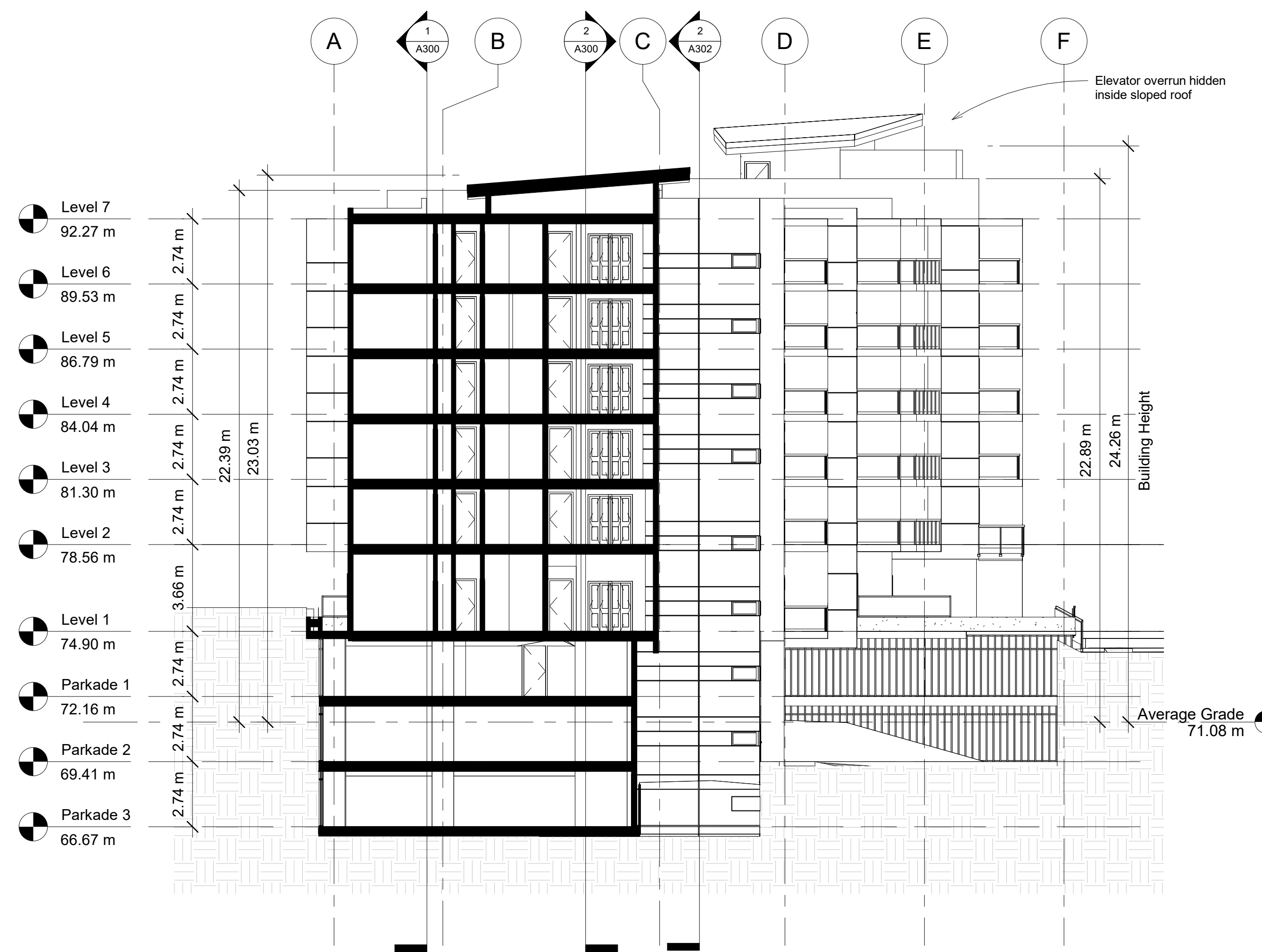
Project number	202110013
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A300
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1 Section 3
1 : 150



3 Section 5
1 : 150

No.	Date	Description
1		D:\ARCHITECTURE\DELL 2020\BIRLIGA CRESPO ARCHITECTURE\2021\2356 Sooke Rd\Building Permit\REVIT\2022 03 29 Sooked Rd BP.rvt

Building Permit Coordination

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2350,2356 Sooke Rd

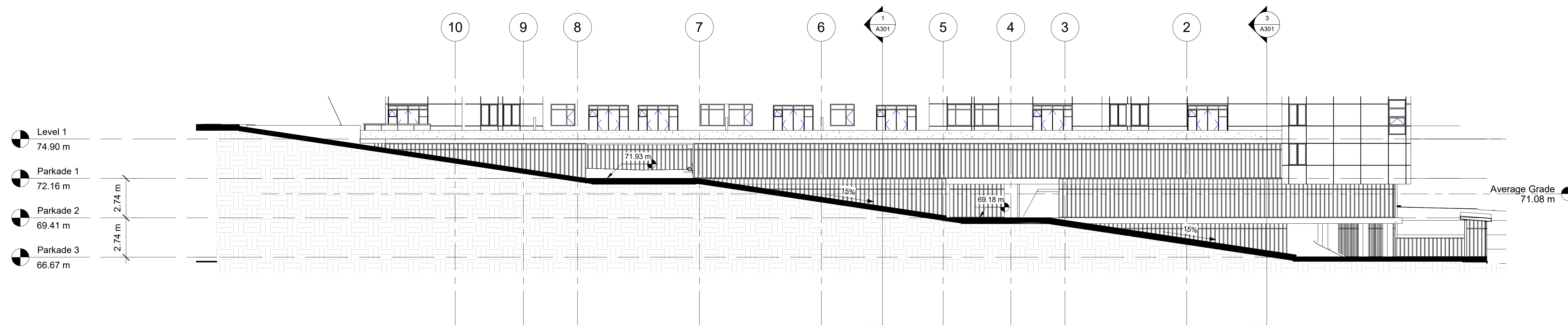
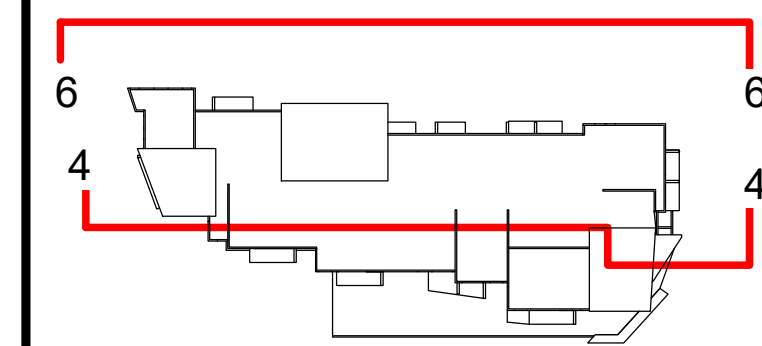
Sections

Project number	202110013
Date	2022 03 29
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

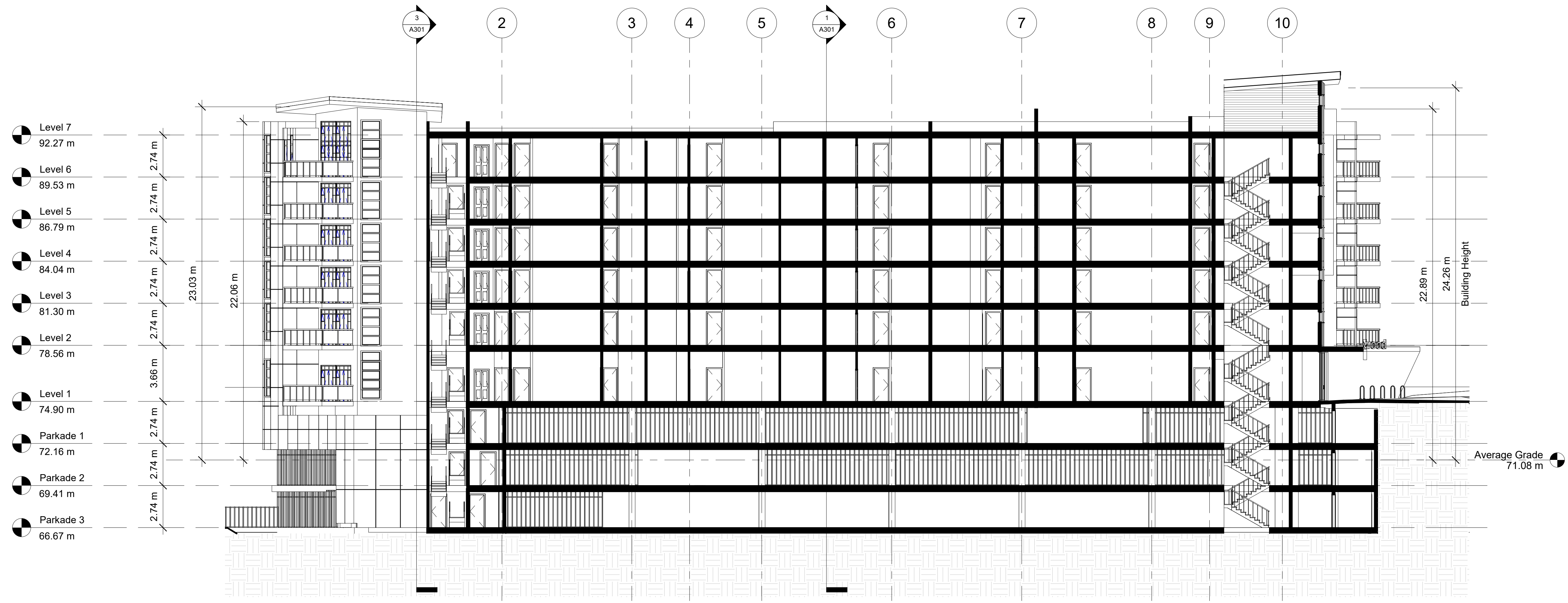
A301

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1 Section 6
1 : 150



2 Section 4
1 : 150

No.	Date	Description
1	2020	ARCHITECTURE\DELL 2020\BIRLIGA CRESPO ARCHITECTURE\2021\2356 Sooke Rd\Building Permit\REVIT\2022 03 29 Sooked Rd BP.rvt

Building Permit Coordination

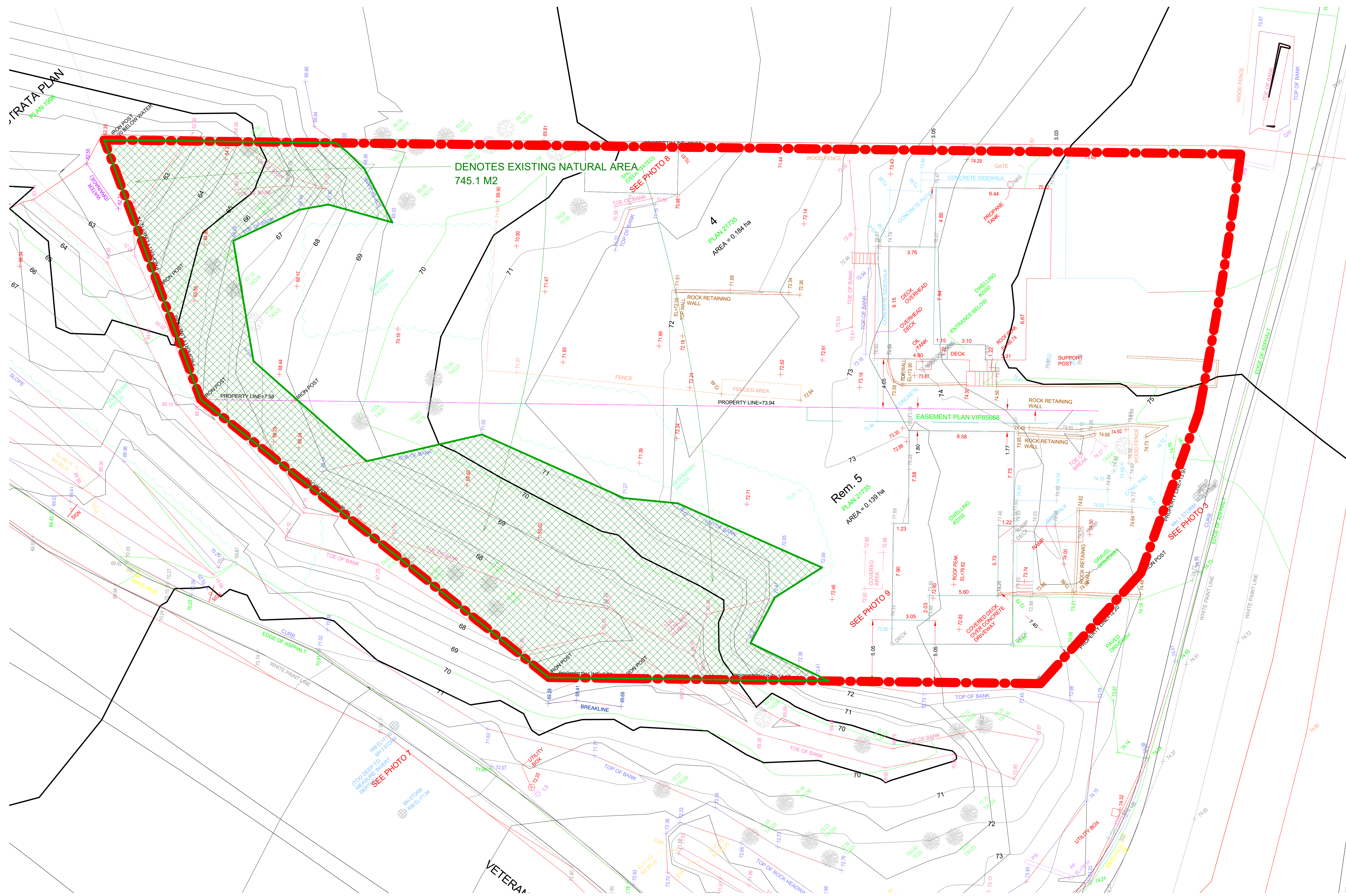
Westcor Lands Ltd.
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Sections

Project number	202110013
Date	2022 03 29
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A302
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1 Existing Natural Areas
Diagrams
1:150

Existing natural areas may need to be confirmed by surveyor. Current area shown is based on official survey, assuming areas below top of bank have remained naturally undisturbed.

No.	Date	Description
D:\ARCHITECTURE\DELL 2020\BIRLIGA CRESPO ARCHITECTURE\2021\2356 Sooke Rd\Building Permit\REVIT\2022 03 29 Sooke Rd BP.rvt		

Building Permit Coordination

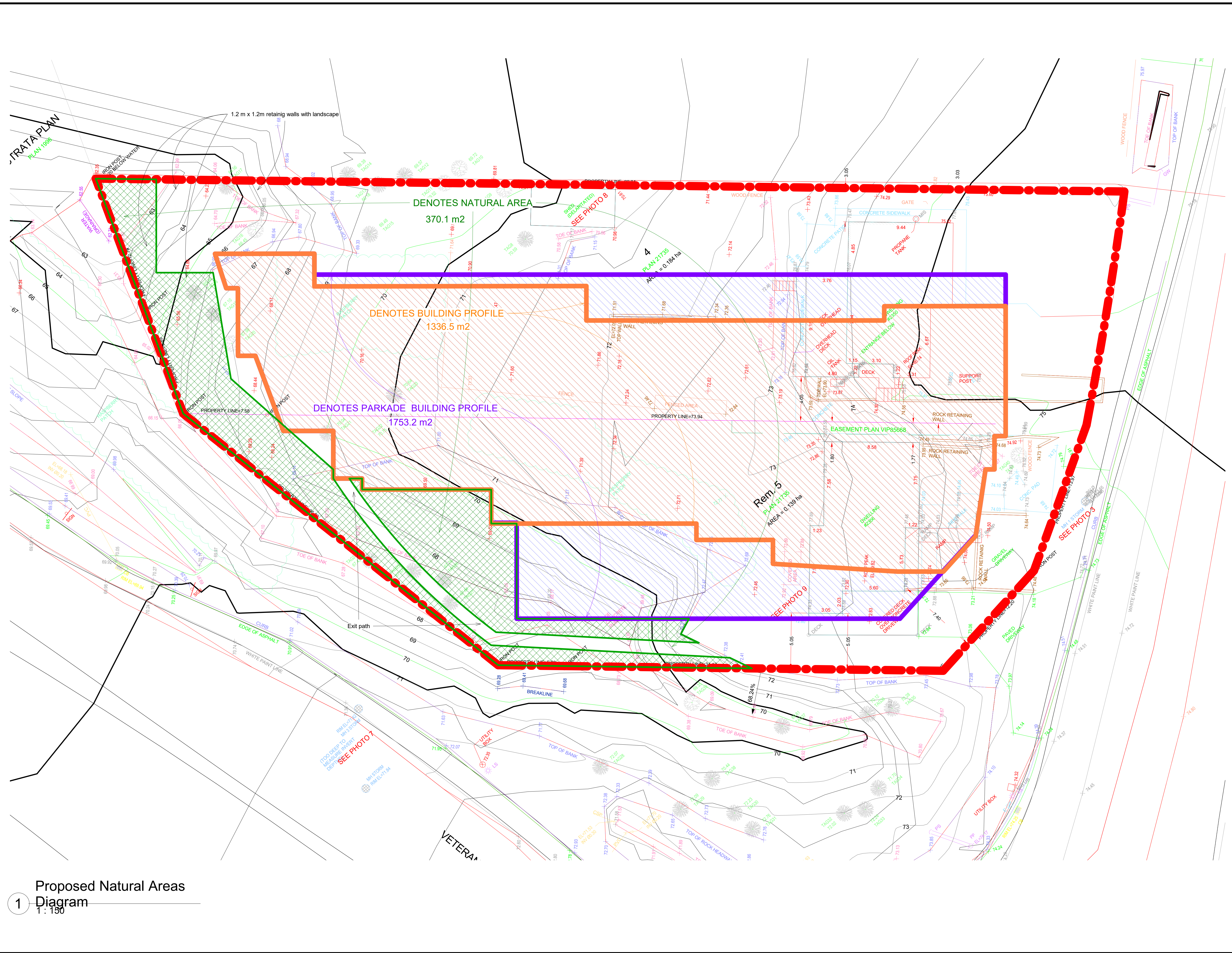
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Existing Natural Areas

Project number	202110013
Date	2022 03 29
Drawn by	Author
Checked by	Checker

A400
Scale 1:150

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1 Proposed Natural Areas Diagram
1 : 150

No.	Date	Description
D:\ARCHITECTURE\DELL 2020\BIRLIGA CRESPO ARCHITECTURE\2021\2356 Sooke Rd\Building Permit\REVIT\2022 03 29 Sooke Rd BP.rvt		

Building Permit Coordination

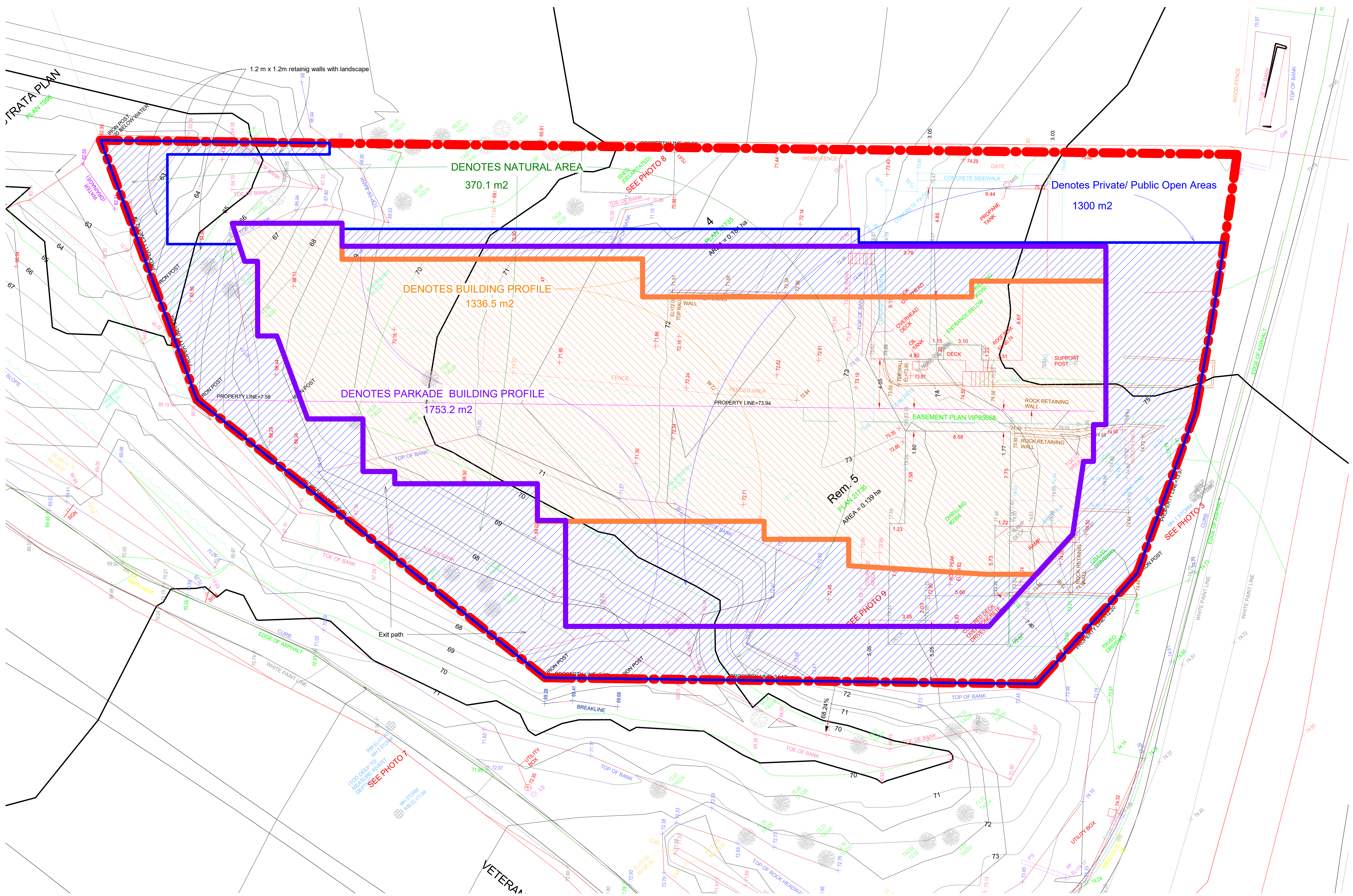
Westcor Lands Ltd.
2350,2356 Sooke Rd

Proposed Natural Areas

Project number	202110013
Date	2022 03 29
Drawn by	Author
Checked by	Checker

A401
Scale 1 : 150

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1 Proposed Open Areas
Diagram
1:150

No.	Date	Description
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Building Permit Coordination

Westcor Lands Ltd.
2350,2356 Sooke Rd

Proposed Open Space

Project number	202110013
Date	2022 03 29
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A402
Scale 1:150

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No.	Date	Description
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Building Permit Coordination

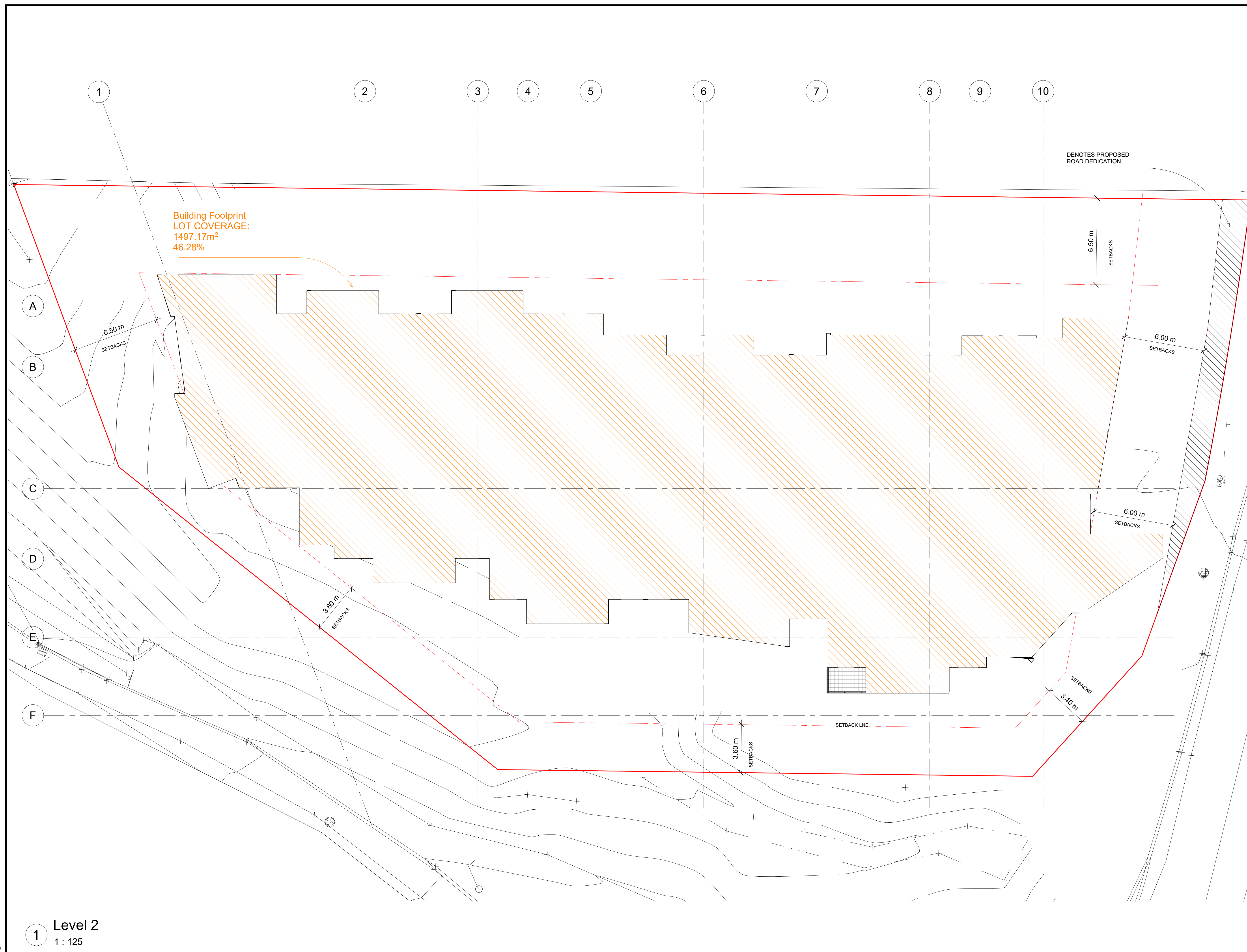
Westcor Lands Ltd.
2350,2356 Sooke Rd

Lot Coverage Diagram

Project number	202110013
Date	2022 03 29
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

A500
Scale 1 : 125

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1 Level 2
1 : 125

No.	Date	Description
D:\ARCHITECTURE\DELL 2020\BIRLIGA CRESPO ARCHITECTURE\2021\2356 Sooke Rd\Building Permit\REVIT\2022 03 29 Sooked Rd BP.rvt		

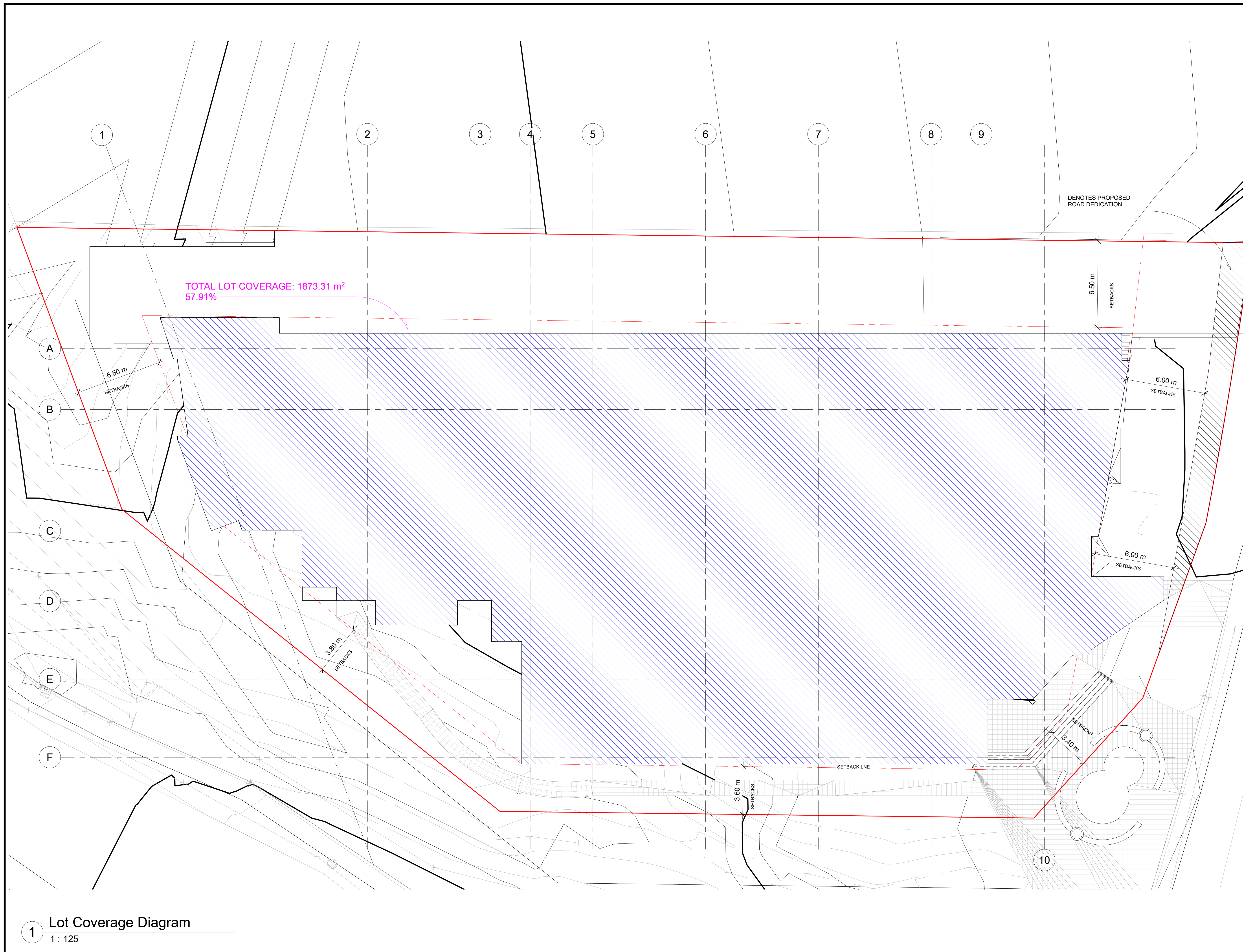
Building Permit Coordination

Westcor Lands Ltd.
2350,2356 Sooke Rd

Lot Coverage Diagram

Project number	202110013
Date	2022 03 29
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

A501
Scale 1 : 125



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1 Lot Coverage Diagram
1 : 125

No.	Date	Description
		D:\ARCHITECTURE\DELL 2020\BIRLIGA CRESPO ARCHITECTURE\2021\2356 Sooke Rd\Building Permit\REVIT\2022 03 29 Sooked Rd BP.rvt

Building Permit Coordination

Westcor Lands Ltd.
2350,2356 Sooke Rd

Total Lot Coverage Diagram

Project number	202110013
Date	2022 03 29
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

A502

Scale 1 : 125