

REZONING / DEVELOPMENT PERMIT (REV 3)

1934 HOVEY ROAD

CIVIC ADDRESS :
7551 E. SAANICH RD AND 1934/1950/1960/1966 HOVEY RD.
SAANICH, BC. V8M 1V8

LEGAL ADDRESS :
LOTS 1, 2 + 3, PLAN 16991, SECTION 7, RANGE 2 EAST, SOUTH
SAANICH DISTRICT

REZONING AND DEVELOPMENT PERMIT SUBMISSION

- INITIAL SUBMISSION: OCTOBER 27, 2023
- REVISION 02: APRIL 25, 2024
- REVISION 03: OCTOBER 11, 2024



AERIAL VIEW OF PROPOSED PROJECT FROM SOUTHWEST

DRAWING LIST

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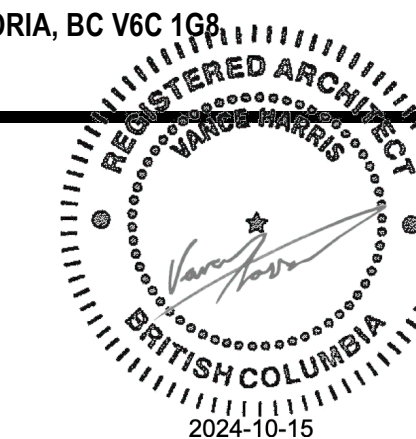
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DEVELOPMENT DATA

FAR CALCULATIONS

Level	Residential Area						Gross Buildable G (A+B+C+D+E+F)	Balcony Area H	Total Deductions J (K)		Net FSR L (G - K)
	A	B	C	D	E	F			J	K (J)	
EAST BLDG (LEGION) 01	124 sq.m	52 sq.m	68 sq.m	93 sq.m	52 sq.m	226 sq.m	615 sq.m	0 sq.m	52 sq.m	52 sq.m	563 sq.m
EAST BLDG (LEGION) 02	744 sq.m	54 sq.m	87 sq.m	0 sq.m	9 sq.m	34 sq.m	927 sq.m	62 sq.m	54 sq.m	54 sq.m	873 sq.m
EAST BLDG (LEGION) 03	755 sq.m	42 sq.m	87 sq.m	0 sq.m	9 sq.m	34 sq.m	927 sq.m	62 sq.m	42 sq.m	42 sq.m	885 sq.m
EAST BLDG (LEGION) 04	755 sq.m	42 sq.m	87 sq.m	0 sq.m	9 sq.m	34 sq.m	926 sq.m	59 sq.m	42 sq.m	42 sq.m	884 sq.m
EAST BLDG (LEGION) 05	636 sq.m	38 sq.m	86 sq.m	0 sq.m	9 sq.m	34 sq.m	803 sq.m	118 sq.m	38 sq.m	38 sq.m	765 sq.m
EAST BLDG (LEGION) 06	636 sq.m	38 sq.m	86 sq.m	0 sq.m	9 sq.m	34 sq.m	803 sq.m	90 sq.m	38 sq.m	38 sq.m	765 sq.m
Subtotal	3,651 sq.m	265 sq.m	502 sq.m	93 sq.m	95 sq.m	394 sq.m	5,000 sq.m <i>53,817 sq.ft</i>	390 sq.m	265 sq.m <i>2,849 sq.ft</i>	4,735 sq.m <i>50,968 sq.ft</i>	
WEST BLDG (MARKET RENTAL) 00	187 sq.m	13 sq.m	41 sq.m	453 sq.m	0 sq.m	188 sq.m	882 sq.m	0 sq.m	13 sq.m	13 sq.m	869 sq.m
WEST BLDG (MARKET RENTAL) 01	1,774 sq.m	61 sq.m	195 sq.m	0 sq.m	11 sq.m	95 sq.m	2,136 sq.m	38 sq.m	61 sq.m	61 sq.m	2,075 sq.m
WEST BLDG (MARKET RENTAL) 02	1,917 sq.m	37 sq.m	207 sq.m	0 sq.m	11 sq.m	0 sq.m	2,172 sq.m	198 sq.m	37 sq.m	37 sq.m	2,135 sq.m
WEST BLDG (MARKET RENTAL) 03	1,917 sq.m	37 sq.m	206 sq.m	0 sq.m	11 sq.m	0 sq.m	2,172 sq.m	200 sq.m	37 sq.m	37 sq.m	2,135 sq.m
WEST BLDG (MARKET RENTAL) 04	1,901 sq.m	37 sq.m	206 sq.m	0 sq.m	11 sq.m	0 sq.m	2,155 sq.m	196 sq.m	37 sq.m	37 sq.m	2,118 sq.m
WEST BLDG (MARKET RENTAL) 05	957 sq.m	25 sq.m	119 sq.m	0 sq.m	8 sq.m	0 sq.m	1,109 sq.m	178 sq.m	25 sq.m	25 sq.m	1,084 sq.m
Subtotal	8,652 sq.m	210 sq.m	975 sq.m	453 sq.m	52 sq.m	283 sq.m	10,625 sq.m <i>114,363 sq.ft</i>	809 sq.m	210 sq.m <i>2,260 sq.ft</i>	10,415 sq.m <i>112,104 sq.ft</i>	
Grand Total (Above Grade)	12,303 sq.m	475 sq.m	1,477 sq.m	546 sq.m	147 sq.m	677 sq.m	15,624 sq.m <i>168,180 sq.ft</i>	1,199 sq.m	475 sq.m <i>5,109 sq.ft</i>	15,150 sq.m <i>163,071 sq.ft</i>	

Total Site Area: 8,089 sq.m
 Total FSR: 1.87
 Market Rental FSR (w/subdivision): 1.97
 Legion FSR (w/subdivision): 1.69

LEVEL	Area	Stairs	Circulation / Elevator	Mech / Services	Amenity / Lobby	Subtotal
LEVEL P1	0 sq.m	12 sq.m	2,379 sq.m	88 sq.m	15 sq.m	2,494.54
LEVEL P1 LOWER	24 sq.m	0 sq.m	2,028 sq.m	36 sq.m	0 sq.m	2,088.09
Grand Total	12,303 sq.m	498 sq.m	1,489 sq.m	4,953 sq.m	271 sq.m	20,207 sq.m <i>217,507 sq.ft</i>

UNIT MIX

WEST BLDG (MARKET RENTAL) - Unit Mix

Level	Studio	1BDRM	1BDRM + DEN	2BDRM	2BDRM+DEN	3BDRM	TOTAL
Level 0	0	0	0	1	0	1	2
Level 1	8	11	2	4	0	4	29
Level 2	7	12	1	5	0	5	30
Level 3	7	12	1	5	0	5	30
Level 4	6	12	0	6	0	5	29
Level 5	6	3	0	2	1	3	15
Total	34	50	4	23	1	23	135
	25%	37%	40%	17%	1%	17%	
	Studio	1BDRM	2BDRM	3BDRM			

EAST BLDG (LEGION) - Unit Mix

Level	Studio	1BDRM	1BDRM+DEN	2BDRM	2BDRM+DEN	3BDRM	TOTAL
BLDG C LVL 1	0	2	0	0	0	0	2
BLDG C LVL 2	1	11	0	0	0	0	12
BLDG C LVL 3	0	12	0	0	0	0	12
BLDG C LVL 4	0	12	0	0	0	0	12
BLDG C LVL 5	5	7	0	0	0	0	12
BLDG C LVL 6	5	7	0	0	0	0	12
Total	11	51	0	0	0	0	62
	18%	82%	0%	0%	0%	0%	
	Studio	1BDRM	2BDRM	3BDRM			

GRAND TOTAL	Studio	1BDRM	2BDRM	3BDRM	TOTAL		
	45	101	4	23	1	23	197
	23%	51%	2%	12%	1%	12%	
	Studio	1BDRM	2BDRM	3BDRM			

PROJECT INFORMATION

LEGAL DESCRIPTION	MUNICIPAL ADDRESS
LOTS 1, 2 + 3, PLAN 16991, SECTION 7, RANGE 2 EAST, SOUTH SAANICH DISTRICT	7551 E. SAANICH RD AND 1934/1950/1960/1966 HOVEY RD

BUILDING CODE SUMMARY

PROJECT DESCRIPTION: THE PROPOSED PROJECT IS A REZONING OF 5 ASSEMBLED RM-1 LOTS INTO A COMBINED LOT REZONED TO RM-5. THE PROJECT PROPOSES A MULTIFAMILY, PURPOSE BUILT RENTAL PROJECT CONSISTING OF (1) 6-STORY AND (1) 5-STORY, WOOD FRAME BUILDINGS. THE WEST BUILDING CONTAINS 135 RENTAL UNITS OVER AN UNDERGROUND PARKADE, AND THE EAST BUILDING CONTAINS 62 SENIOR ORIENTED RENTAL UNITS WITH SURFACE PARKING

GOVERNING CODE: 2024 BC BUILDING CODE / 2018 BCBC FOR SEISMIC AND ADAPTABILITY REQUIREMENTS

AUTHORITY HAVING JURISDICTION: CENTRAL SAANICH

DEVELOPMENT PERMIT PROJECT NUMBER: EXISTING NEW: <DP NUMBER>

MAJOR OCCUPANCY (S): GROUP C - APARTMENTS

MINOR OCCUPANCY (S): GROUP F3 - STORAGE GARAGE

GROSS AREA (m²): WEST BUILDING: 10,625 m² EAST BUILDING: 5,000 m²

NUMBER OF STOREYS: ABOVE GRADE: 6 STORIES BELOW GRADE: 1 STOREY

DEVELOPMENT PERMIT ZONING SUMMARY

Building Use	REQUIRED	PROPOSED	VARIANCE
	RM-1	RM-5	
Setbacks - Front			
Lot 1 - West Building (Market Rental)			
Rear	10.5m	10.5m	0
Side	6.0m	6.0m	0
Front	6.0m	6.0m	0
Exterior Side	6.0m	6.0m	0
Lot 2 - East Building (Legion)			
Rear	10.5m	5.0m	-5.5m
Side (+5m when adjacent to ALR)	11.0m	11.0m	0.0m
Front	6.0m	6.0m	0.0m
Exterior Side	6.0m	3.0m	-3.0m
Building Height			
West Building (Market Rental)			
From Avg Grade	15.0m	17.5m	2.5m
Effective Building Height (Perceived)	15.0m	15.2m	0.2m
East Building (Legion)	15m	18.8m	3.8m
Accessory Structure Height	4.5m	n/a	n/a
Lot Area			
Lot 1 - West Building (Market Rental)	n/a	5,291 sq.m	
Lot 2 - East Building (Legion)	n/a	2,798 sq.m	
		8,089 sq.m	
Lot Frontage			
Lot 1 - West Building (Market Rental)	n/a	46.4m	
Lot 2 - East Building (Legion)	n/a	33.6m	
Lot Coverage			
Lot 1 - West Building (Market Rental)	45%	41%	-4%
Lot 2 - East Building (Legion)	45%	35%	-10%
Floor Area Ratio			
Lot 1 - West Building (Market Rental)	1.6	1.97	0.37
Lot 2 - East Building (Legion)	1.6	1.7	0.1

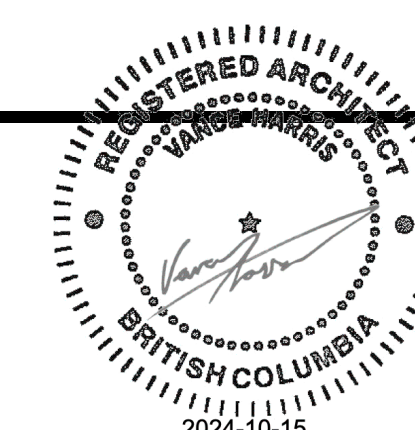
OFF STREET PARKING SUMMARY

Parking Spaces (On Site)	296 Stalls	178 Stalls	-118 Stalls
	1.5 Stalls / unit	0.90 Stalls / unit	
Visitor Parking (On Site)	49 Stalls	12 Stalls	-37 Stalls
	0.25 Stalls / unit	0.06 Stalls / unit	
On Site Subtotal	345 Stalls	190 Stalls	-155 Stalls
	1.75 Stalls / unit	0.96 Stalls / unit	
Overflow Parking at Legion Property (Off Site)	14 Stalls	204 Stalls	-141 Stalls
Total Parking Stalls	345 Stalls	204 Stalls	-141 Stalls
		1.04 Stalls / unit	
Spaces for Accessibility			
Accessible Type A (3.7m x 5.5m)	2 Stalls	2 Stalls	0 Stalls
Accessible Type B (2.7m x 5.5m)	11 Stalls	11 Stalls	0 Stalls
Loading Space (3m x 9m)	0	1	1
OFF STREET PARKING DESIGN			
Increase width wall/fence (0.3m)	0.3m	0.3m	0
Manoeuvring aisle	7.5m	7.5m	0
Parking Setbacks	n/a	n/a	
Bicycle Parking (Both Buildings)			
Bicycle Racks Short Term (1 / 10 stalls)	34 Bikes	42 Bikes	8 Bikes
Bicycle Storage Long Term			
Lot 1 - West Building (Market Rental)	203 Bikes	308 Bikes	106 Bikes
	1.5 Bikes / unit	2.28 Bikes / unit	
Bike Stall Breakdown			
Quad Racks (4 Bikes / Rack)		212 Bikes	
Wall Mount (2 Bikes / Rack)		58 Bikes	
Oversize / Cargo Bikes		38 Bikes	
Lot 2 - East Building (Legion)	93 Bikes	48 Bikes	-45 Bikes
	1.5 Bikes / unit	0.77 Bikes / unit	

Note: The Legion has provisions for 12 mobility scooter parking in lieu of bike parking

PARKING BREAKDOWN

	Lot 1 West Building (Parkade)	Lot 2 East Building (Legion)	Totals
Standard (2.7m x 5.5m)	88 Stalls	13 Stalls	101 Stalls
Small Car (2.4m x 5.0m) - 30% allowable	54 Stalls	10 Stalls	64 Stalls
Accessible Type A (3.7m x 5.5m)	2 Stalls	2 Stalls	4 Stalls
Accessible Type B (2.7m x 5.5m)	5 Stalls	6 Stalls	11 Stalls
Subtotal	147 Stalls	31 Stalls	178 Stalls
	1.09 Stalls / unit	0.50 Stalls / unit	0.90 Stalls / unit
Visitor Parking		12 Stalls	12 Stalls
		43 Stalls	190 Stalls
		0.69 Stalls / unit	0.96 Stalls / unit
Overflow Parking at Legion Property (Off Site)		14 Stalls	14 Stalls
Grand Total	147 Stalls	57 Stalls	204 Stalls
	1.09 Stalls / unit	0.92 Stalls / unit	1.04 Stalls / unit





DRONE VIEW - LOOKING SOUTHWEST



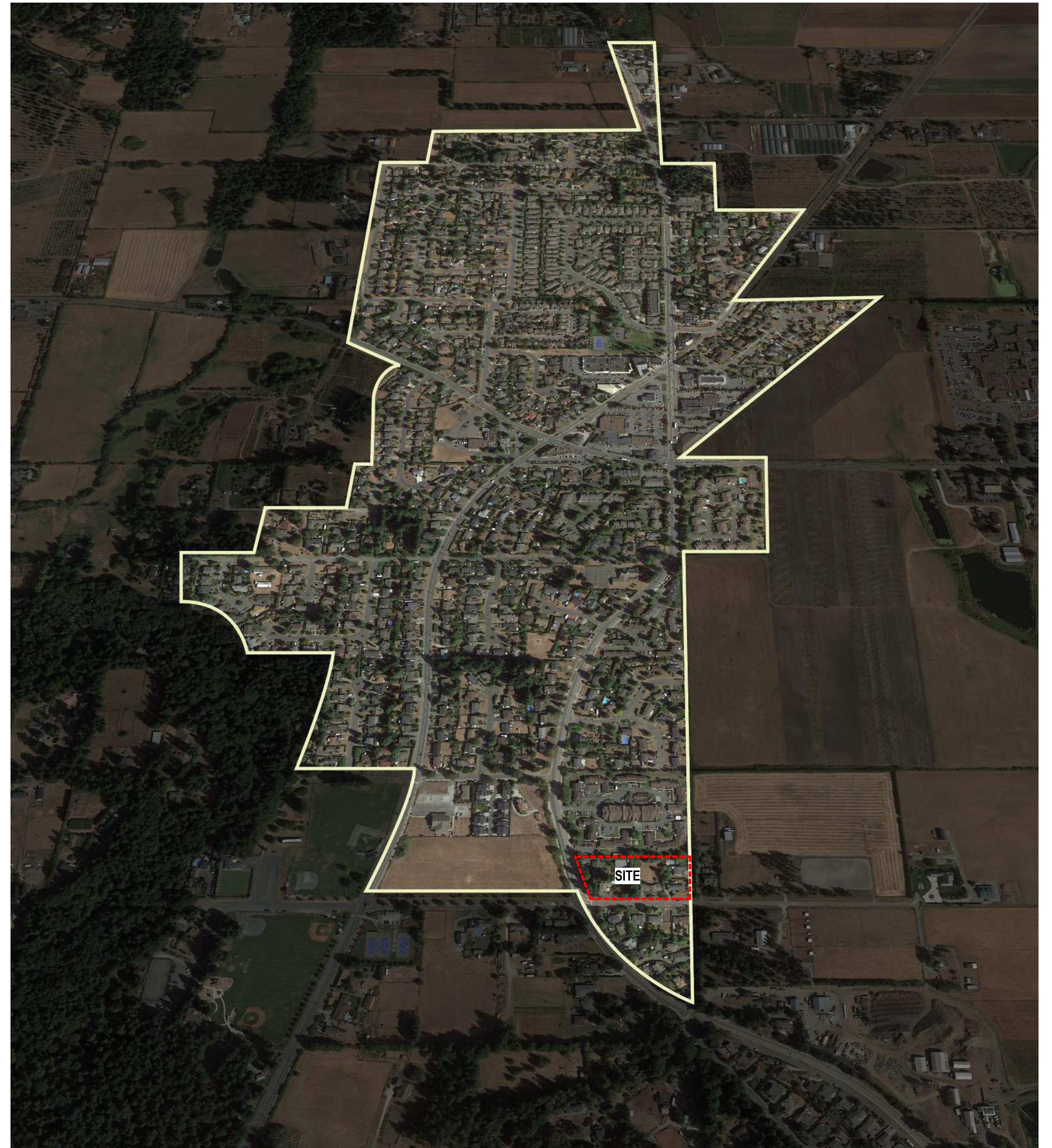
DRONE VIEW - LOOKING SOUTHEAST



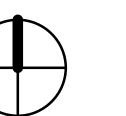
DRONE VIEW - LOOKING NORTHEAST

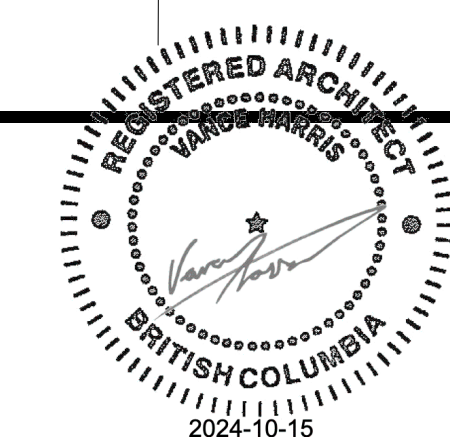
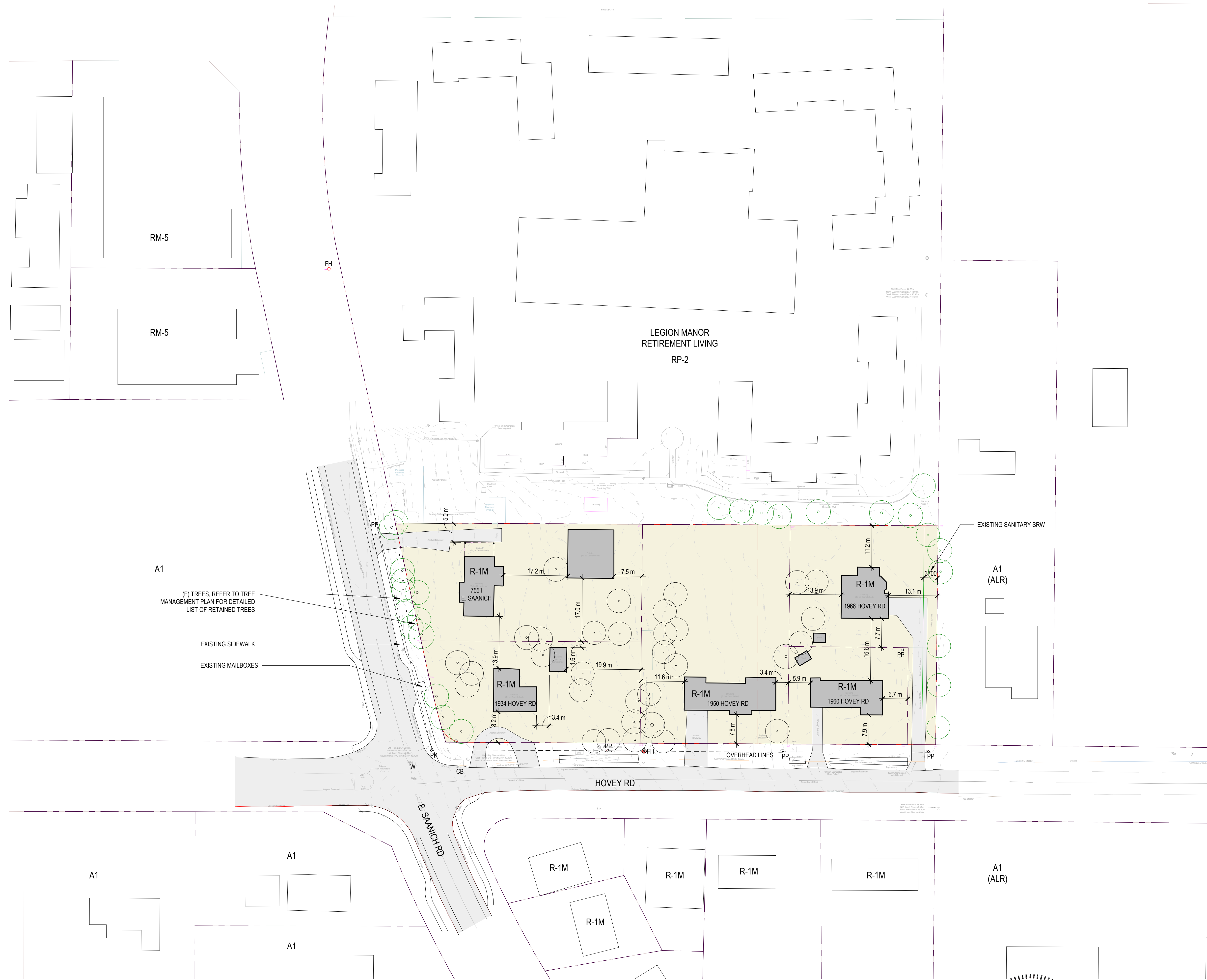


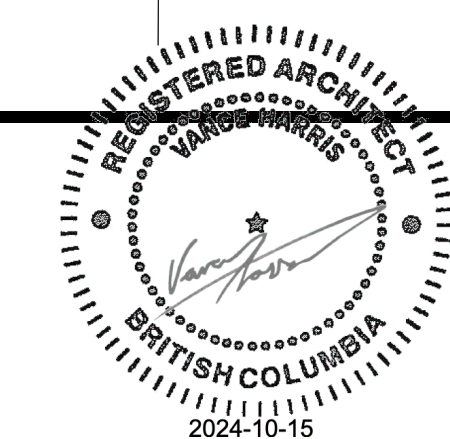
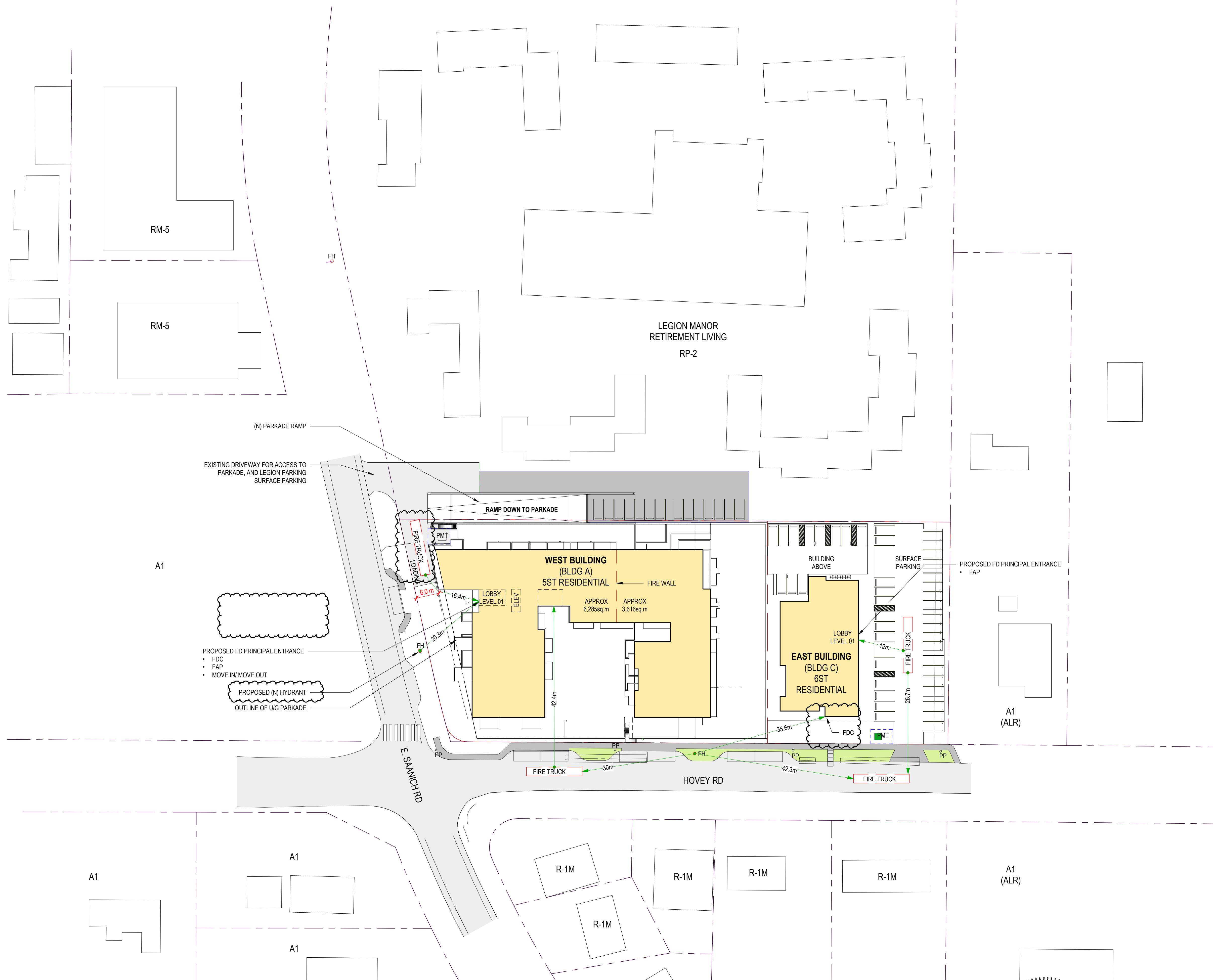
DRONE VIEW - LOOKING NORTHWEST



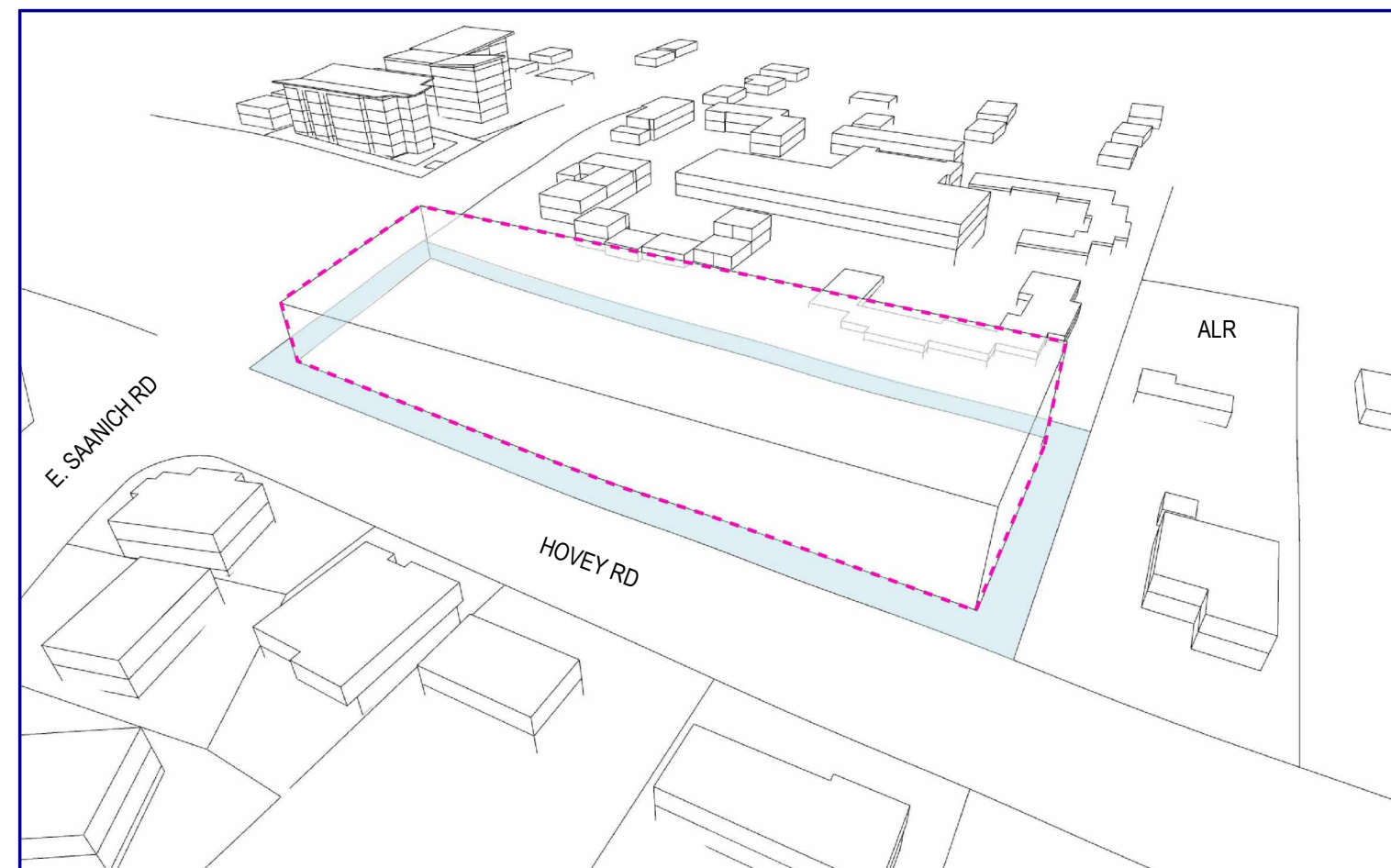
CENTRAL SAANICH URBAN CONTAINMENT BOUNDARY AND SITE LOCATION



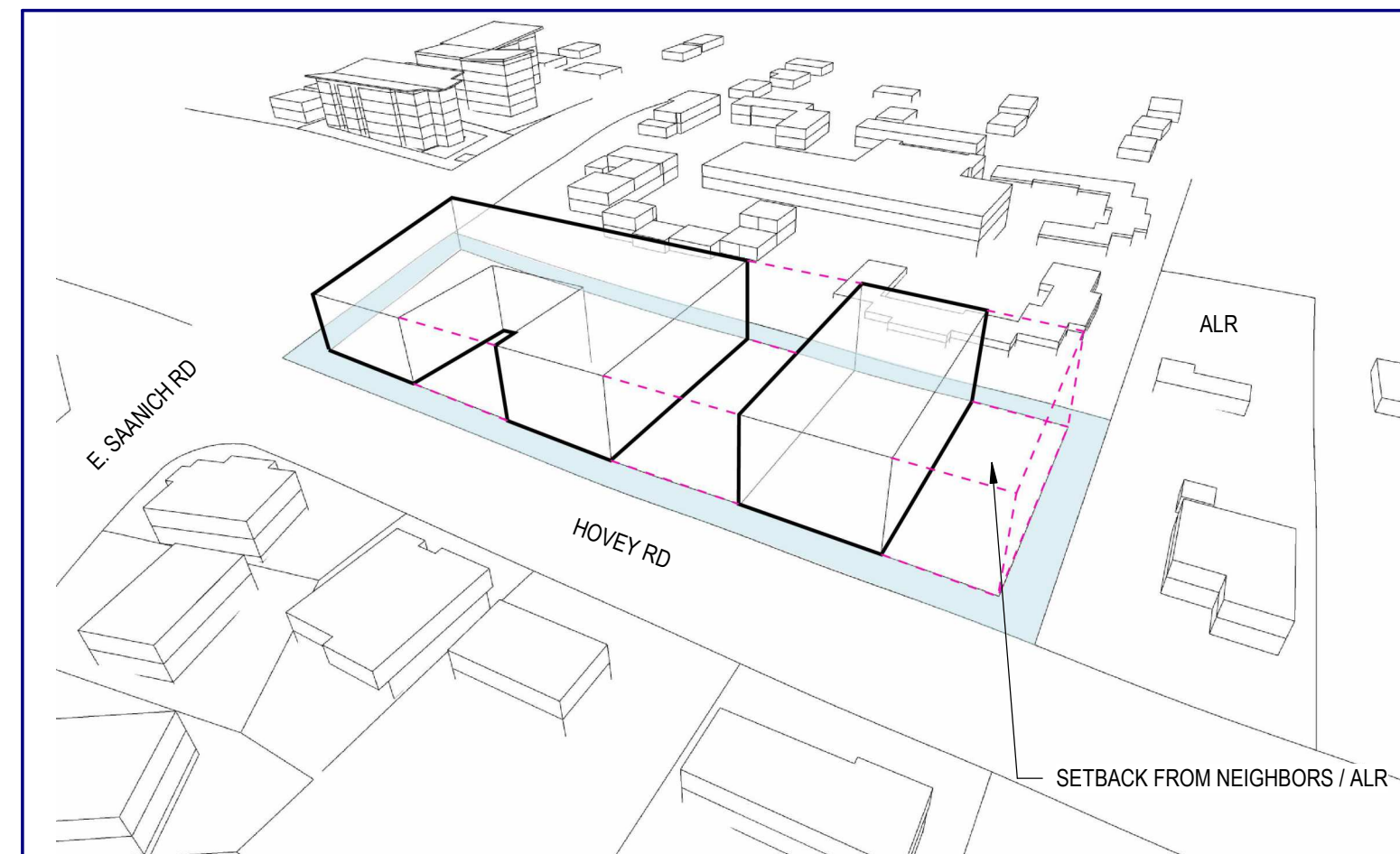




MASSING / LAYOUT



1. DEVELOPMENT ENVELOPE



2. SETBACKS AND BUILDING SEPARATION

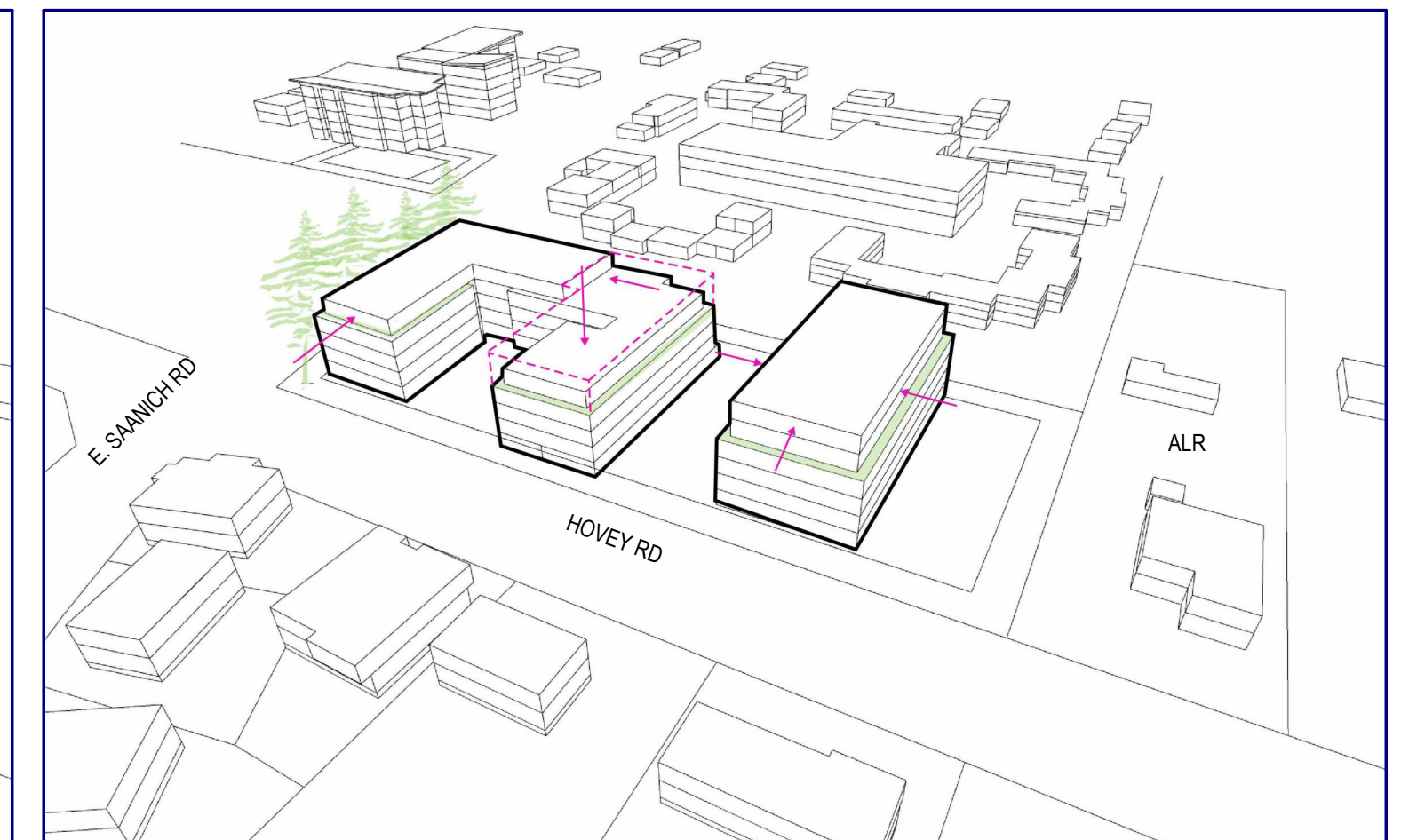
North-South Orientation
The buildings are oriented north-south. This orientation has several advantages, including maximizing sunlight penetration into the spaces between the buildings. It also ensures that sightlines across the site are maintained, creating a more open and connected feeling.



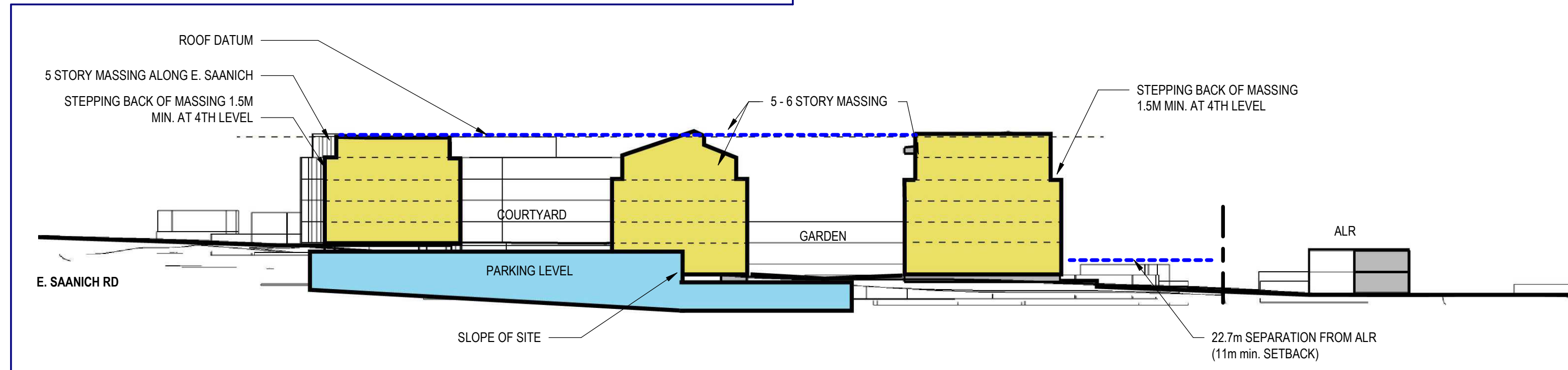
3. LANDSCAPE / ORIENTATION TO STREET

Community Connection with Landscape
The design aims to visually connect the buildings with the Legion Building to the north. A network of gardens and open spaces are woven through the site, which will enhance the overall sense of a community and provide green spaces for residents or visitors. These spaces will encourage interaction among residents, and will include courtyards, rooftop gardens, and shared lounges, fostering a sense of community within the rural setting.

Orientation Along Hovey Rd
The short sides of the buildings are aligned along Hovey Rd. This alignment is chosen to reduce the perceived scale of the buildings. By doing so it will break up the scale of built form when viewed from this road.



4. PUSH / PULL THE TOP FLOORS



Massing and Slope Grade
The massing of the buildings is designed in a way that allows them to follow the sloping grade of the land while maintaining a consistent height.

The building's ground floor plates step down with natural grade, allowing them to have entry conditions that seamlessly respond to their surroundings.



5. PUSH / PULL ELEVATIONS TO FURTHER BREAK DOWN SCALE

FORM / CHARACTER

Scale and Massing

Through a combination of generous setbacks, and stepping back massing at the 4th floor, in addition to breaking up the upper floors with smaller roof forms, the project aims to soften the transition of this multistory, multifamily building with it's one and two story neighbors.

Setbacks and Spacing

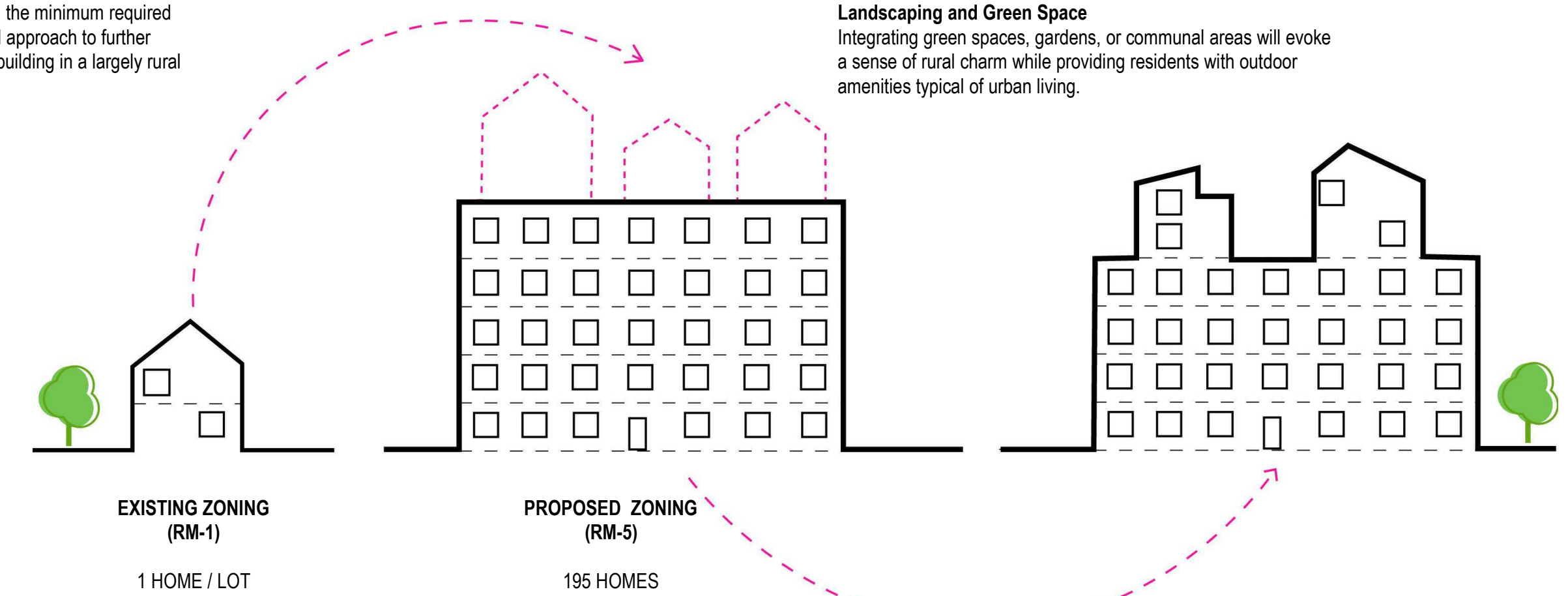
Providing additional setbacks beyond the minimum required distances to neighbors is a thoughtful approach to further minimize the impact of a multifamily building in a largely rural single-family neighborhood.

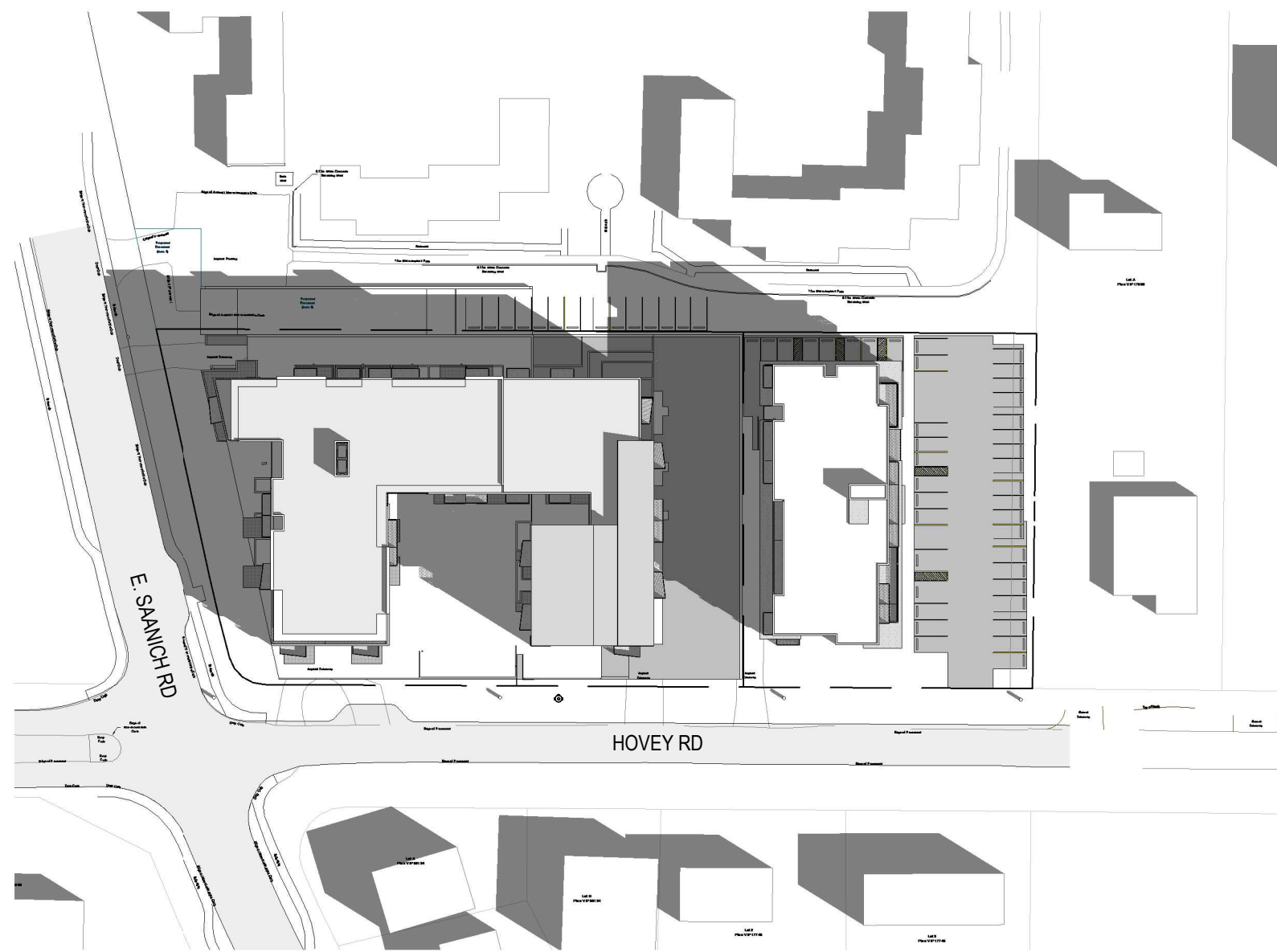
Architectural Style and Design

The architecture combines the honesty and simplicity of agricultural buildings with the practicality and durability required for a modern structure. The hope is to create a strong connection to the rural surroundings and contribute to a timeless, functional design. We are capitalizing on a unique sense of place and identity.

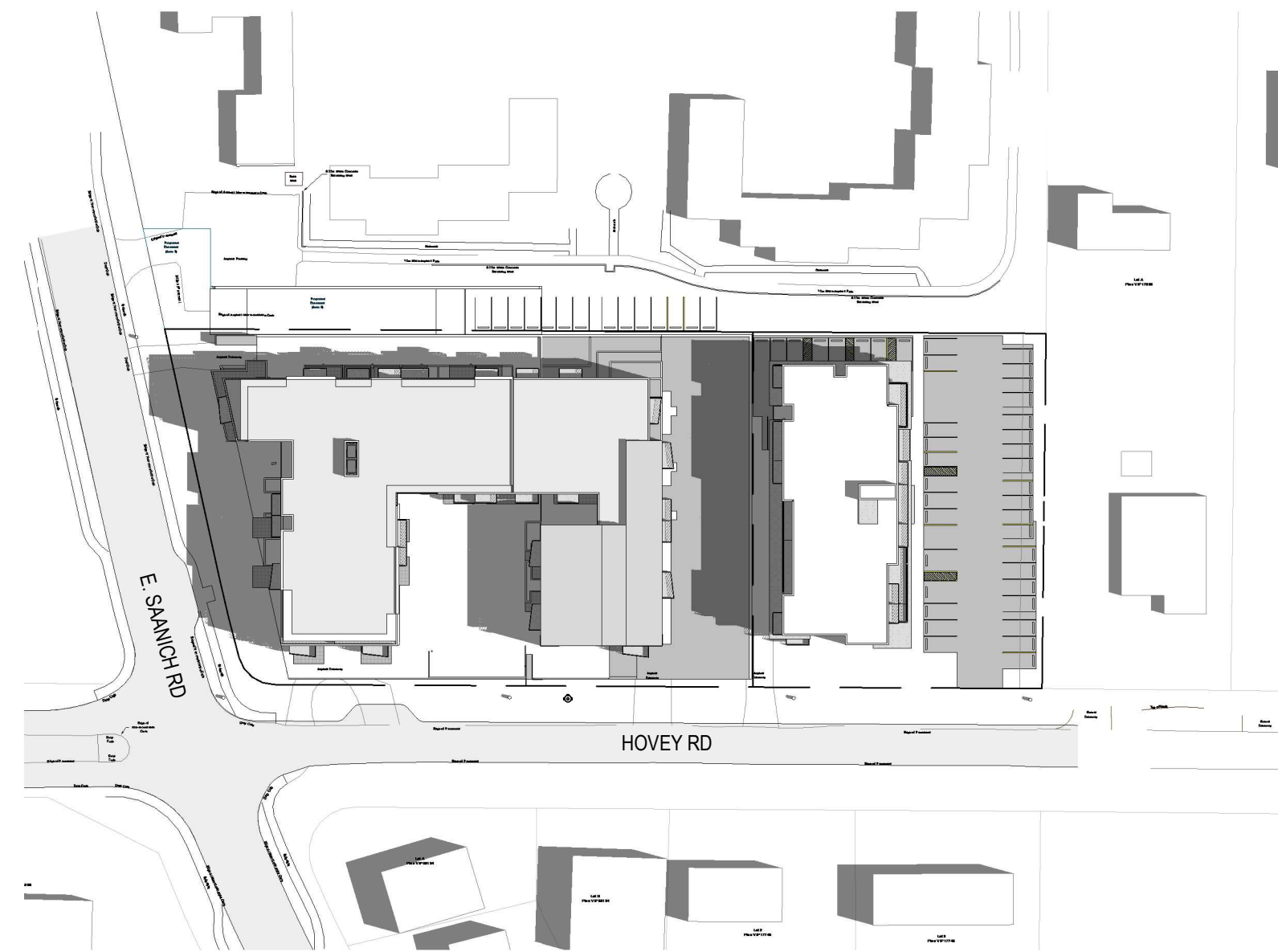
Landscaping and Green Space

Integrating green spaces, gardens, or communal areas will evoke a sense of rural charm while providing residents with outdoor amenities typical of urban living.

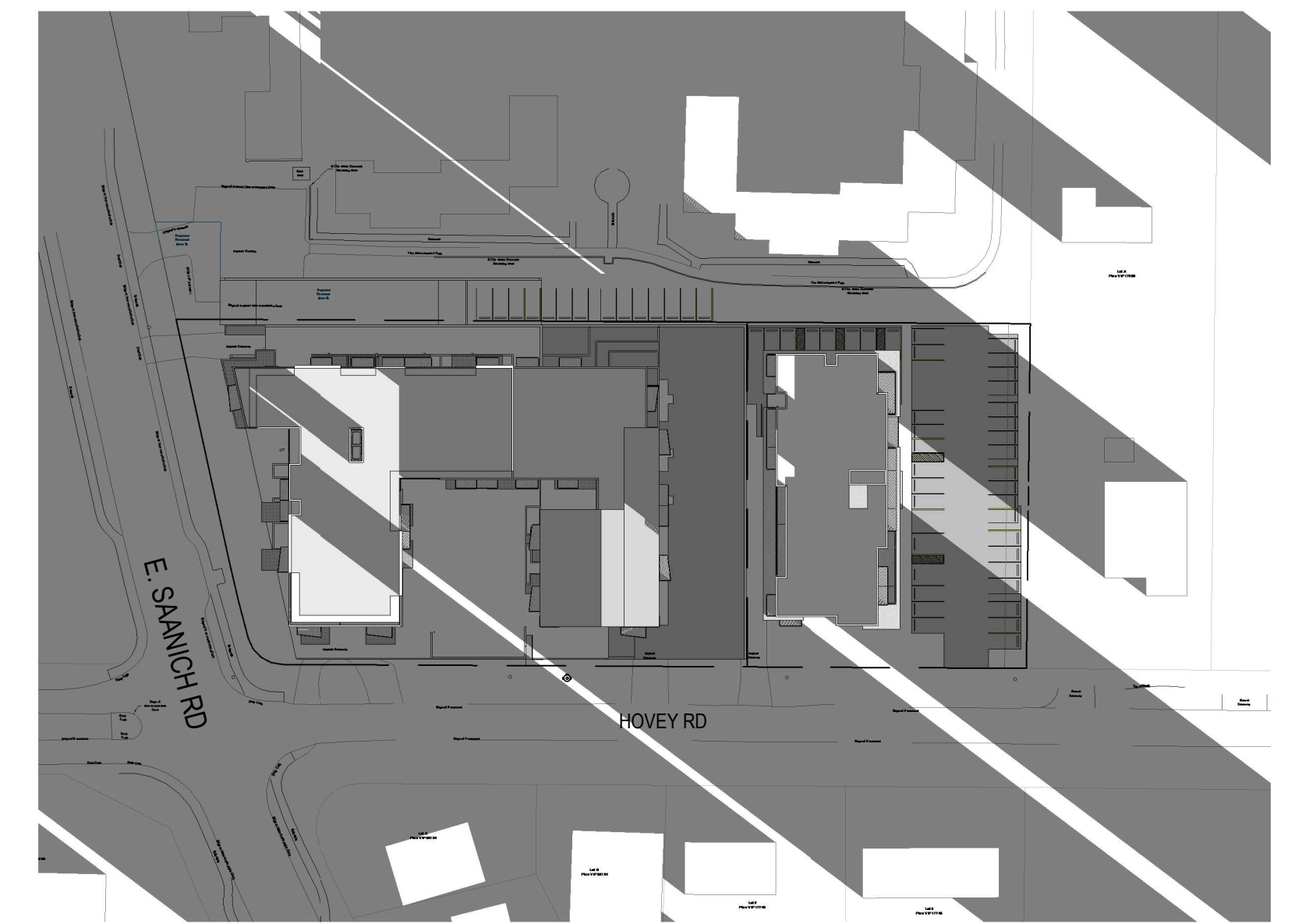




MARCH 21 9AM



JUNE 21 9AM



DEC 21 8AM



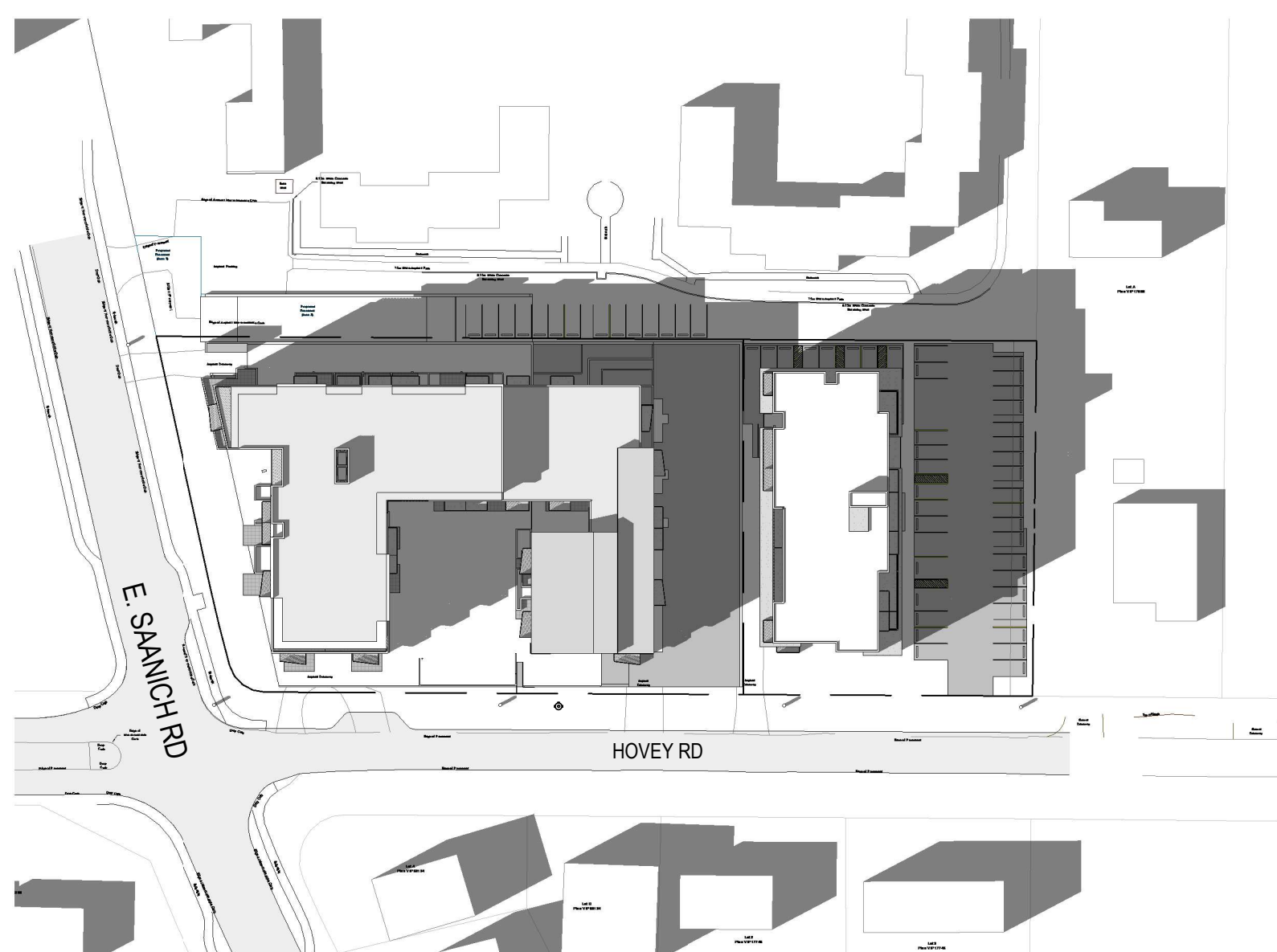
MARCH 21 12PM



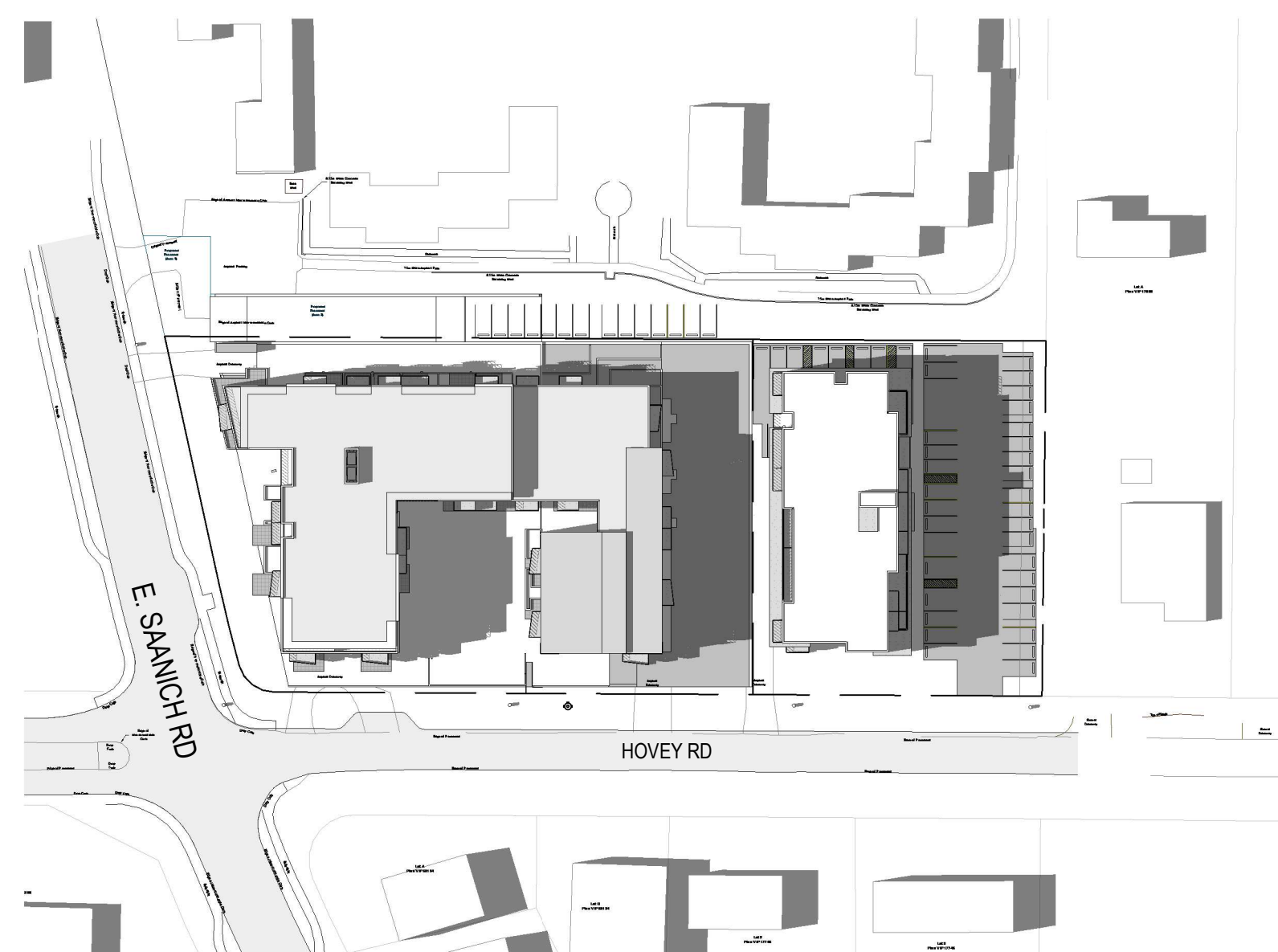
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MARCH 21 4PM



JUNE 21 4PM



DEC 21 3PM



PARTIAL BUILDING ELEVATION
(EAST BUILDING SHOWN)

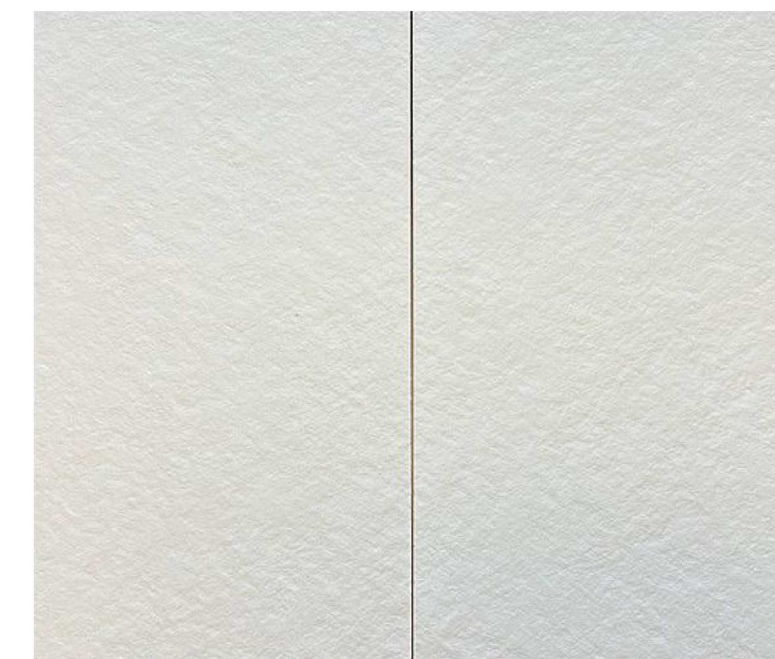
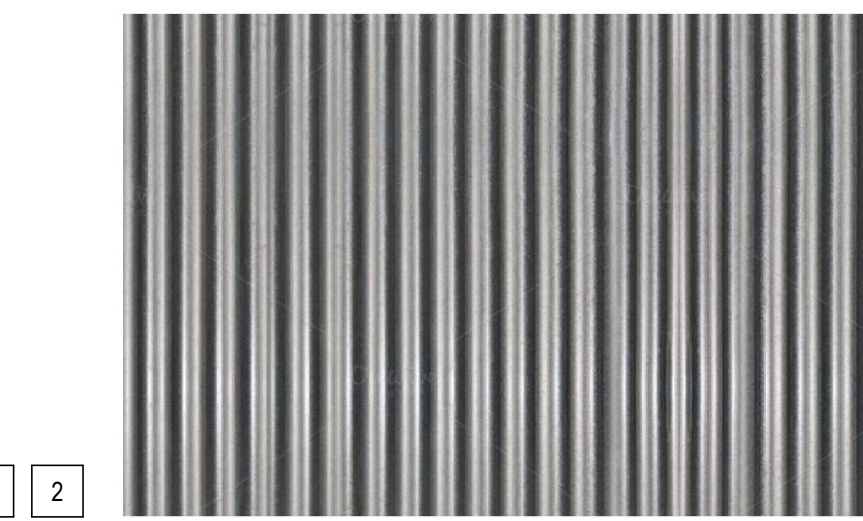
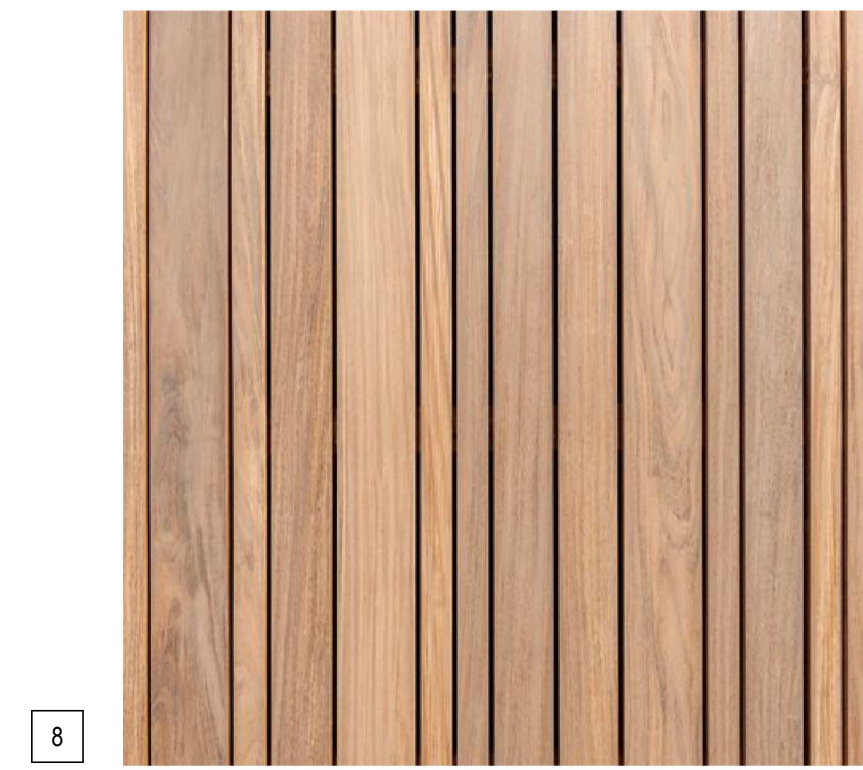


PARTIAL BUILDING ELEVATION
(WEST BUILDING SHOWN)

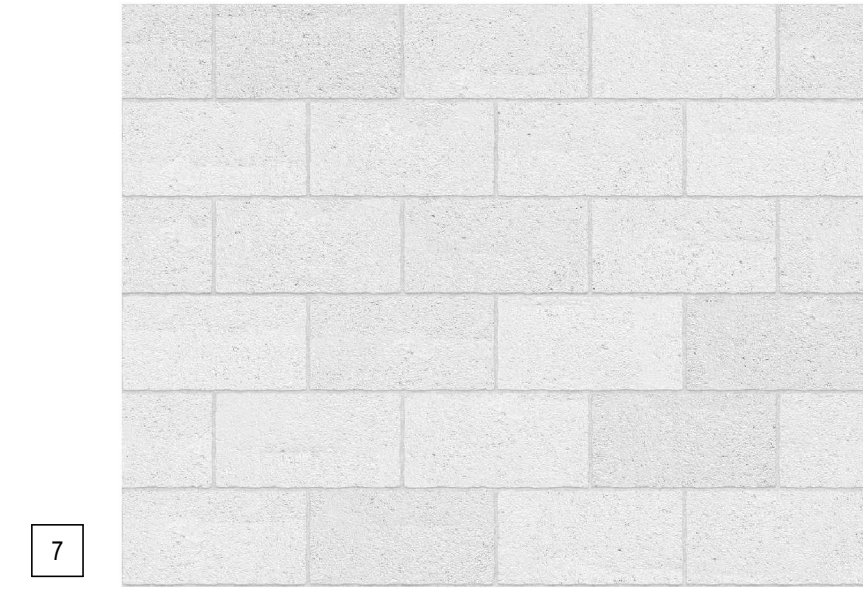
MATERIAL PALLETTE INSPIRATION

This material palette combines the honesty and simplicity of agricultural buildings with the practicality and durability required for a modern structure. The hope is to create a strong connection to the rural surroundings and contribute to a timeless, functional design, and create a unique sense of place and identity. Additionally, the choice of materials in this palette can be complemented by the addition of color, and texture.

- **Corrugated Metal Siding:** Corrugated metal siding is a practical choice for both its durability and its visual appeal in an agricultural context. It's capable of withstanding the elements, and its simple, linear profile contributes to the rustic aesthetic.
- **Wide Vertical Planks:** Wide plank cladding is a traditional material found in rural and agricultural buildings
- **Concrete Block Base:** A concrete block base provides stability and a solid foundation for the structure. Concrete is a robust and low-maintenance material, making it suitable for the lower portion of the building. The contrast between concrete and the other materials can also add visual interest to the facade.



3 4 5
White Light Grey Dark Olive



MATERIAL LEGEND	
1	CORRUGATED METAL - NATURAL FINISH - RAINSCREEN ASSEMBLY, CORRUGATION VERTICALLY
2	FIBER CEMENT PLANKS - COLOUR 2 - 18in WIDE, RAINSCREEN ASSEMBLY, VERTICAL JOINTS, 10'-0" LENGTHS
3	FIBER CEMENT PLANKS - WHITE - 18in WIDE, RAINSCREEN ASSEMBLY, VERTICAL JOINTS, 10'-0" LENGTHS
4	FIBER CEMENT PLANKS - LIGHT GREY - 18in WIDE, RAINSCREEN ASSEMBLY, VERTICAL JOINTS, 10'-0" LENGTHS
5	FIBER CEMENT PLANKS - DARK OLIVE - 18in WIDE, RAINSCREEN ASSEMBLY, V = VERTICAL, H = HORIZ JOINTS, 10'-0" LENGTHS
6	ALUMINUM PANEL - LIGHT GREEN - END OF BALCONY, BALCONY DIVIDERS DOOR FRAMES
7	CMU - EXPOSED, BASE OF BUILDING
8	SOFFIT - ALUMINUM SOFFIT PANELS, CLASS A
9	WINDOWS - VINYL WINDOW SYSTEM, BLACK
10	PATIO / BALCONY DOORS - FULL LITE, BLACK
11	BALCONY - VERTICAL STEEL PICKETS, PTD., ALUMINUM PANEL AT END, PTD.
12	FIRE RATED METAL DOOR WITH VIEWING PANEL, COLOUR MATCH TO ALUMINUM PANEL AND DOOR FRAMES
13	FIRE RATED METAL DOOR GREY



AERIAL VIEW OF PROPOSED PROJECT FROM SOUTHEAST



VIEW ALONG E. SAANICH ROAD, LOOKING NORTHEAST



DIALOG

VIEW ALONG HOVEY ROAD, LOOKING INTO THE WEST BUILDING COURTYARD



ENTRY TRELLIS / GATEWAY TO LEGION BUILDING



MAIN ENTRY ALONG HOVEY RD.



1 HOVEY ROAD ELEVATION
SCALE: 1 : 200

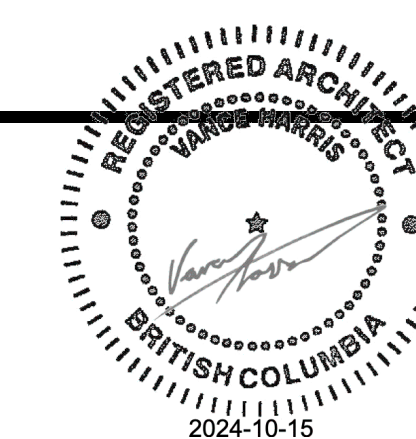
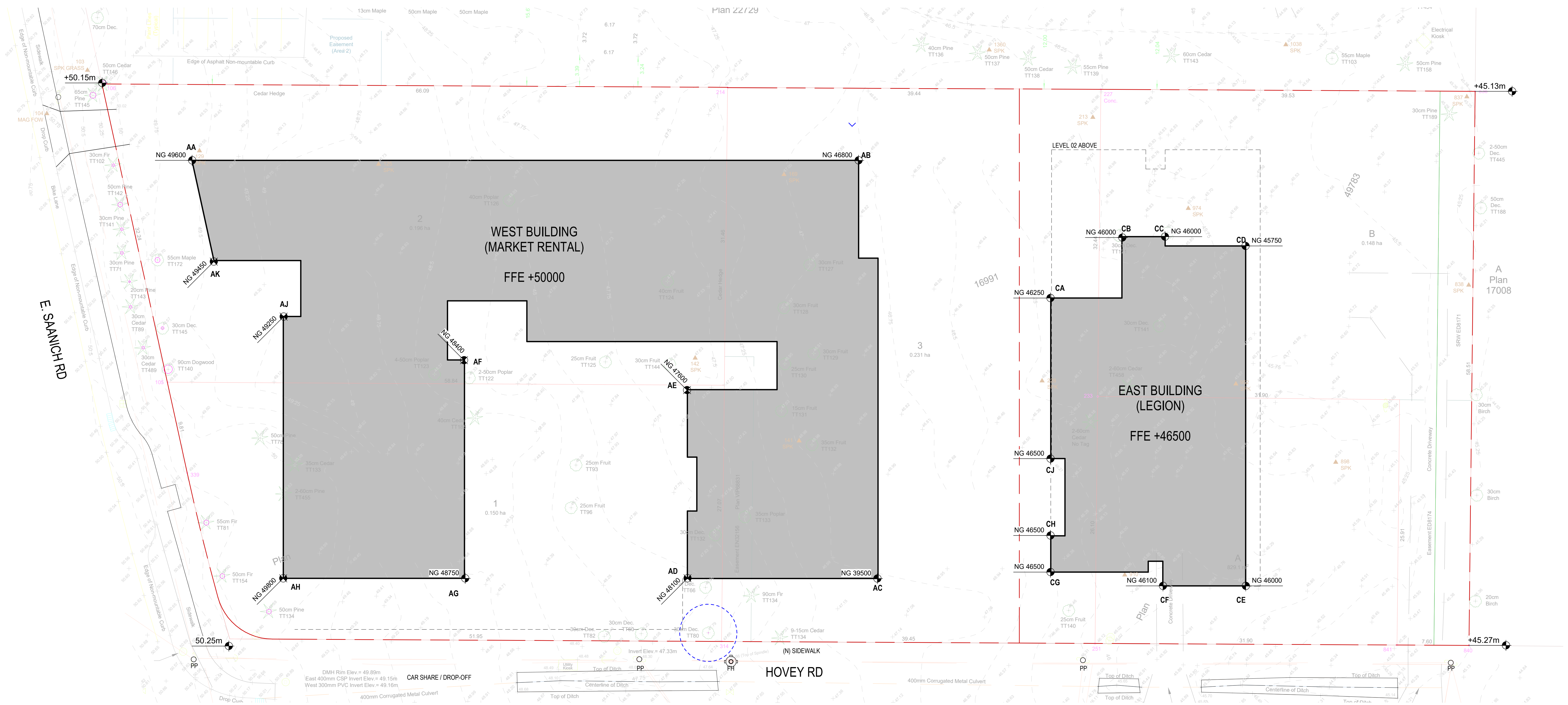


2 EAST SAANICH ROAD ELEVATION
SCALE: 1 : 200

AVERAGE GRADE CALCULATION

Lot 1 - West Bldg (Market Rental)		Lot 2 - East Bldg (Legion)	
Grade Points	Natural Grade	Grade Points	Natural Grade
AA	49600	CA	46250
AB	46800	CB	46000
AC	39500	CC	46000
AD	48100	CD	45750
AE	47600	CE	46000
AF	48400	CF	46100
AG	48750	CG	46500
AH	49800	CH	46500
AJ	48250	CJ	46500
AK	49450		
Natural Grade (Average)	47725	Natural Grade (Average)	46178

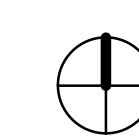
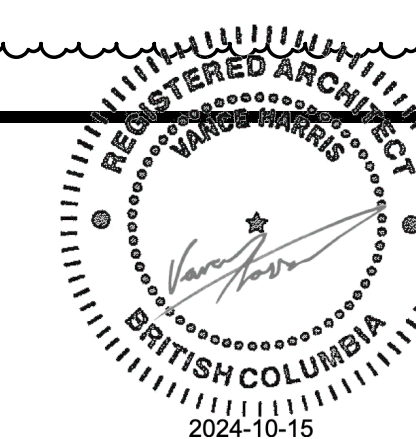
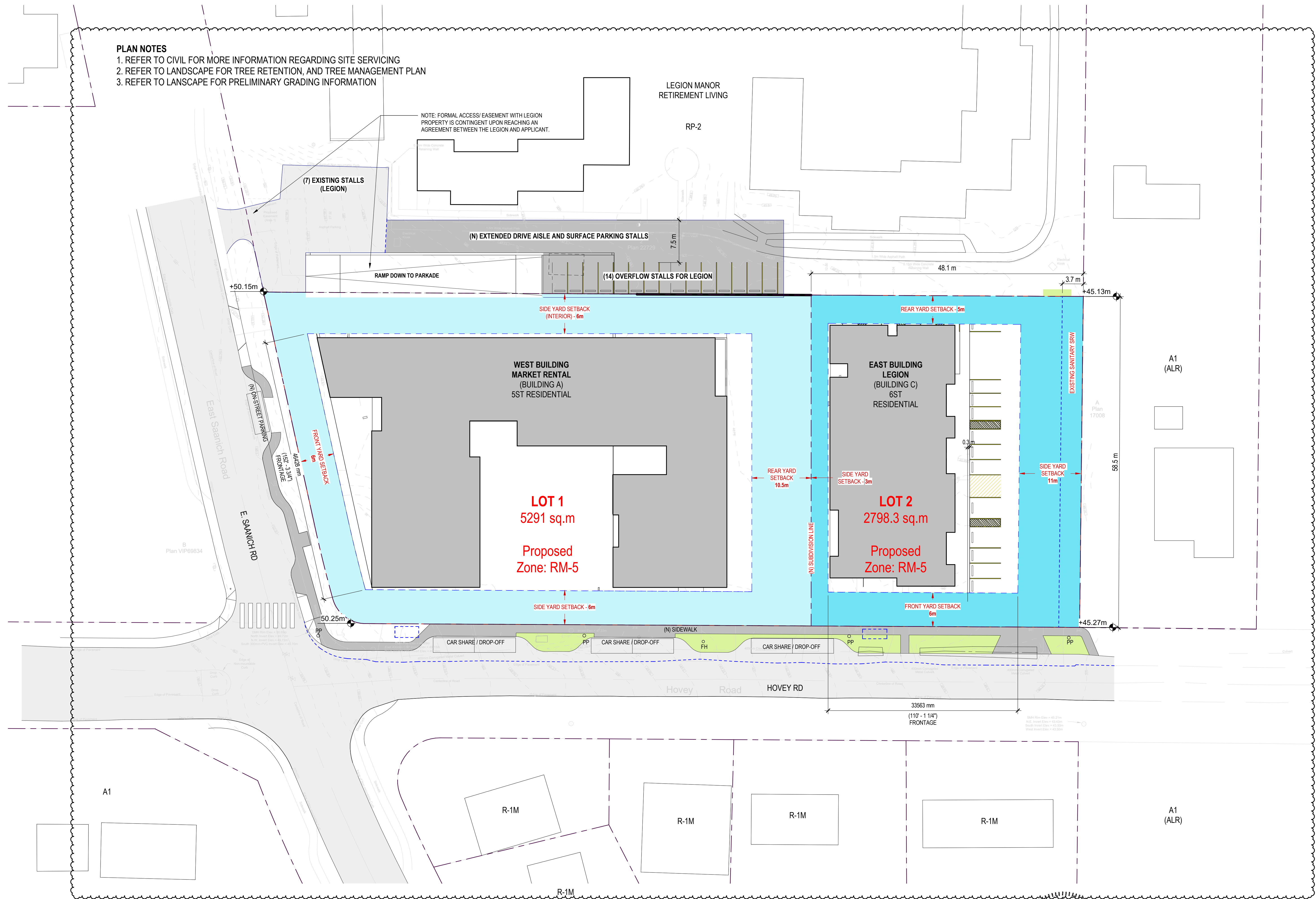
NOTE:
 "Natural Grade" means the average ground level recorded at the outermost corners of a building or proposed building as determined by survey and referenced benchmark prior to site preparation.



PLAN NOTES

1. REFER TO CIVIL FOR MORE INFORMATION REGARDING SITE SERVICING
2. REFER TO LANDSCAPE FOR TREE RETENTION, AND TREE MANAGEMENT PLAN
3. REFER TO LANDSCAPE FOR PRELIMINARY GRADING INFORMATION

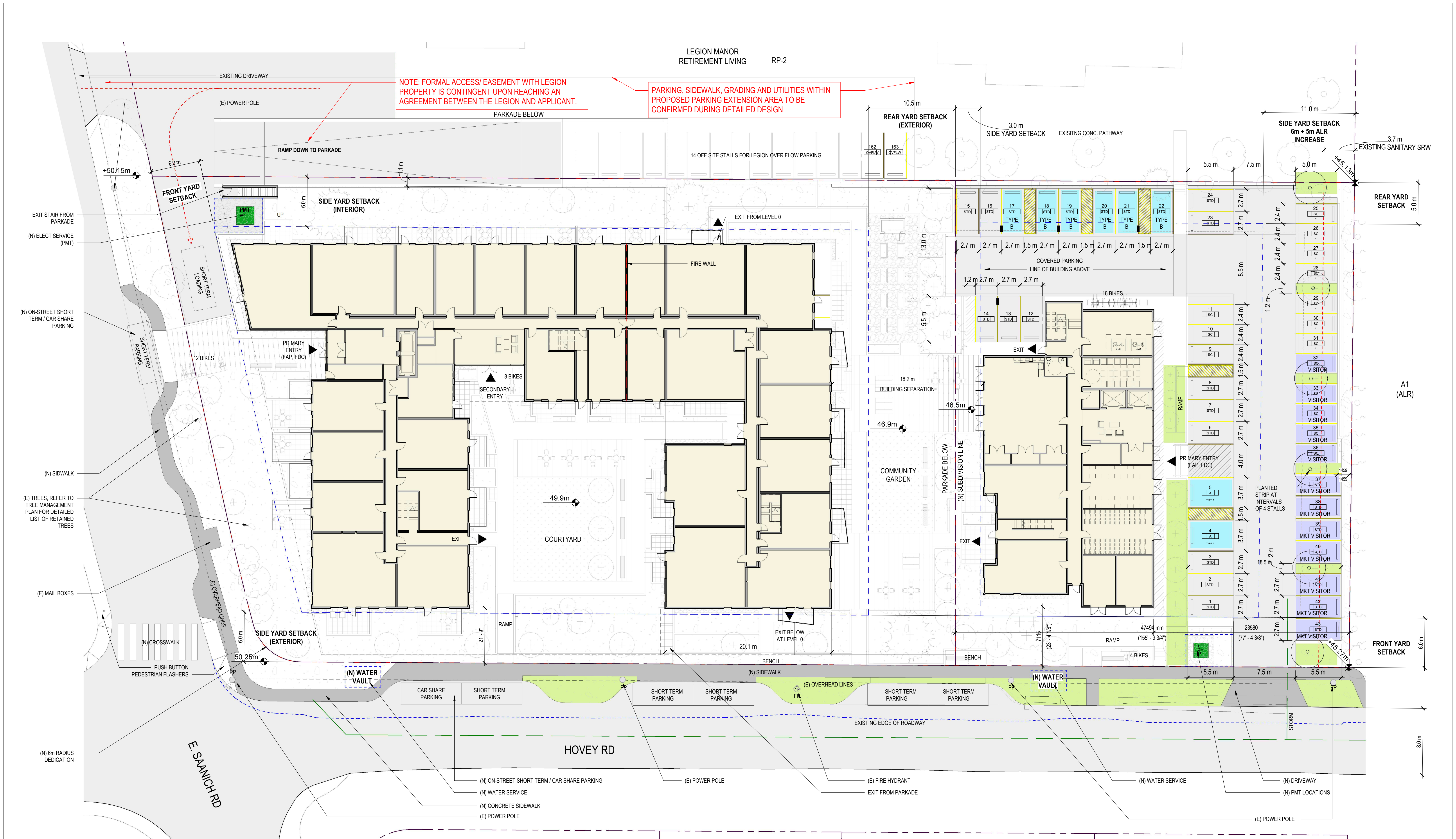
NOTE: FORMAL ACCESS/ EASEMENT WITH LEGION PROPERTY IS CONTINGENT UPON REACHING AN AGREEMENT BETWEEN THE LEGION AND APPLICANT.



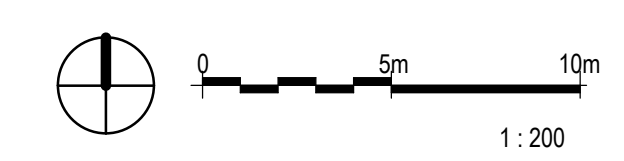
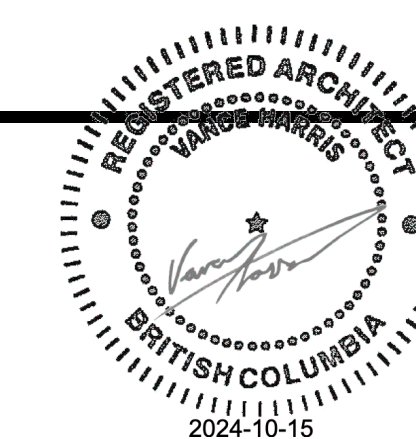
LEGION MANOR
RETIREMENT LIVING RP-2

NOTE: FORMAL ACCESS/ EASEMENT WITH LEGION PROPERTY IS CONTINGENT UPON REACHING AN AGREEMENT BETWEEN THE LEGION AND APPLICANT.

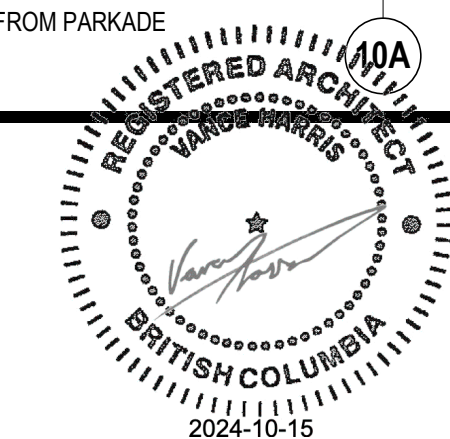
PARKING, SIDEWALK, GRADING AND UTILITIES WITHIN PROPOSED PARKING EXTENSION AREA TO BE CONFIRMED DURING DETAILED DESIGN



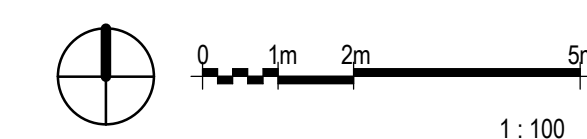
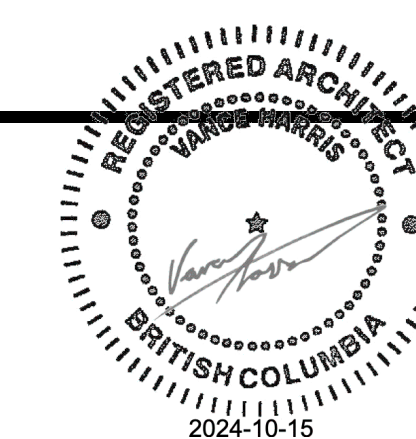
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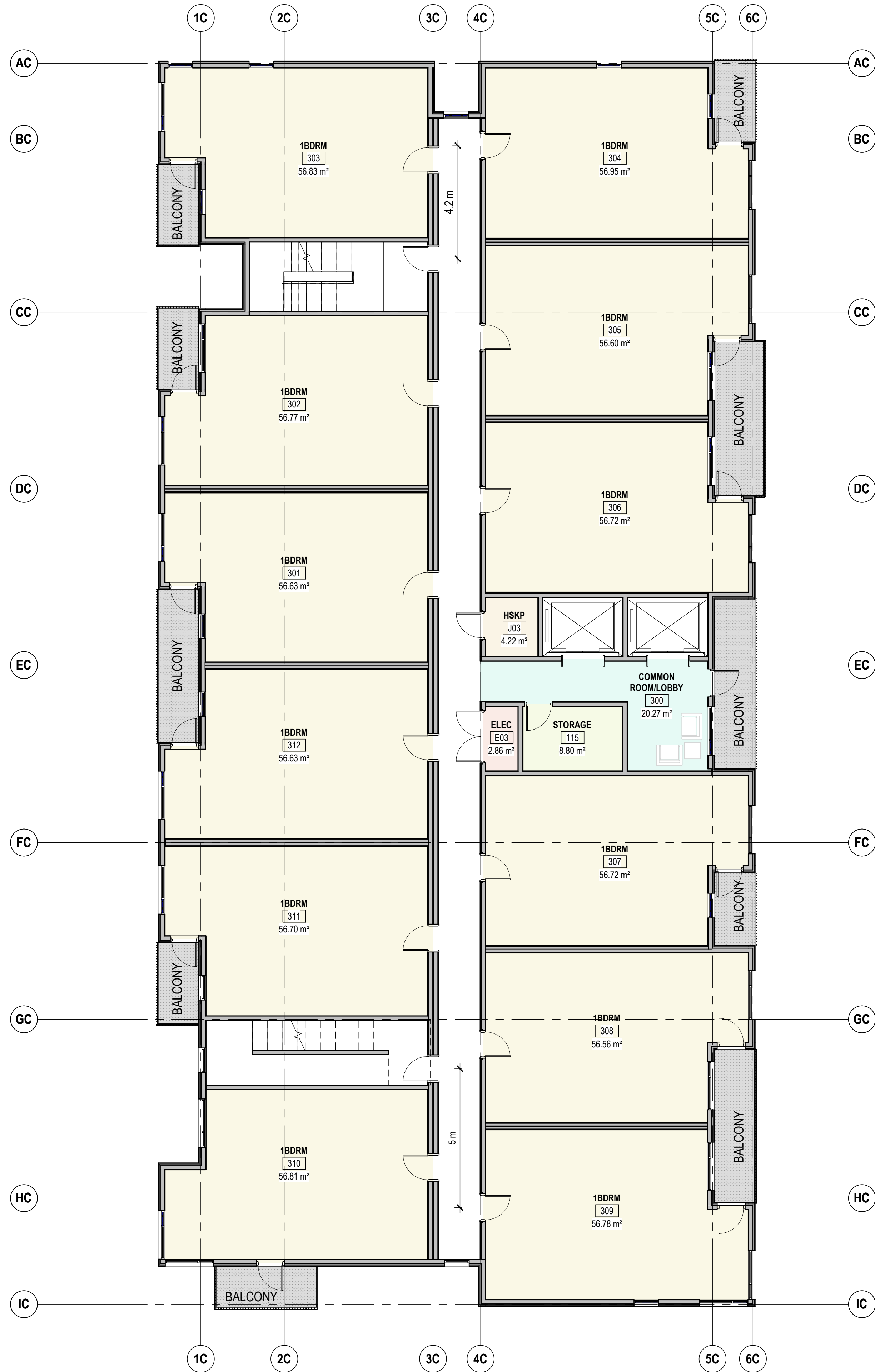




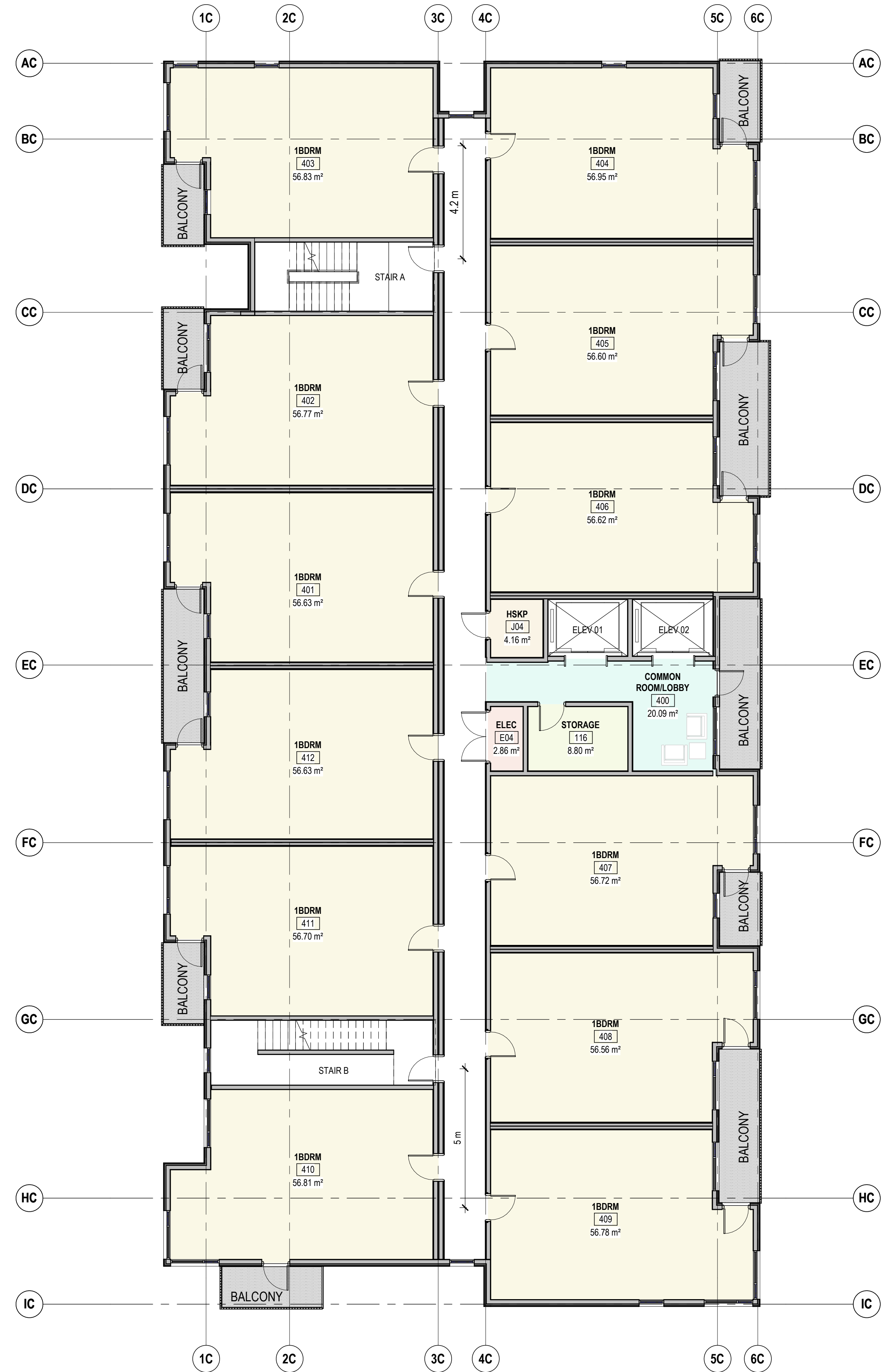
1 LEGION_LEVEL 01
DP2.08 SCALE: 1:100



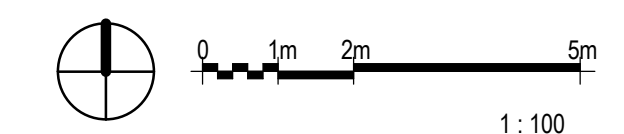
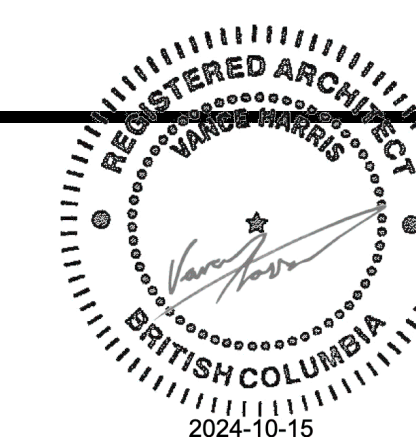
2 LEGION_LEVEL 02
DP2.08 SCALE: 1:100



1 LEGION_LEVEL 03
DP2.09 SCALE: 1:100



2 LEGION_LEVEL 04
DP2.09 SCALE: 1:100

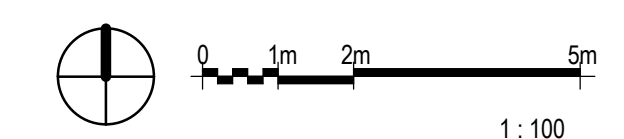
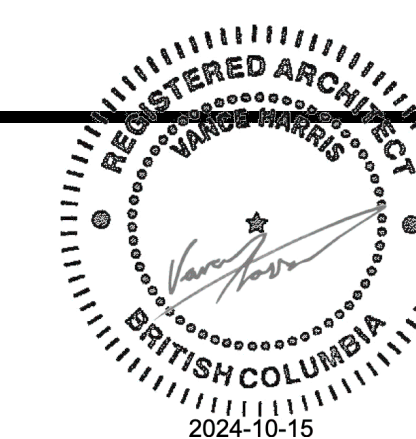


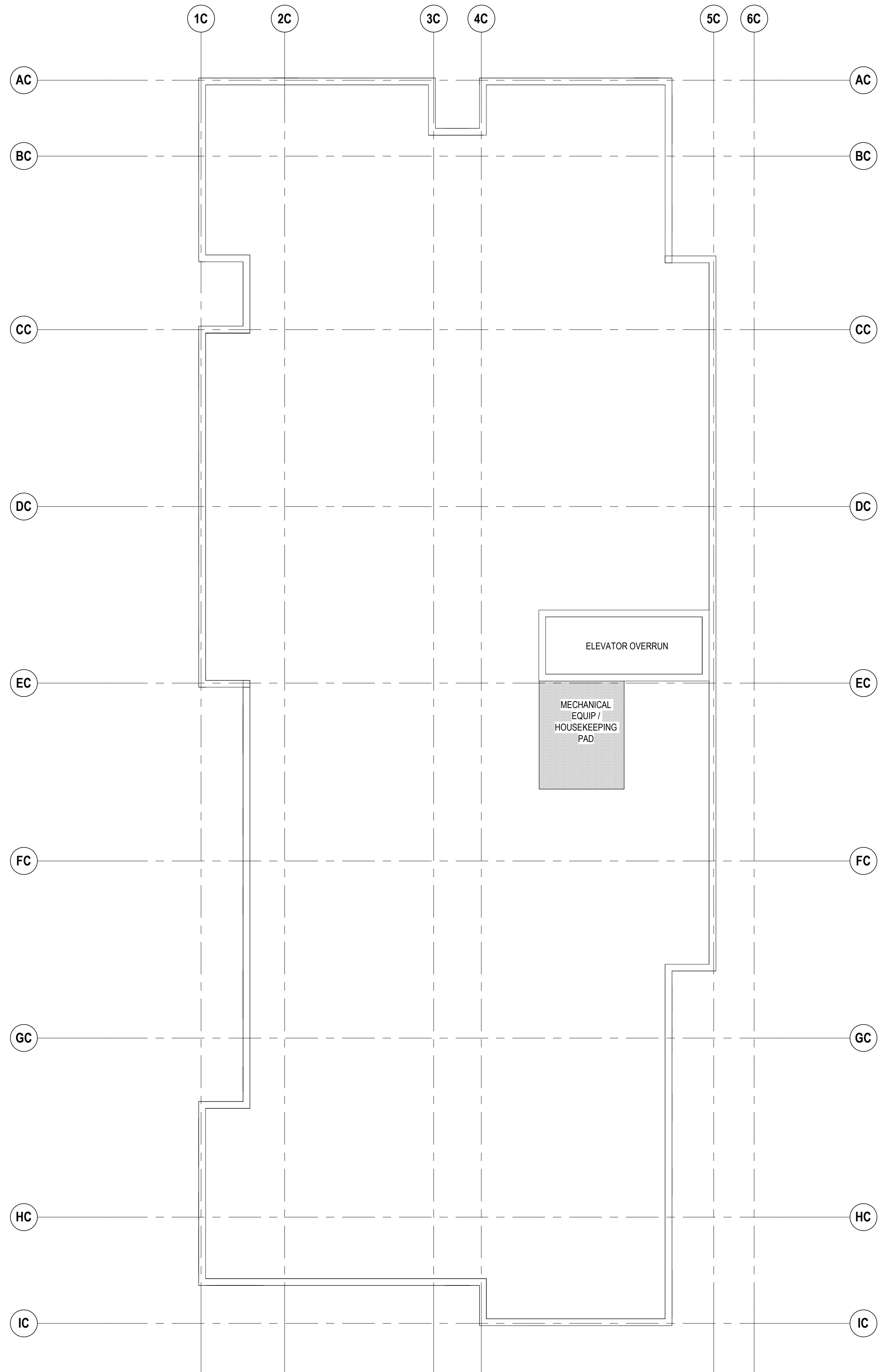


1 LEGION_LEVEL 05
DP2.10 SCALE: 1:100

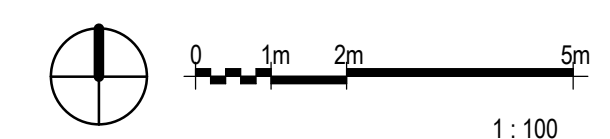
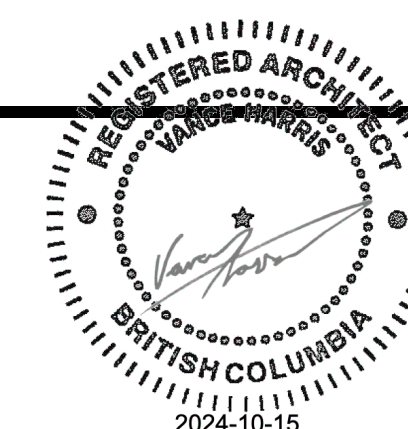


2 LEGION_LEVEL 06
DP2.10 SCALE: 1:100



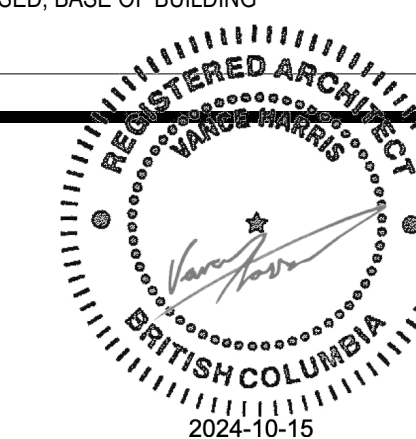


1 ROOF PLAN
 DP2.11 SCALE: 1:100





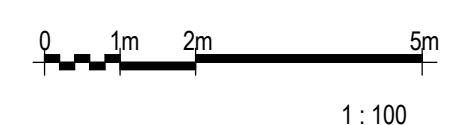
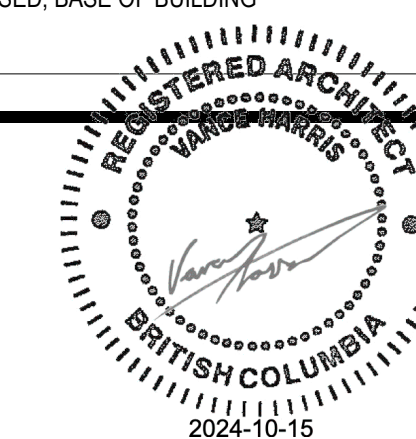
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13	FIRE RATED METAL DOOR GREY





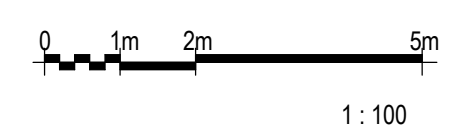
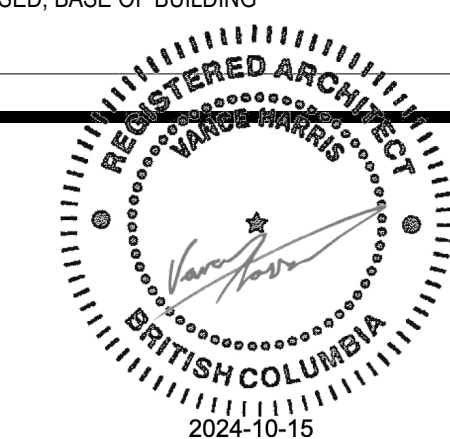
Average grade adjusted due to building footprint shift

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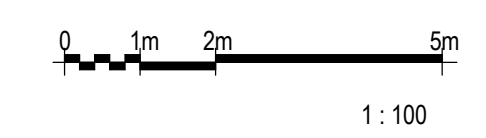
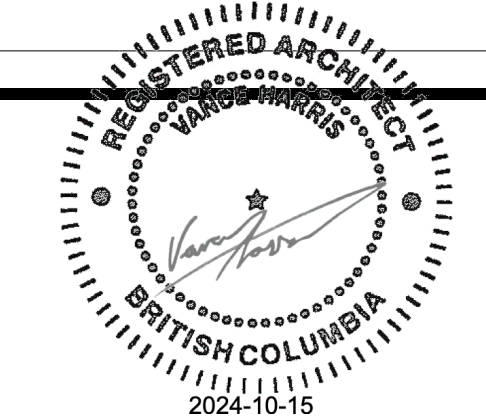


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1 DP_BLDG A - EAST COURTYARD ELEV
SCALE: 1:100



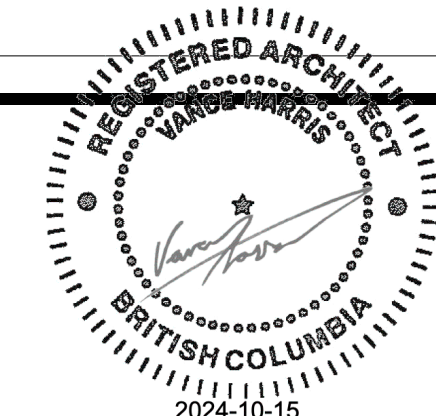
2 DP_BLDG A - WEST COURTYARD ELEV
SCALE: 1:100

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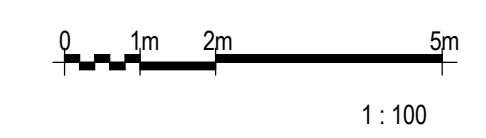
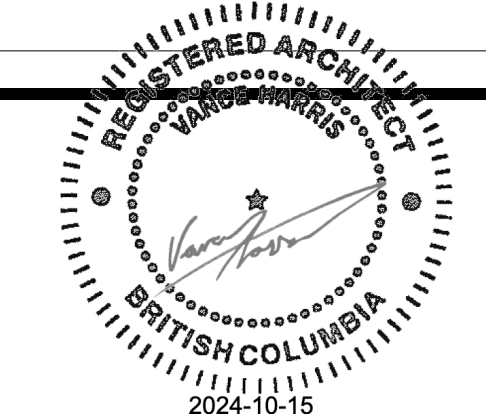
TRELLIS AT HOVEY RD ENTRY WAY TO LEGION

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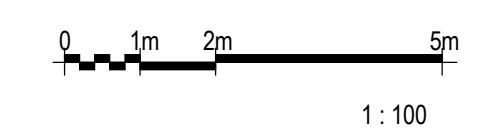
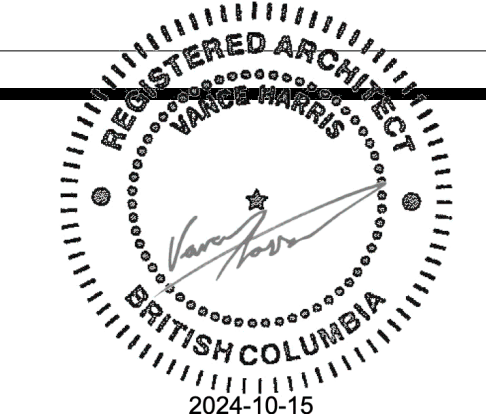


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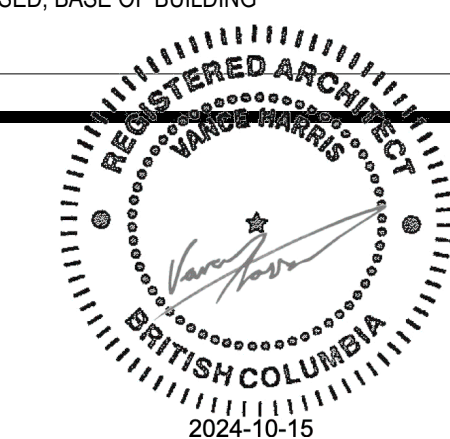


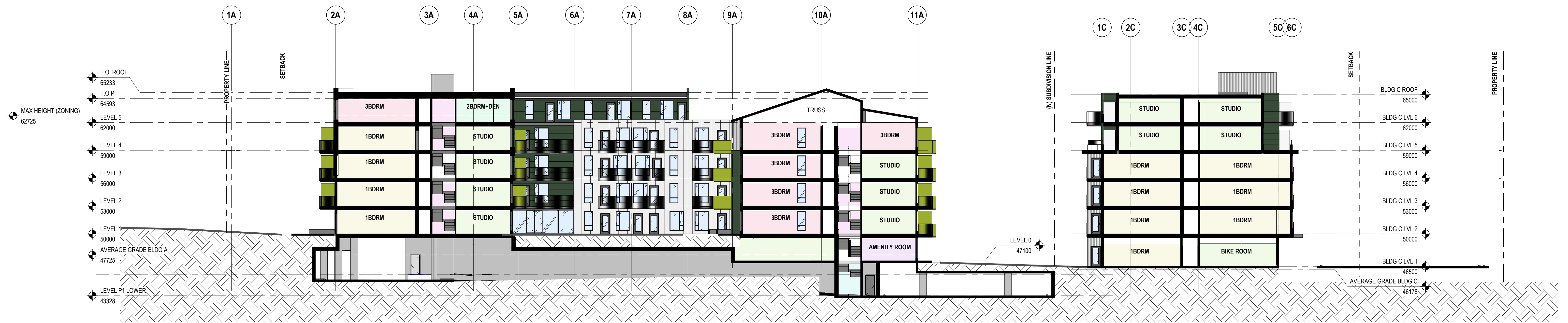
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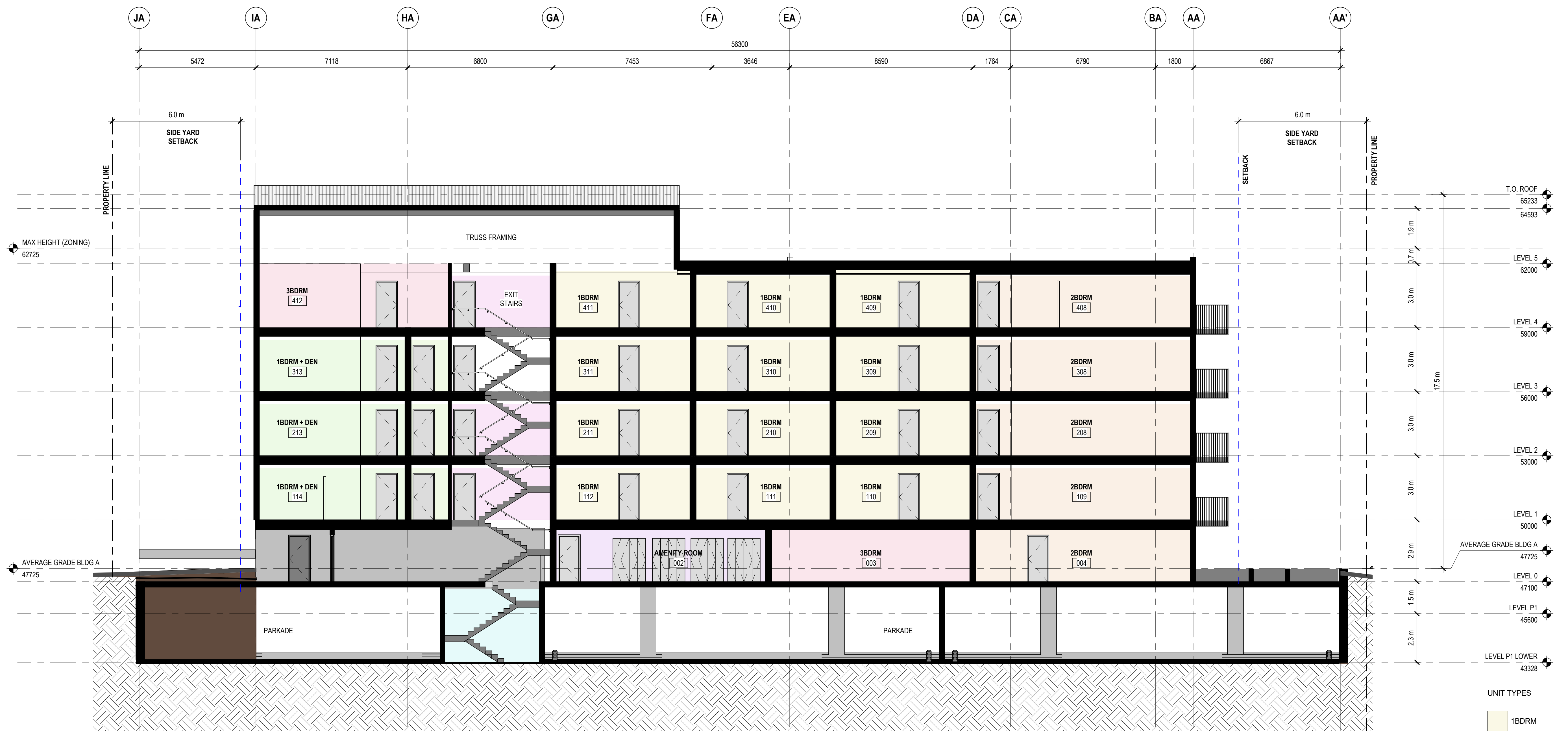




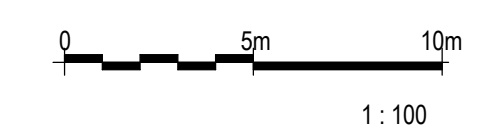
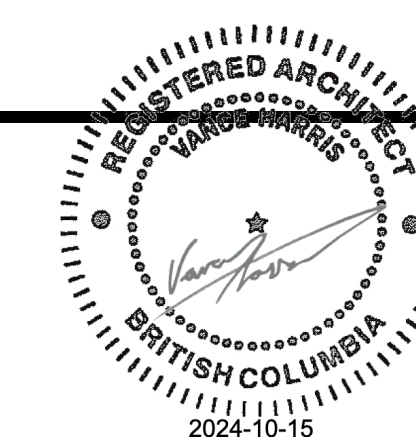
1 WEST - EAST SITE SECTION
 DP4.10 SCALE: 1:200

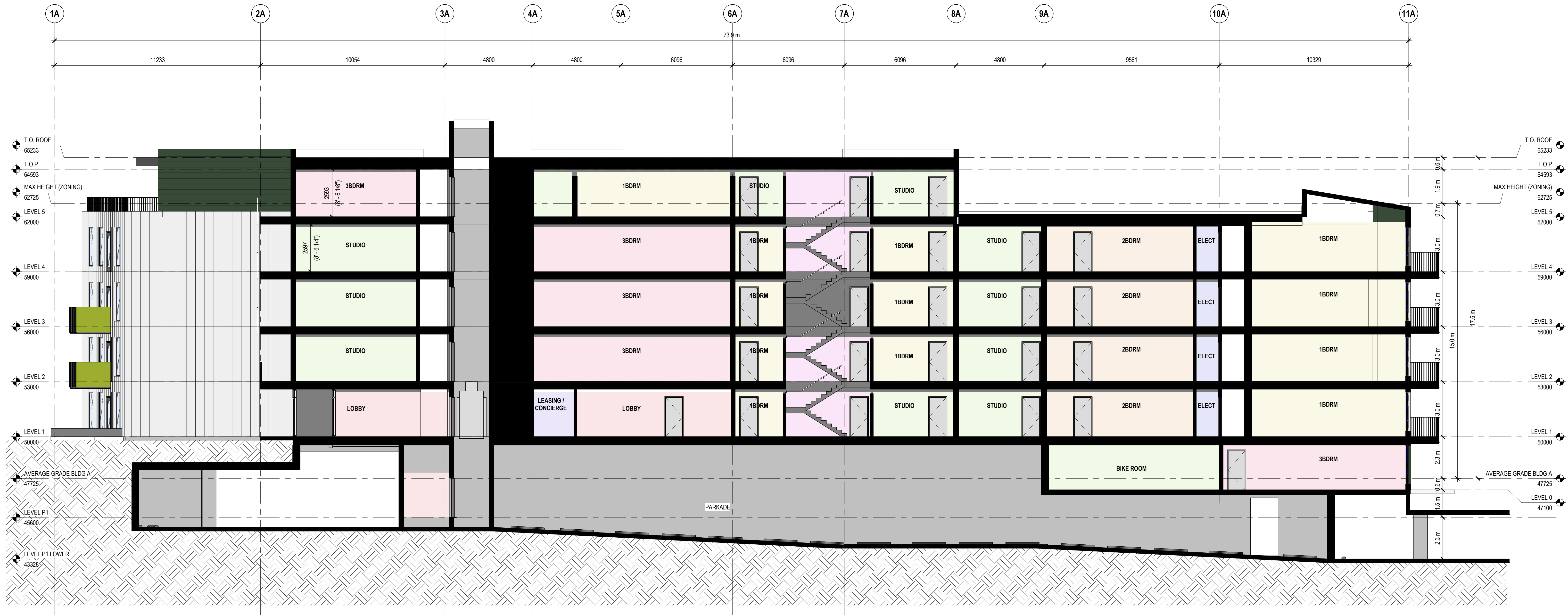


2 NORTH - SOUTH SITE SECTION - COUTYARD
 DP4.10 SCALE: 1:200



- UNIT TYPES
- 1BDRM
 - 1BDRM + DEN
 - 2BDRM
 - 3BDRM
 - AMENITY ROOM
 - ELECTRICAL
 - STAIR
 - STUDIO







- UNIT TYPES
- 1BDRM
 - COMMUNITY ROOM
 - STUDIO
 - W/C





- UNIT TYPES
- 1BDRM
 - COMMON ROOM/LOBBY
 - COMMUNITY ROOM
 - LOBBY
 - STUDIO

