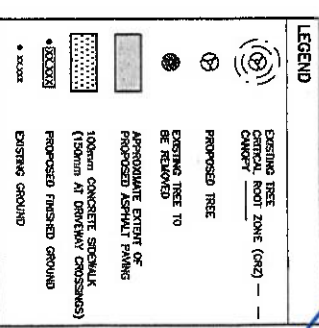
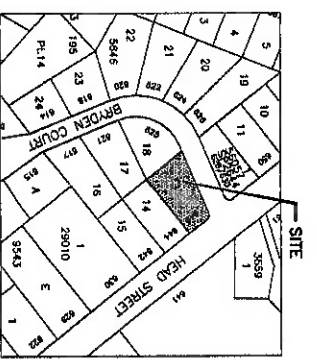
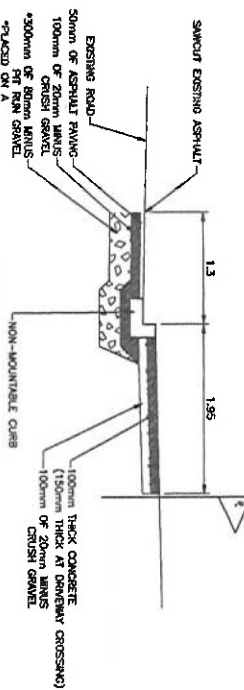
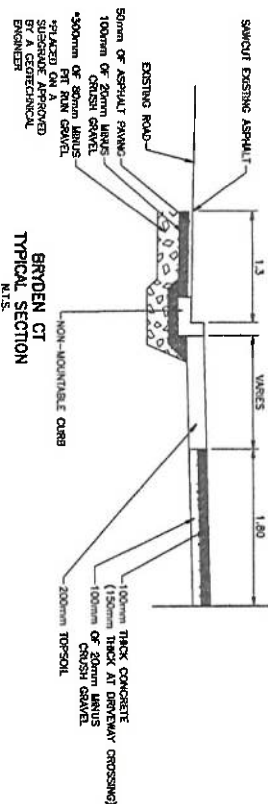
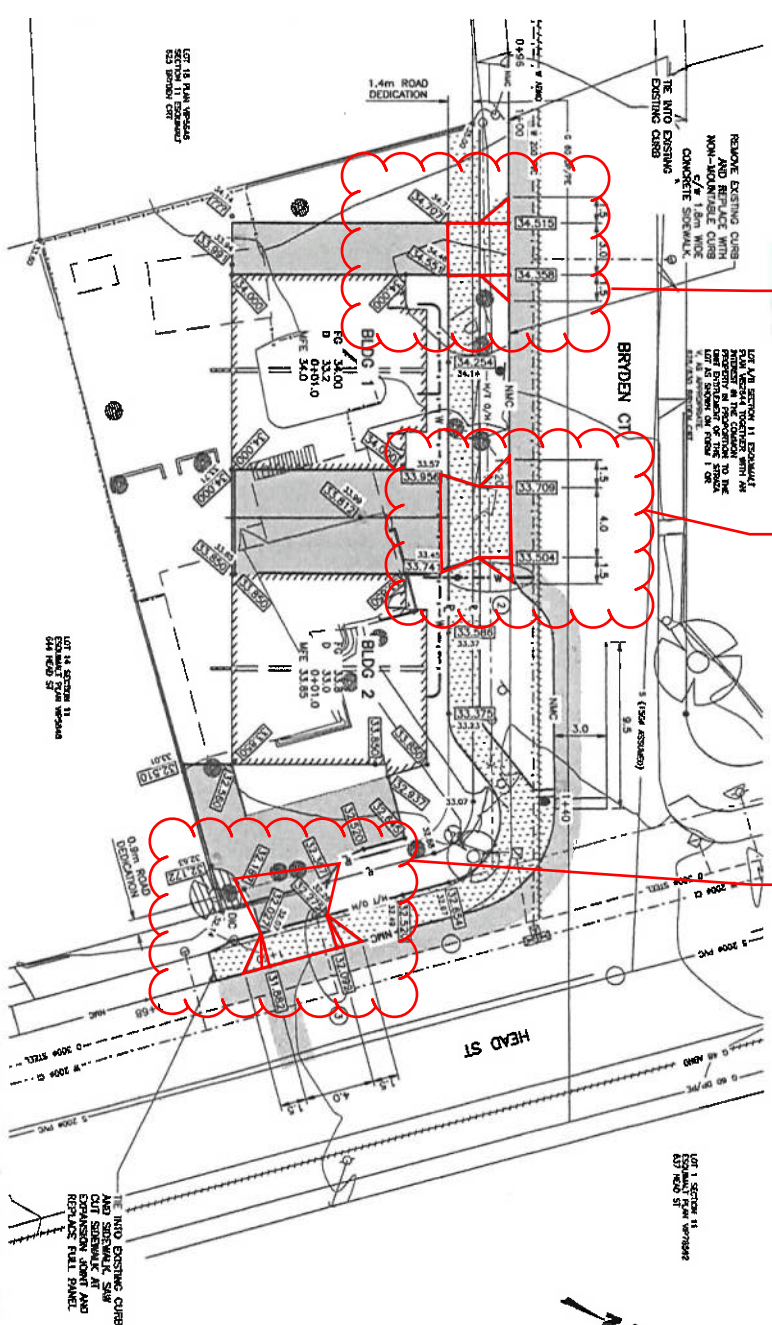
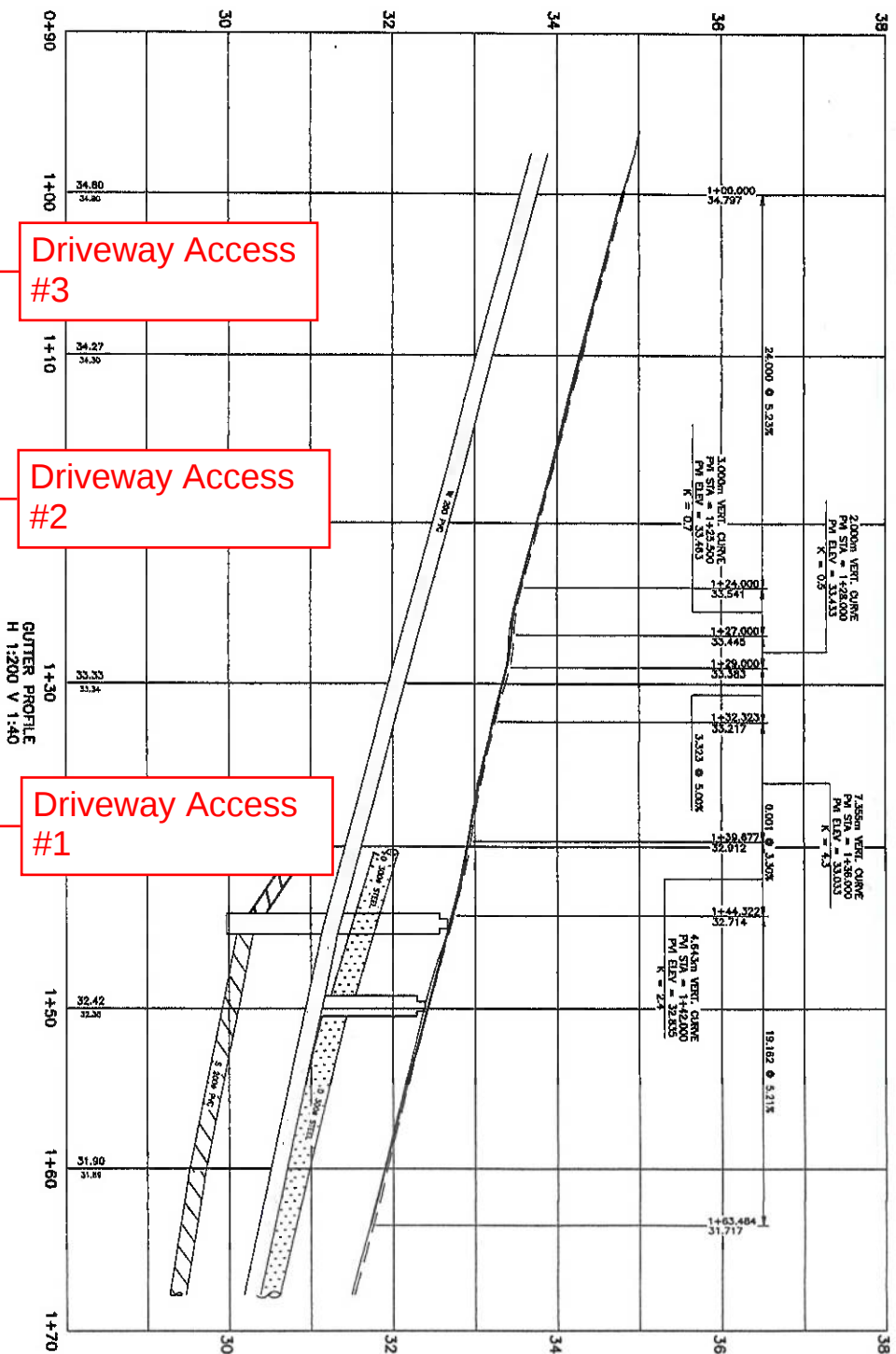


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ISLAND HEALTH PERMIT # W-S-

PRELIMINARY

LEGEND -- PROPOSED SERVICES SHOWN BOLD

[illegible]

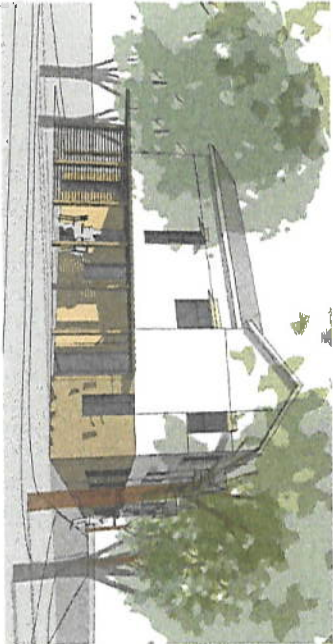
REVISIONS

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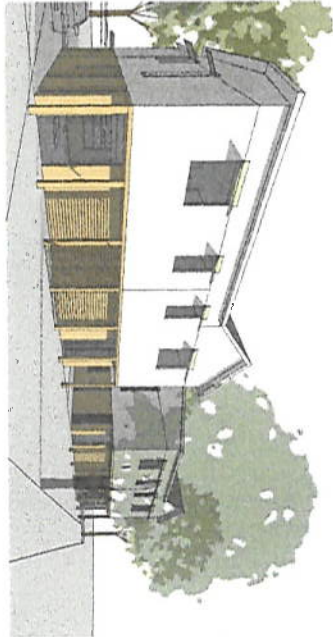

**WESTBROOK
Consulting Ltd.**
#115 - 866 Goldstream Ave., Victoria, BC V9B 0A3
Telephone: 250-391-8592 Facsimile: 250-391-8593

646 HEAD ST
ADRIAN CONWAY CARPENTER
GRADING PLAN
LOCATION PLAN
GENERAL NOTES & TYPICAL SECTIONS

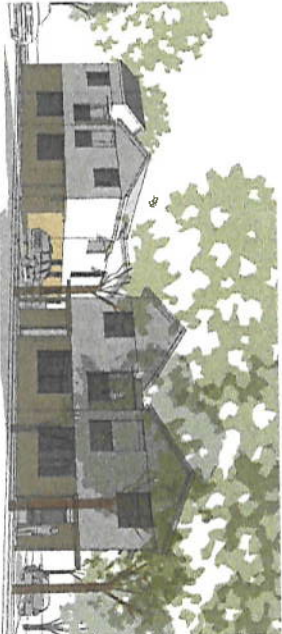
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	SHEET 1 OF 2	REV.
WESTBROOK DRAWING No.		



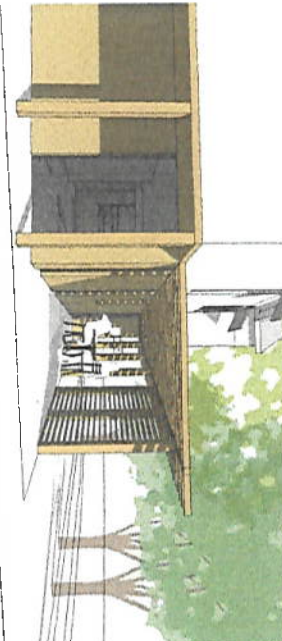
REAR YARD



BRYDEN COURT & HEAD STREET



BRYDEN COURT



HEAD STREET

SITE SYMBOL LEGEND

	DRAW
	SPACE
	TO BE TO BE REMOVED
	ARTICULATING

AVERAGE GRADE BUILDING A

GRADE	AVERAGE	DISTANCE	TOTAL
96 m	34.44 m	34.22 m	344.25 m
44 m	34.43 m	2.30 m	79.21 m
43 m	34.01 m	7.00 m	292.54 m
01 m	33.95 m	2.30 m	78.18 m
3 96	34.50 m	10.06 m	344.38 m
AVERAGE GRADE		31.72 m	1078.34 m
		33.82	

Average

AVERAGE GRADE BUILDING B					
POINTS	GRADE	AVERAGE	DISTANCE	TOTAL	
GH	33.85 m	33.76 m	33.81 m	10.06 m	340.13 m
HJ	33.76 m	33.66 m	33.74 m	2.32 m	78.21 m
JK	33.66 m	33.08 m	33.37 m	10.97 m	366.60 m
KL	33.08 m	32.00 m	32.01 m	1.83 m	52.18 m
LM	32.94 m		32.47 m	1.87 m	60.72 m
MN	32.00 m		32.93 m	7.87 m	259.16 m
			34.74 m		1156.47 m
					33.85 m

Driveway Access
#3

Driveway Access
#2

Driveway Access
#1

SITE INFORMATION - DEVELOPMENT PROPOSAL

LEGAL DESCRIPTION	SITE PLAN OF LOT 13, SECTION 11, ESQUIMALT DISTRICT, PLAN S546
LEGAL DESCRIPTION	SMALL-SCALE MULTIFAMILY HOUSING ZONE (MEDIUM LOT) (RSM-2)
CINC ADDRESS	646 Head St, Esquimalt, BC, V9B 5S8, CANADA
PID	005-995-889
ZONING DATA	ALLOWABLE RSM-2 AFTER ROAD DEDICATION RSM-2
ZONING	RSM-2
SITE AREA	8121 m ² / 8741.4 sqft 742.4 m ² / 7991.1 sqft
DENSITY	REQUIRED 4 UNITS (MAX) PROPOSED 4 UNITS
PRINCIPLE BUILDINGS	2 (MAX) 2
LOT COVERAGE	50 % (MAX) 40 %
HEIGHT - BUILDING A	11.00 m 7.56 m
HEIGHT - BUILDING B	11.00 m 7.87 m
SETBACKS	FRONT 4.00 m 4.00 m
REAR	4.50 m 4.50 m
INTERIOR SIDE (WEST)	1.20 m 1.20 m
INTERIOR SIDE (EAST)	1.20 m 1.81 m
BUILDING SEPARATION	2.50 m (MIN) 6.10 m
MULTIFAMILY UNITS	DESCRIPTION QUANTITY
UNIT TYPE 1	3 BR + 2.5 BATH 3
UNIT TYPE 2	3 BR + 2.5 BATH 1
UNIT FLOOR AREA	TOTAL AREA (sqft) AREA (sqm)
UNIT A1 (UNIT TYPE 1)	1279.53 118.87
UNIT A2 (UNIT TYPE 1)	1279.53 118.87
UNIT B1 (UNIT TYPE 1)	1279.53 118.87
UNIT B2 (UNIT TYPE 2)	1279.53 118.87
BUILDING FLOOR AREA	AREA (sqft) AREA (sqm)
MAIN FLOOR	1286.20 119.20
SECOND FLOOR	1350.26 125.50
BUILDING B	2536.06 240.70
MAIN FLOOR	1240.00 112.24
SECOND FLOOR	1367.66 127.06
BUILDING A & B	5166.72 480
PARKING DATA	REQUIRED PROPOSED
SURFACE PARKING	0.5 PER UNIT 1 PER UNIT
TOTAL BIKE PARKING	2 4
TOTAL BIKE PARKING	4 8

