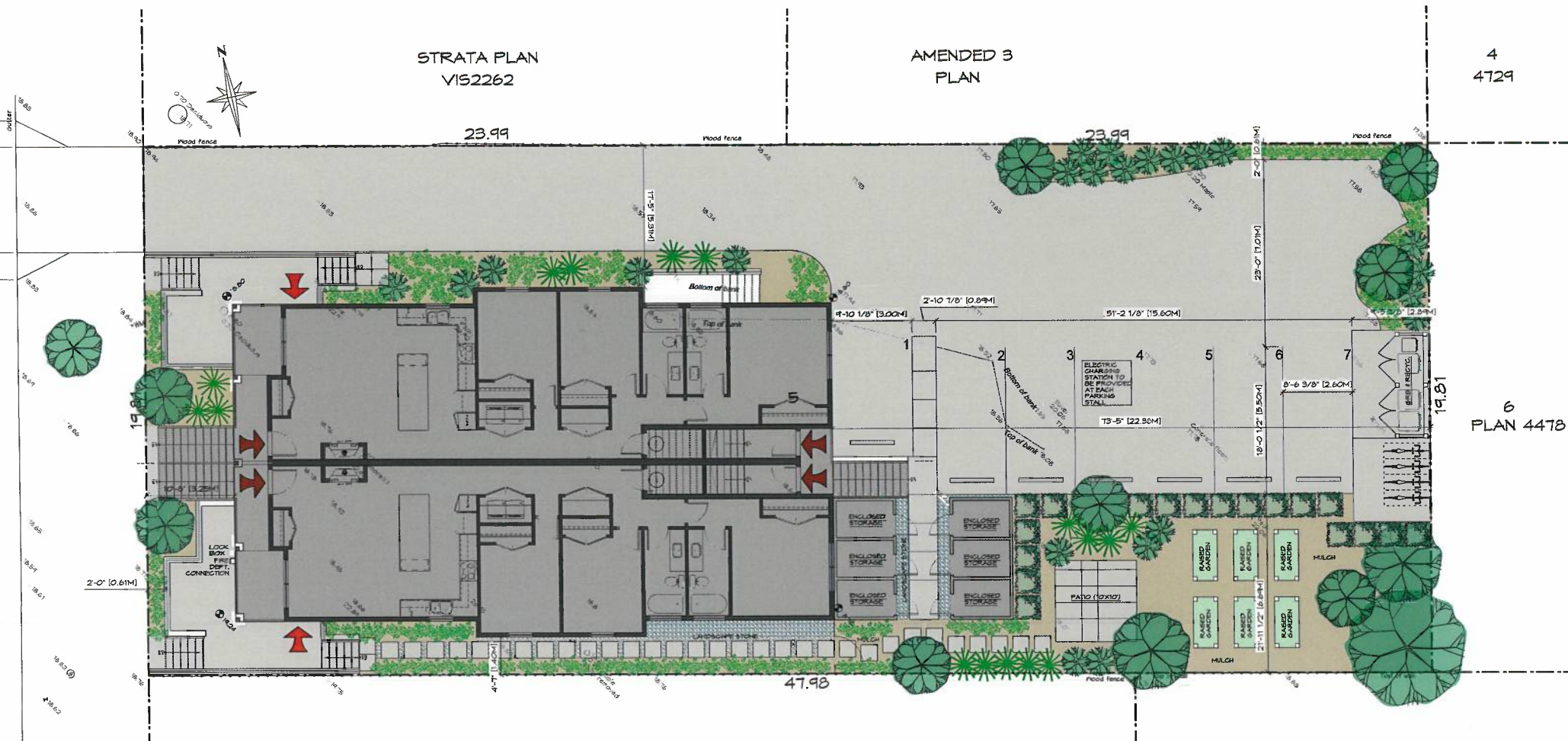


SOUTH JOFFRE STREET

DEVIANT CROSSING TO CONFORM TO MUNICIPALITY OF ESQUIMALT STANDARDS AND APPROVAL

B-B 3.0' (0.91M) B-B 3.0' (0.91M) B-B 3.0' (0.91M) B-B 3.0' (0.91M)



STRATA PLAN  
VIS2262

AMENDED 3  
PLAN

4  
4729

6  
PLAN 4478

1 Site/Landscape Plan  
A1 Scale 1/8"=1'-0"

**LANDSCAPE PLAN LEGEND**

**TREES AND SHRUBS**

NEW TREE    NEW SHRUBS    GROUNDCOVER PLANTS

**GROUNDCOVER**

MULCH    GRAVEL

**HARD LANDSCAPING**

PERMEABLE ASPHALT    BROOM FINISHED CONCRETE    CONCRETE PAVERS

EXISTING SIDEWALK PAVING

**FENCE**

WOOD (STAINED) 6' HIGH

**EGRESS**

PRIMARY EGRESS    SECONDARY EGRESS

**NOTES:**

- LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
- CONTRACTOR TO IDENTIFY UTILITIES THROUGH UNDERGROUND PIPING AND AVOID CONFLICT WITH EXCAVATIONS.
- ALL LANDSCAPING SHALL BE PERFORMED TO B.C.S.L.A. B.C.S.L.A. STANDARDS.
- ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
- WOOD FENCE TO BE MAX HEIGHT OF 1.20M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING 1.80M (6'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE.
- 3 TREES TO BE LARGER TREES.

**SUGGESTED PLANTING LIST**

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	CAMELLIA JAPONICA SPECIMEN	EVERGREEN CAMELLIA	3.0M HT. 8.0B
	HIB HALESTII GULFVAR	CORSE TREE	2.5M HT. 8.0B
	QUERCUS SERRIFLORA	SHAWY OAK	3.0M HT. 8.0B

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	ARBITUS UNSTRO COMPACTA	STRAWBERRY TREE	#5
	BERBERIS THUNDERGILL ATROPURPUREA	BARBERRY	#2
	BUNUS MICROPHYLLA	DWARF BURNING BUSH	#2
	CAMELLIA JAPONICA	RED CAMELLIA	#5
	CISTUS LADANIFER	ORANGE ROCK ROSE	#5
	CRANTHUS SLOVAGUS INCRABRE	PROSTRATE MOUNTAIN LILAC	#1
	ERICA CARNEA SPRINGSPOOD	WHITE HEATHER	#1
	ERICA X CHARLEYSS PURZEY	PINK HEATHER	#1
	ERSCALLONIA NEPHELOPS DWARF	DWARF ESCALLONIA	#2
	HEBE 'PATTY'S PURPLE'	HEBE	#2
	LAVENDULA ANGUSTIFOLIA HIGGOTE	HIGGOTE LAVENDER	#1
	REES SANGUINEUM KENS EDWARD	PINK FLOWERING CURRANT	#5
	RHOODODENDRON	WHITE RHOODODENDRON	#5
	SPIREA PRUNIFOLIA	BIRDAL PRINATH SPIREA	#5
	VEURNEM DAVIDI	EVERGREEN VEURNEM	#5

GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE
	PARTHENOCISSUS QUINQUEFOLIA	VERGER CREEPER	#1
	TRINERIS PINK REFLE	CREEPING THYME	#1



ISSUED FOR RE-SUBMISSION 2021-09-30

**SITE DATA - PROPOSED DEVELOPMENT @ 405 JOFFRE STREET**

LEGAL DESCRIPTION - LOT 12, BLOCK 1, SECTION 11, ESQUIMALT DISTRICT, PLAN 5125  
 CURRENT ZONING - RD-3  
 PROPOSED ZONING - CCD

PROPOSED SFD	PROPOSED	COMMENTS
LOT AREA	480.54 M <sup>2</sup> (5129.09 FT <sup>2</sup> )	
LOT WIDTH	14.81 M (48.91')	
LOT DEPTH (AVG.)	47.95 M (157.25')	
<b>SETBACKS</b>		
FRONT	0.61 M (2.00')	TO SUNKEN PATIO
REAR	22.39 M (73.42 FT)	
SIDE (SOUTH)	1.40 M (4.59')	
SIDE (NORTH)	5.31 M (17.42')	
SIDE COMBINED	6.71 M (22.01')	
AVERAGE GRADE (CONDO)	18.83 M (61.78')	
BUILDING HEIGHT	11.91 M (39.10')	
<b>FLOOR AREA</b>		
SECOND FLOOR	233.44 M <sup>2</sup> (2512.04 FT <sup>2</sup> )	
MAIN FLOOR FLOOR	240.88 M <sup>2</sup> (2592.04 FT <sup>2</sup> )	
BASEMENT	243.51 M <sup>2</sup> (2621.30 FT <sup>2</sup> )	
BASEMENT ALLOWANCE	-243.51 M <sup>2</sup> (-2621.30 FT <sup>2</sup> )	
<b>TOTAL FLOOR AREAS</b>		
MAIN AND UPPER FLOOR	474.32 M <sup>2</sup> (5105.78 FT <sup>2</sup> )	
ALL FLOORS COMBINED	717.83 M <sup>2</sup> (7727.08 FT <sup>2</sup> )	
<b>FLOOR AREA RATIO</b>		
FLOOR AREA RATIO	0.498	
<b>SITE COVERAGE</b>		
SITE COVERAGE	32.28%	
<b>OPEN SITE SPACE</b>		
OPEN SITE SPACE	34.71%	
<b>PARKING</b>		
PARKING	7	

MJM Architect Inc.

#202-535 YATES ST.  
 Victoria, B.C. V8W 2Z6  
 Phone: (604) 761-4877

Drawn By: L.HORVAT  
 Date: Mar. 25, 2021  
 Scale: AS NOTED  
 Project: Joffre Development

Title: Site and Landscaping Plan

Revision: Sheet:  
 A1  
 Proj.No. -





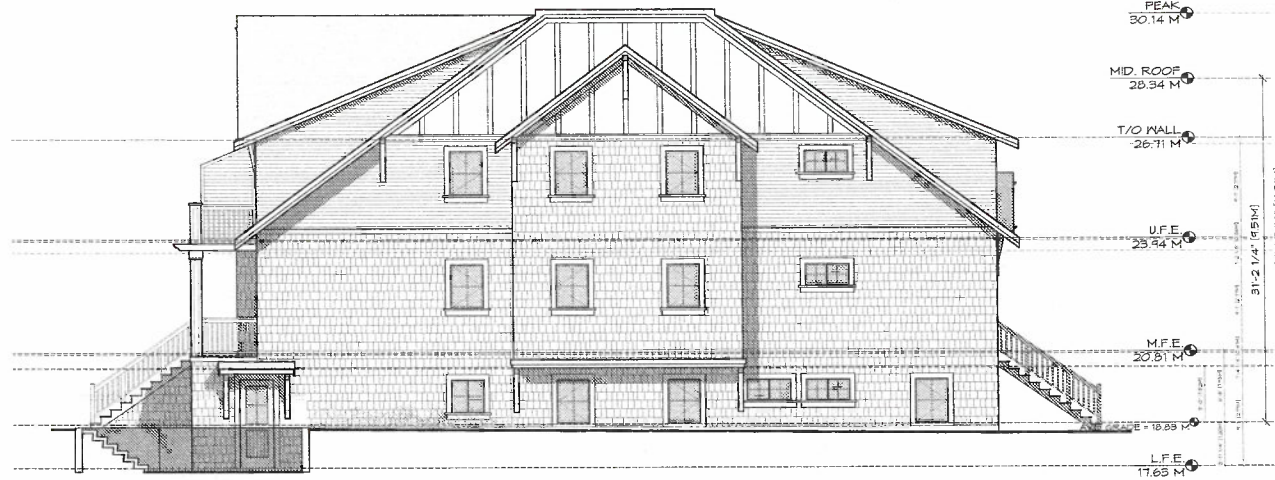
1 Front Elevation  
A3 Scale 1/8"=1'-0"



2 North Elevation  
A3 Scale 1/8"=1'-0"



3 Rear Elevation  
A3 Scale 1/8"=1'-0"

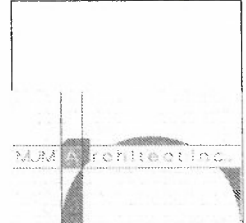


4 South Elevation  
A3 Scale 1/8"=1'-0"

MAXIMUM GLAZING CALCULATION - SOUTH ELEVATION - NEW BLDG	
AVAILABLE GLAZING AREA	140.81 SQ. FT.
REQUIRED GLAZING AREA	110.29 SQ. FT. (78.3%)
GLAZING AREA	102.28 SQ. FT. (72.6%)
PERCENTAGE	72.6%



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Drawn By: L.HORVAT  
Date: Mar. 25, 2021  
Scale: AS NOTED  
Project: Joffre Development

Title: Exterior Elevations and Streetscape

Revision: Sheet:

A3

Proj.No. -



SOUTH JOFFRE STREET

5 Streetscape  
A3 Scale 1/8"=1'-0"