

Legend

Plant List

New Deciduous Tree (1 & 2)
Bloodgood Japanese Maple
Acer Palmatum Bloodgood
3.0m Height / B&B

New Deciduous Tree (3 & 4)
Shantung Maple
Acer truncatum
3.0m Height / B&B

Small Trees
Mix of Bay Laurel, Cascara
Victoria Magnolia, Pacific Yew

Shrubs Groupings
Baldhip Rose, Evergreen Huckleberry
Snow Berry, Pink Wallower Rhododendron
Saskatoon Berry

Groundcover
Oregon Grape
Salal, Bearberry, Bugle Weed

Hedge Type 1 - Portuguese Laurel

Hedge Type 2 - Boxwood

Hardscape

Brushed Concrete

Concrete Unit Paver

Crushed Stone

Softscape

Lawn

Planting Area

Notes

Landscaped areas are to be irrigated with a separate, fully automatic underground irrigation system, complete with separate water meter. Refer to Civil dwgs for location and detail.

Irrigation shall be installed in accordance with Schedule C to Victoria Subdivision and Development Servicing Bylaw.

This drawing is conceptual only and not intended for construction purposes.

30% of all plantings shall be drought resistant native Vancouver Island plants (see Shrub Groupings for suggested species)

For site servicing, see plan by others

⊕ × Existing or Natural Grade

⬤ Proposed Finished Grade

GARBAGE / RECYCLING
STAGING AREA

BICYCLE PARKING
CONCRETE

SHRUB / HEDGE GROUP 1

6m x 6m DEFINED AREA

SHRUB GROUP 2

PRIMARY TREE 4

COMMUNAL LAWN

SHRUB GROUP 3

PRIVATE LAWN

HEDGE TYPE 1

FENCE TYPE 2
0.9m

FENCE TYPE 1
1.8m

CONCRETE PATIO

GATE (MAINTENANCE ACCESS)

HEDGE TYPE 1

PRIMARY TREE 3

TREE / SHRUB GROUP
TYPE 2

FENCE TYPE 1
1.8m

PRIVATE LAWN

HEDGE TYPE 1

FENCE TYPE 2
0.9m

FENCE TYPE 1
1.8m

CONCRETE PATIO

GATE (MAINTENANCE ACCESS)

TREE / SHRUB GROUP
TYPE 1

HEDGE TYPE 1

SHRUB GROUP 1

PRIMARY TREE 2

FENCE TYPE 2
0.9m

FENCT TYPE 3 ON CONC. RETAINING WALL
COMBINED MAX HEIGHT 1.8m

ENTRY WALL
HEDGE TYPE 2
CONCRETE WALKWAY

DRIVEWAY
UNIT PAVER INSET PAVING

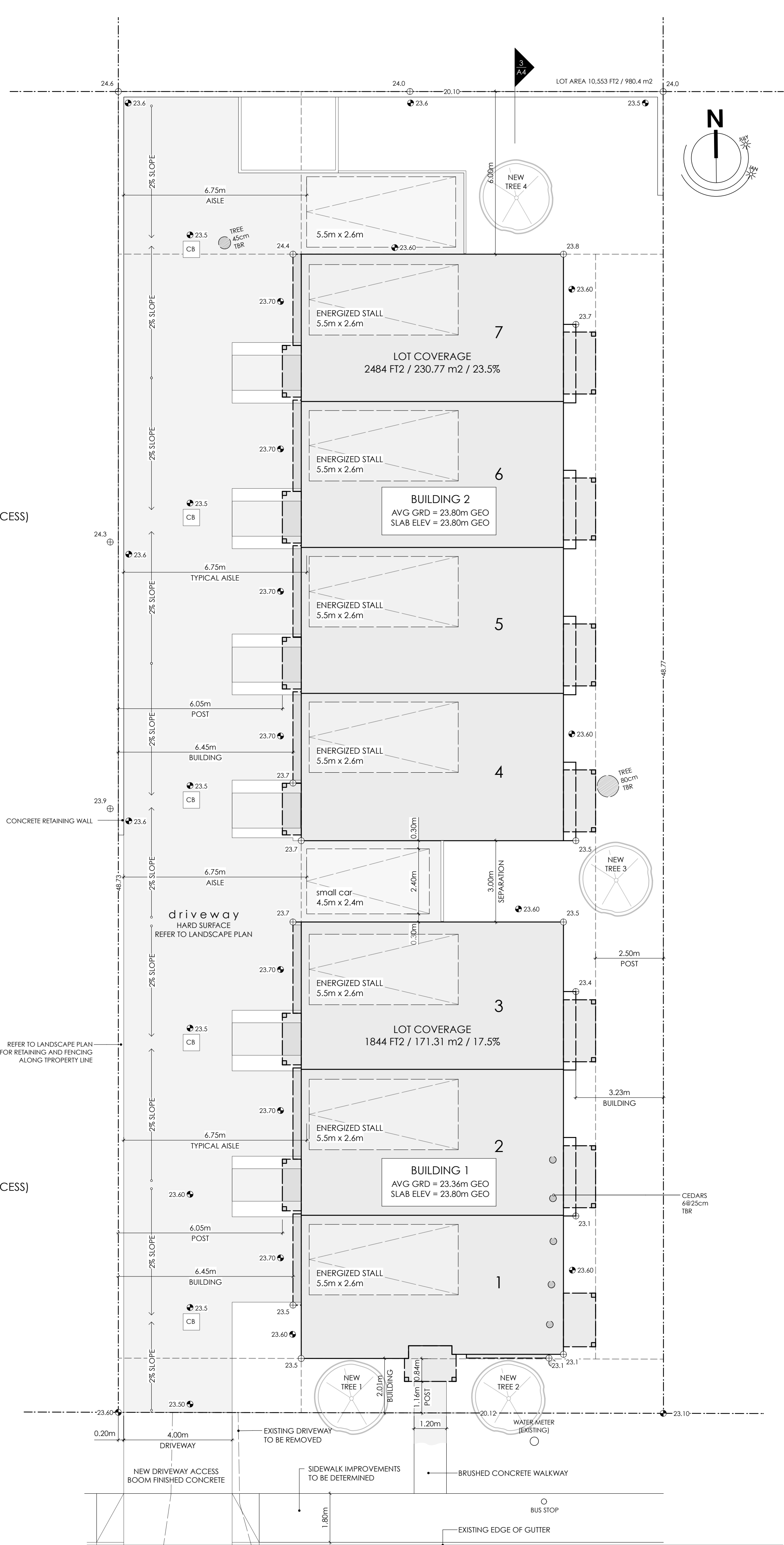
DRIVEWAY
SCORED, BRUSHED CONCRETE

SHRUB GROUP 3

PRIMARY TREE 1

old esquamalt road

2
A1 Landscape Plan
Scale: 1:100



1
A1 Site Plan
Scale: 1:100

old esquamalt road

outline

HOME DESIGN

www.outlinehomedesign.com

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PROJECT ADDRESS

868 Old Esquimalt Road
Esquimalt, BC

Lot C, Section 1
Esquimalt Distric, Plan 13557

PID 004-574-141

ZONE RD-3

LOT AREA 980.4 m2 / 10,553 ft2

PROJECT DATA

Proposed Use Townhouse

No. of Units 7

No. of Buildings 2

Lot Coverage
Building 1 230.77 m2 / 23.5%
Building 2 171.31 m2 / 17.5%
Combined Total 31.0%

Floor Area
Unit 1 1172 ft2 / 108.89 m2
Unit 2 1248 ft2 / 115.98 m2
Unit 3 1214 ft2 / 112.77 m2
Unit 4 1214 ft2 / 112.77 m2
Unit 5 1248 ft2 / 115.98 m2
Unit 6 1248 ft2 / 115.98 m2
Unit 7 1214 ft2 / 112.77 m2

Total Floor Area 8558 ft2 / 795.14 m2
FSR Total 0.811/1

Floor Area, Units 2-7
FSR, Units 2-7 Only 7387 ft2 / 686.25 m2
0.700/1

Building Height
Building 1 10.67 m
Building 2 10.23 m

Setbacks
Building 1
North (Building Sep.) 3.00 m
East (Side) 2.50 m
South(Front) 2.01 m
West (Side) 6.05 m

Building 2
North (Rear) 6.00 m
East (Side) 2.50 m
South (Building Sep.) 3.00 m
West (Side) 6.05 m

Parking 7**+2**
* Energized **Visitor

Open Site Space 217.76 m2 / 22.2%

REVISION LIST

R1.1 April 4, 2025 DP (Review)
R1.2 May 15, 2025 DP (FAR Revisions)
R1.3 May 30, 2025 DP (FAR Revisions)

DRAWING LIST

A1 Site Plan, Landscape Plan
A2 Survey, Location Plans
A3 Project Elevations
A4 Project Elevations, Section
A5 Plans
A6 Sun Study

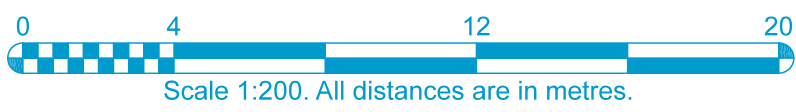
Proposed Townhomes

868 Old Esquimalt Road

TITLE	Site Plan	SCALE	as noted
FILE	MR4.25	DATE	May 30, 2025
PROJECT NO.	2506	SHEET NO.	
DRAWN BY	TDR	REV.	1.3
ISSUE FOR	DP	REV.	1.3

A1

SITE PLAN OF LOT C, SECTION 1,
ESQUIMALT DISTRICT, PLAN 13557.



The intended plot size of this plan is 280mm in width by 432mm in height (B-size) when plotted at a scale of 1:200.

LEGEND	
+WM	Denotes water meter
○ 0.20 Fir	Denotes approximate tree location, diameter and species
86.2	Denotes ground elevation
+	Denotes sign
TOE	Denotes "top of eaves trough"

NOTE:

Lot dimensions shown are based upon field survey measurements and may vary from those registered.

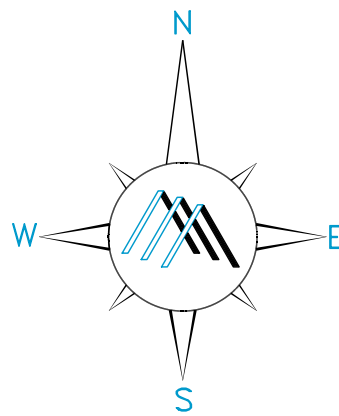
Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey.

Geodetic elevations shown are based upon observations to geodetic control monuments 84H0235 (Elev.= 21.849m) and 84H0172 (Elev.= 24.72m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

This plan lies within the Capital Regional District. Field survey dated this 2nd day of January, 2025.

PID: 004-574-141



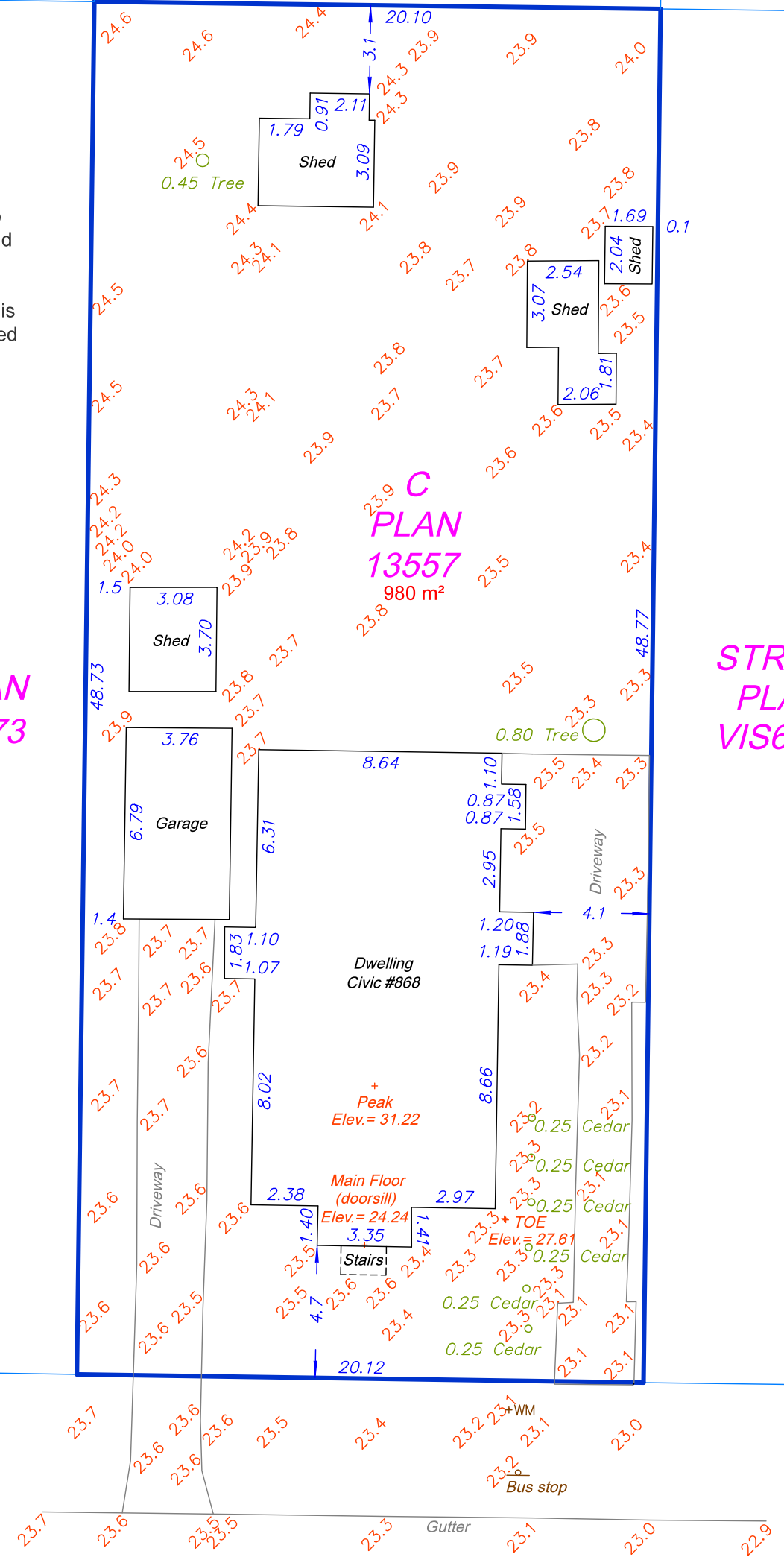
4
PLAN
13541

3
PLAN
13541

2
PLAN
13541

1
PLAN
10773

STRATA
PLAN
VIS6803



OLD ESQUIMALT ROAD

Summit Land Surveying
Operated by Apex Land Surveying Ltd.
#101-630 Goldstream Avenue
Victoria B.C. V9B 2W8
Telephone 250.391.6708
www.summitsurveying.ca

File: 18-Mills-SP Date: January 3, 2025

Jason C. Kozina, BCLS 787
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1
A2
Land Survey
Scale: 1:200



2
A2
Location Plan
Scale: 1:500



Arial View of Subject Property



View of Subject Property

Proposed Townhomes 868 Old Esquimalt Road			
TITLE	Location Plan / Survey		
FILE	MR4.25	SCALE	as noted
PROJECT NO.	2506	DATE	May 30, 2025
DRAWN BY	TDR	SHEET NO.	A2
ISSUE FOR	DP	REV.	



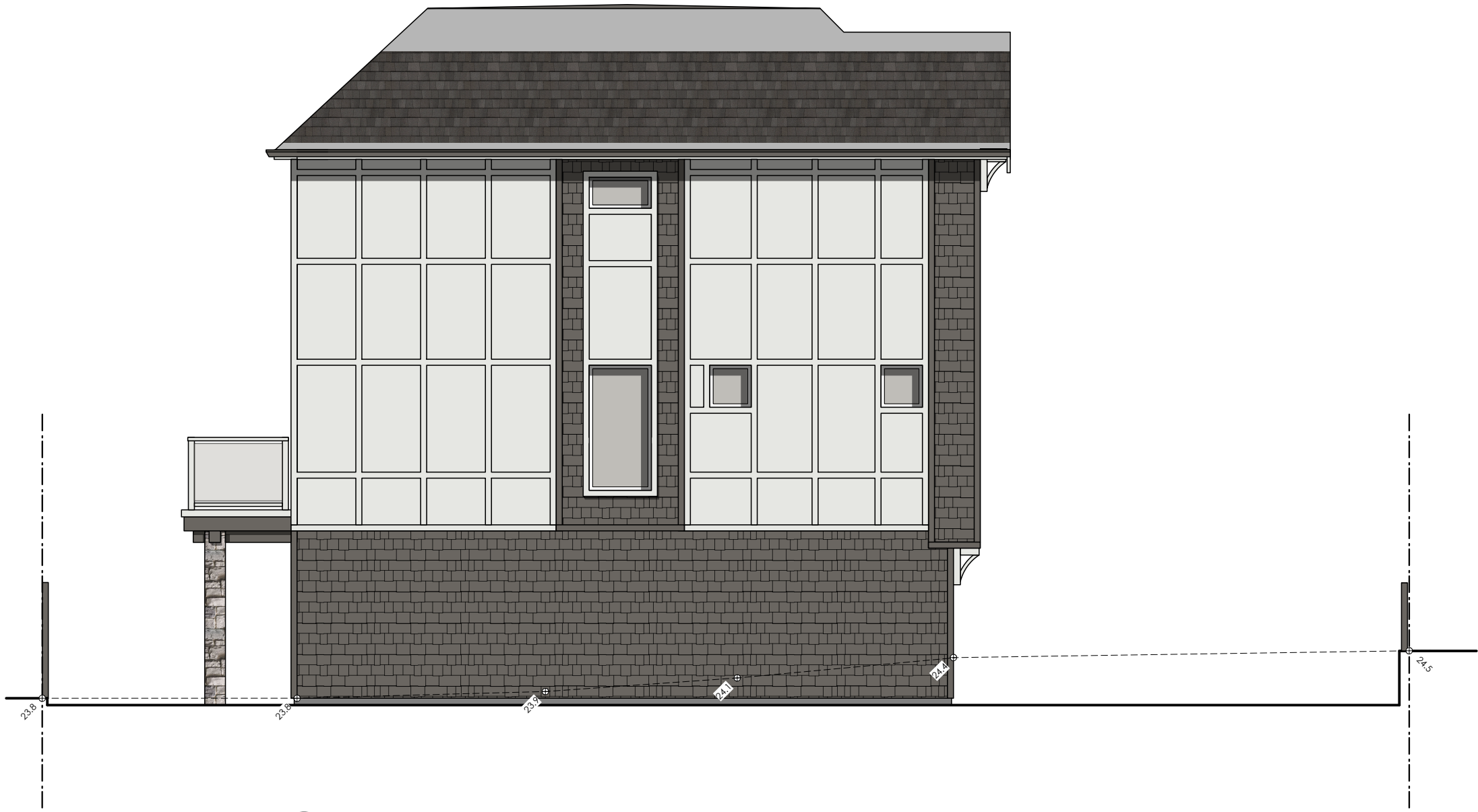
Finishing Schedule	
	CEMENT BOARD SHINGLE JAMES HARDIE, COLOR PLUS (PREFINISHED) - "AGED PEWTER"
	3.5" PROFILE CASING, AT SHINGLE LOCATIONS JAMES HARDIE, COLOR PLUS (PREFINISHED) - "AGED PEWTER"
	CEMENT BOARD / BATTEN (3.5" PROFILE) JAMES HARDIE, COLOR PLUS (PREFINISHED) - "ARCTIC WHITE"
	NATURAL STONE VENEER K2 "PACIFIC ASHLAR" OR EQUIV.
	ASPHALT SHINGLE MALARKY LEGACY "BLACK OAK"
	ENTRY DOORS, WOOD SIKKENS STAIN "BUTTERNUT"
	WINDOWS / METALS CASCADIA METALS "SLATE GRAY"



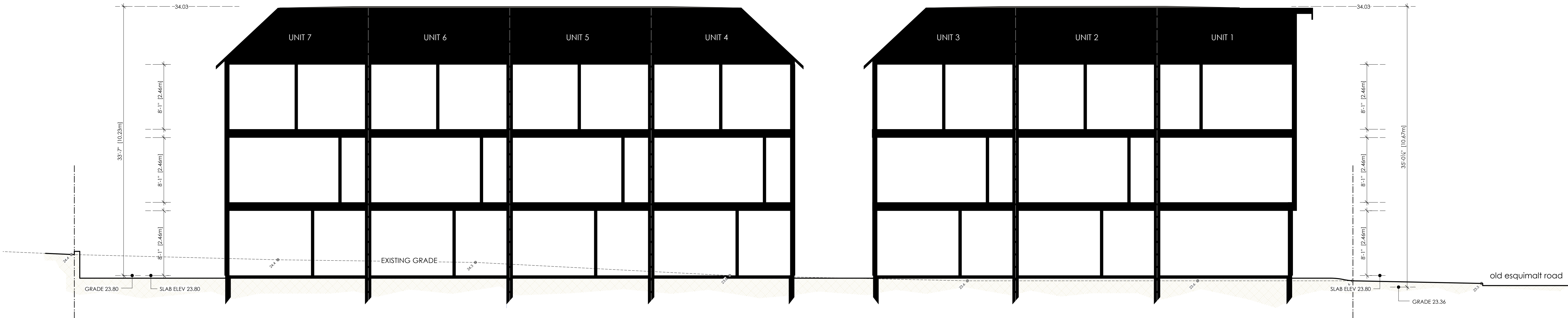
Proposed Townhomes 868 Old Esquimalt Road			
TITLE	Project Elevations		
FILE	MR4.25	SCALE	1:75
PROJECT NO.	2506	DATE	May 30, 2025
DRAWN BY	TDR	SHEET NO.	A3
ISSUE FOR	DP	REV.	



1 East Elevation
Scale: 1:75

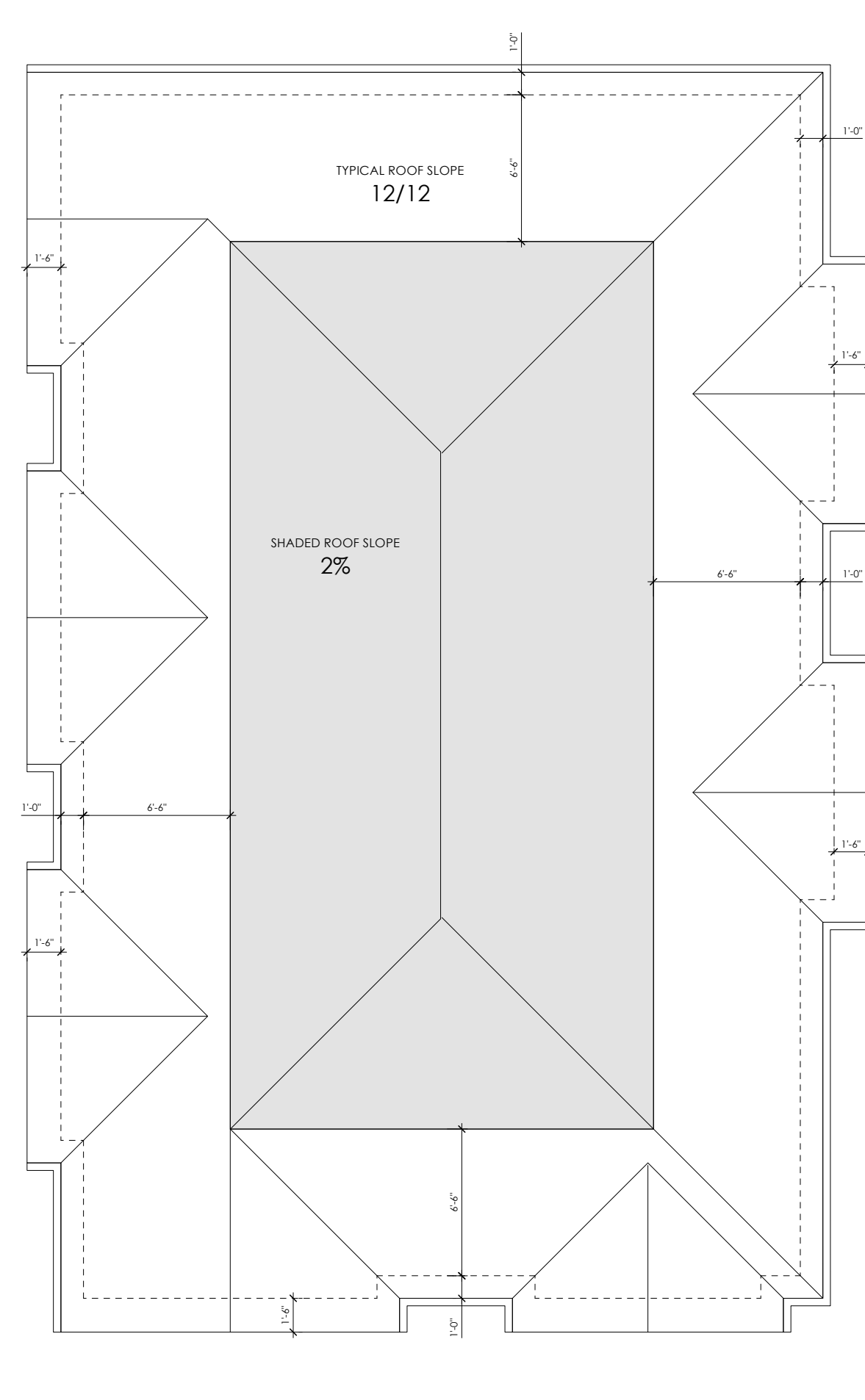
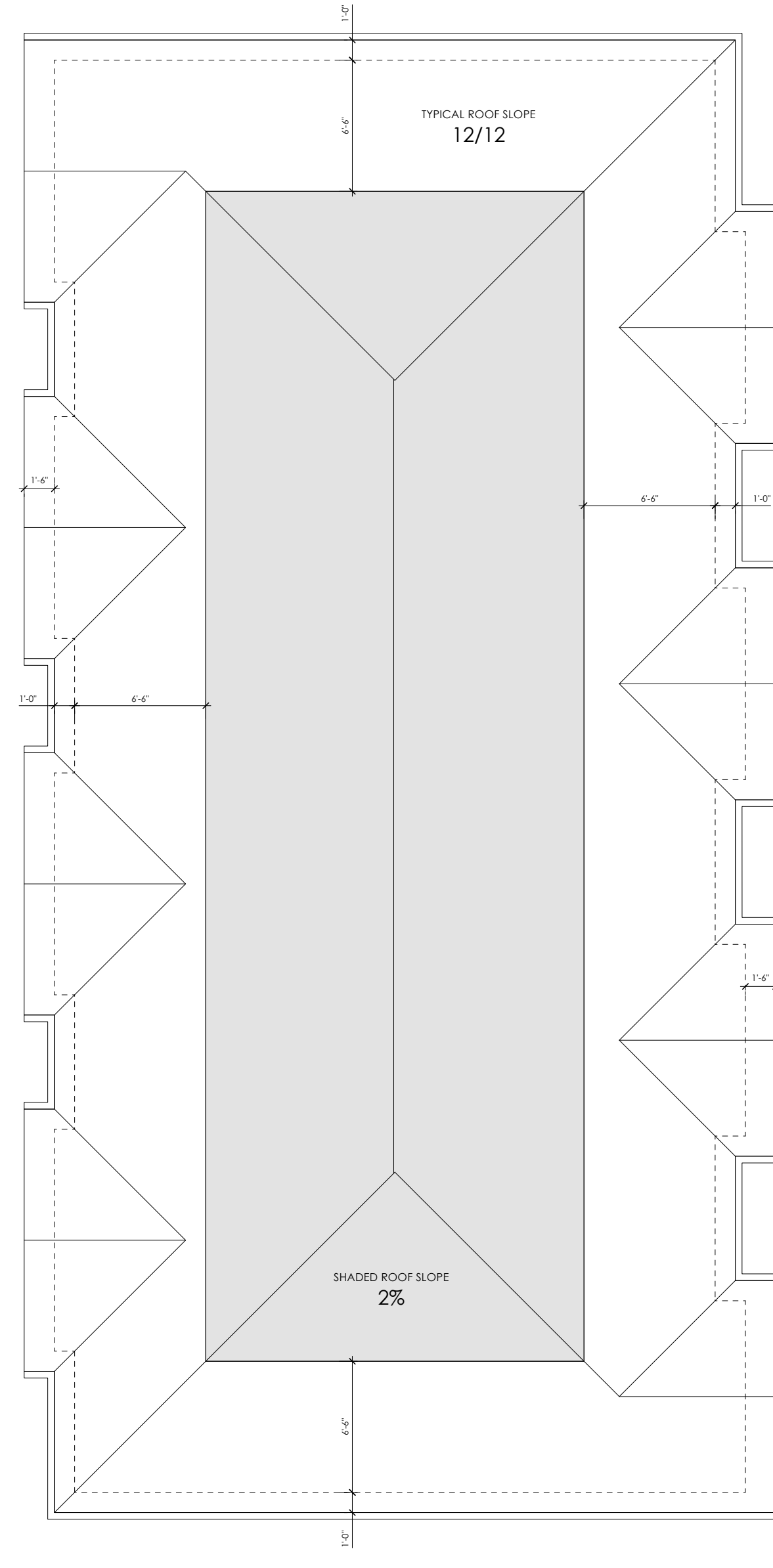
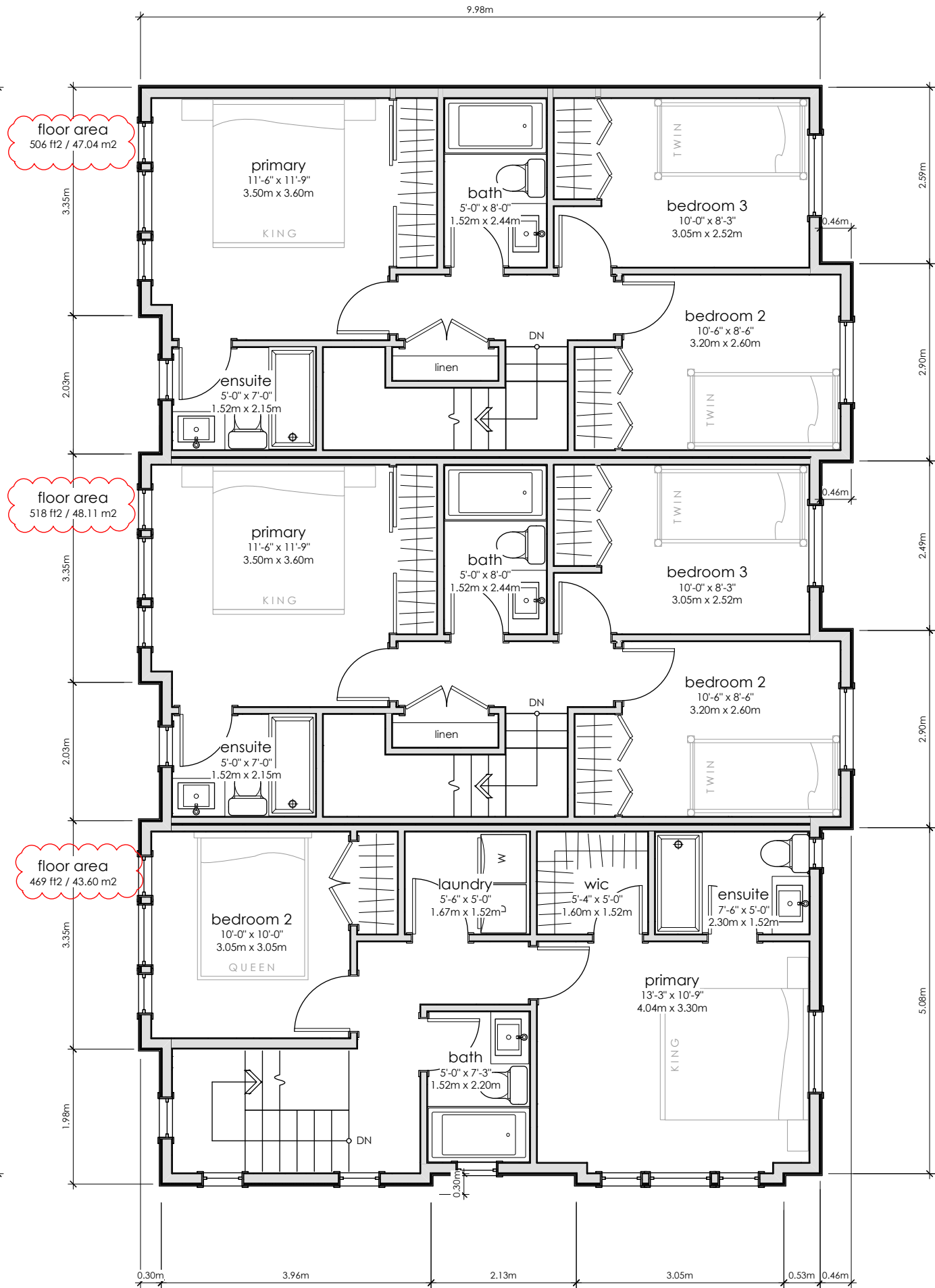
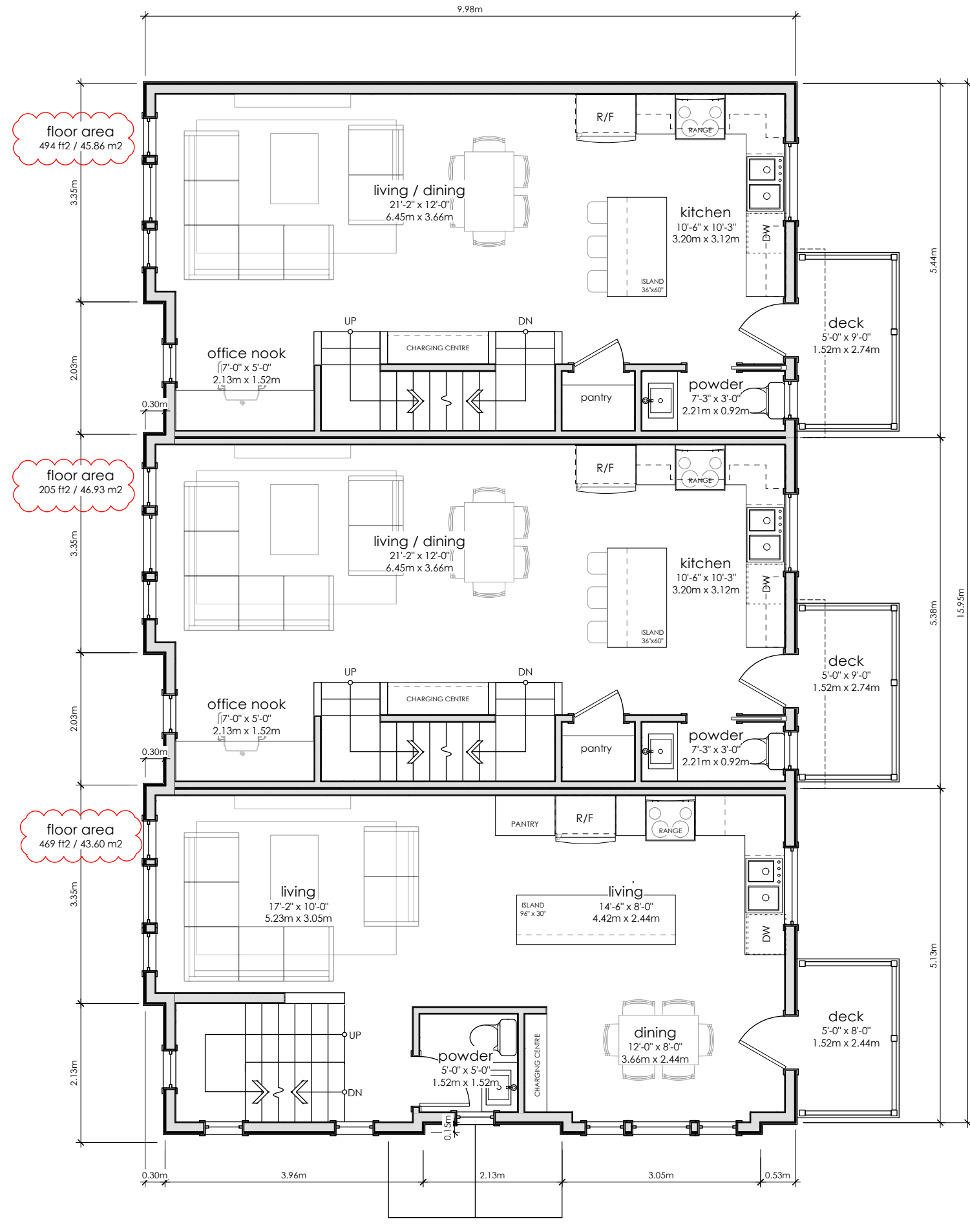
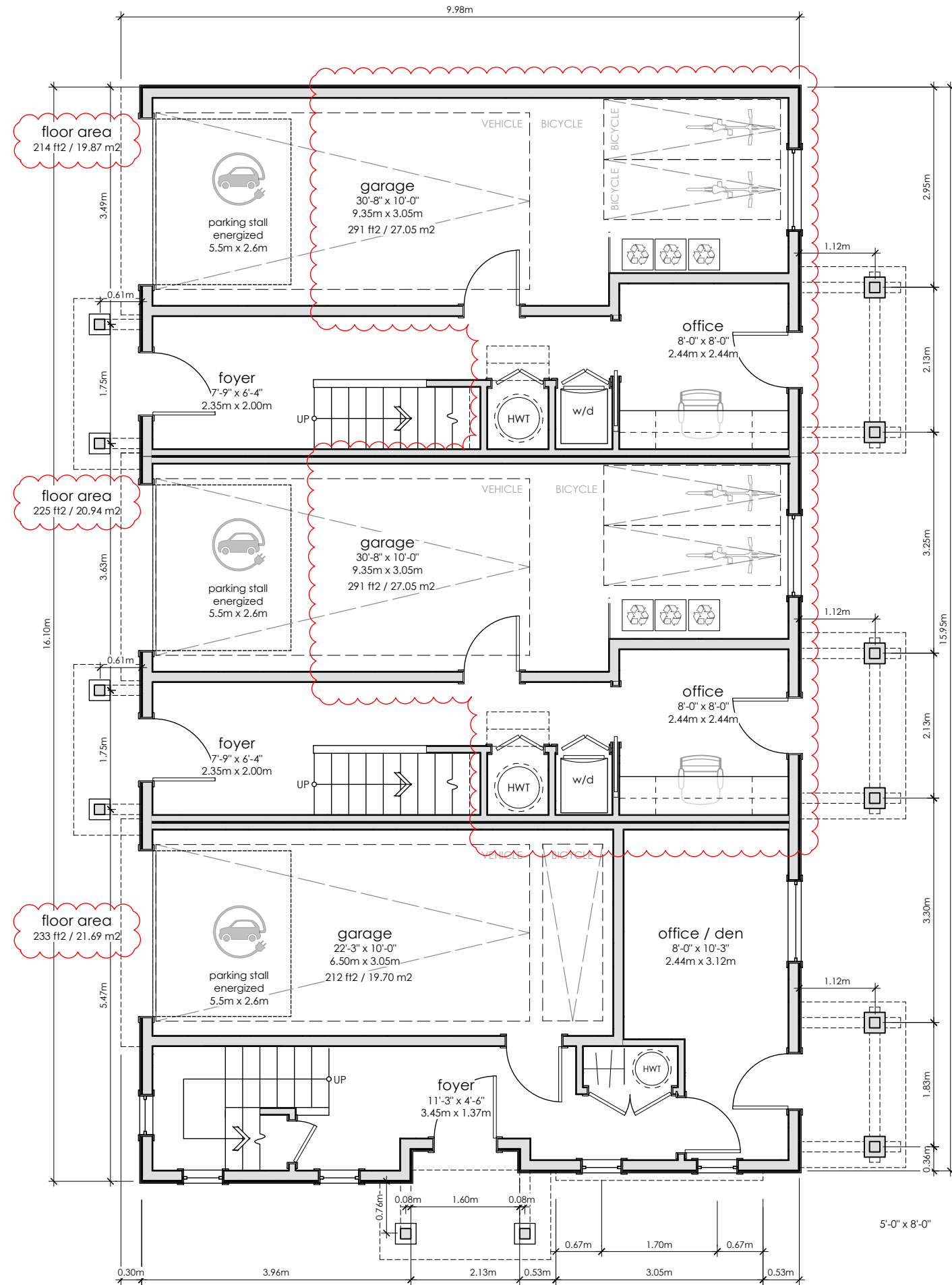
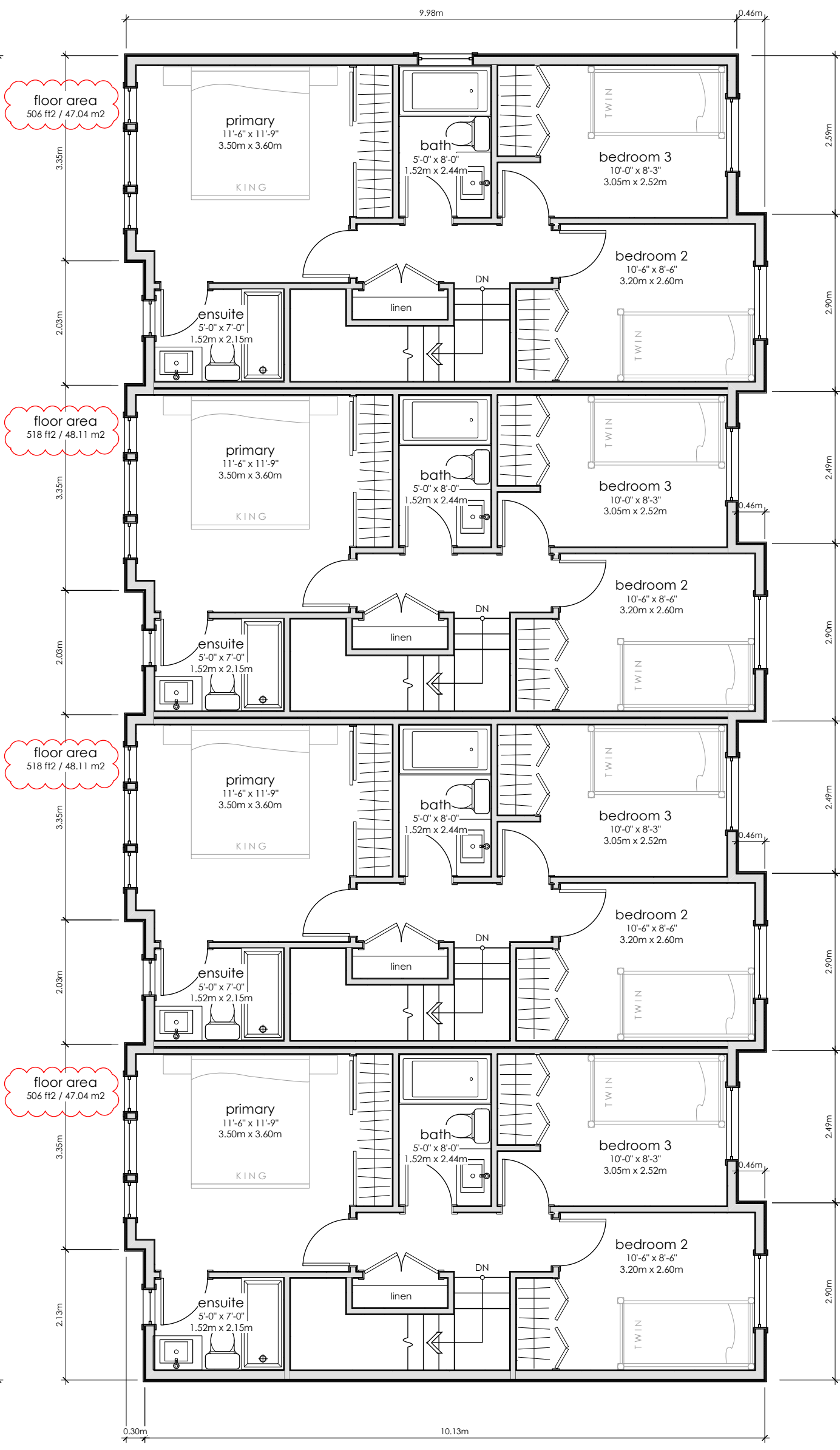
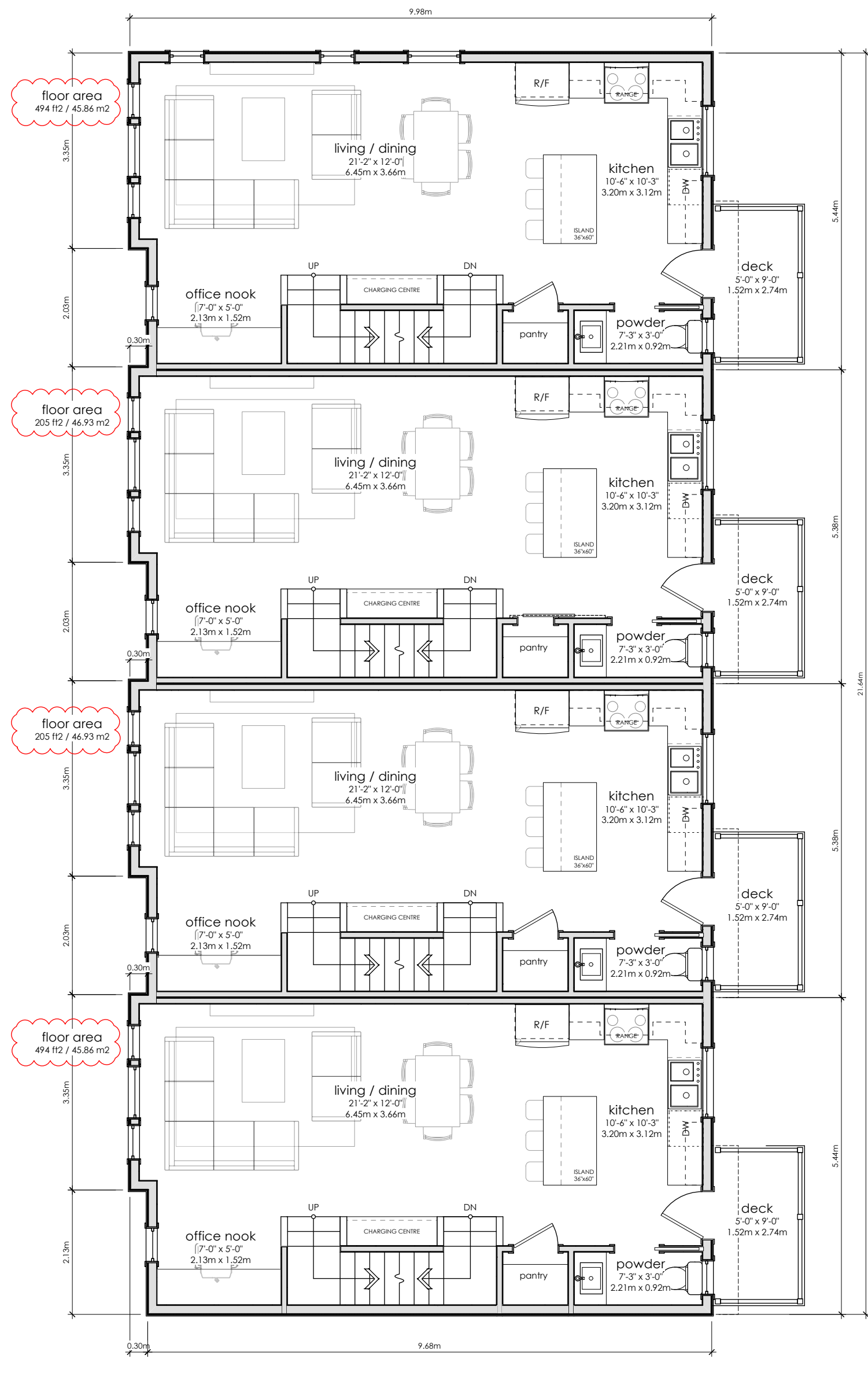
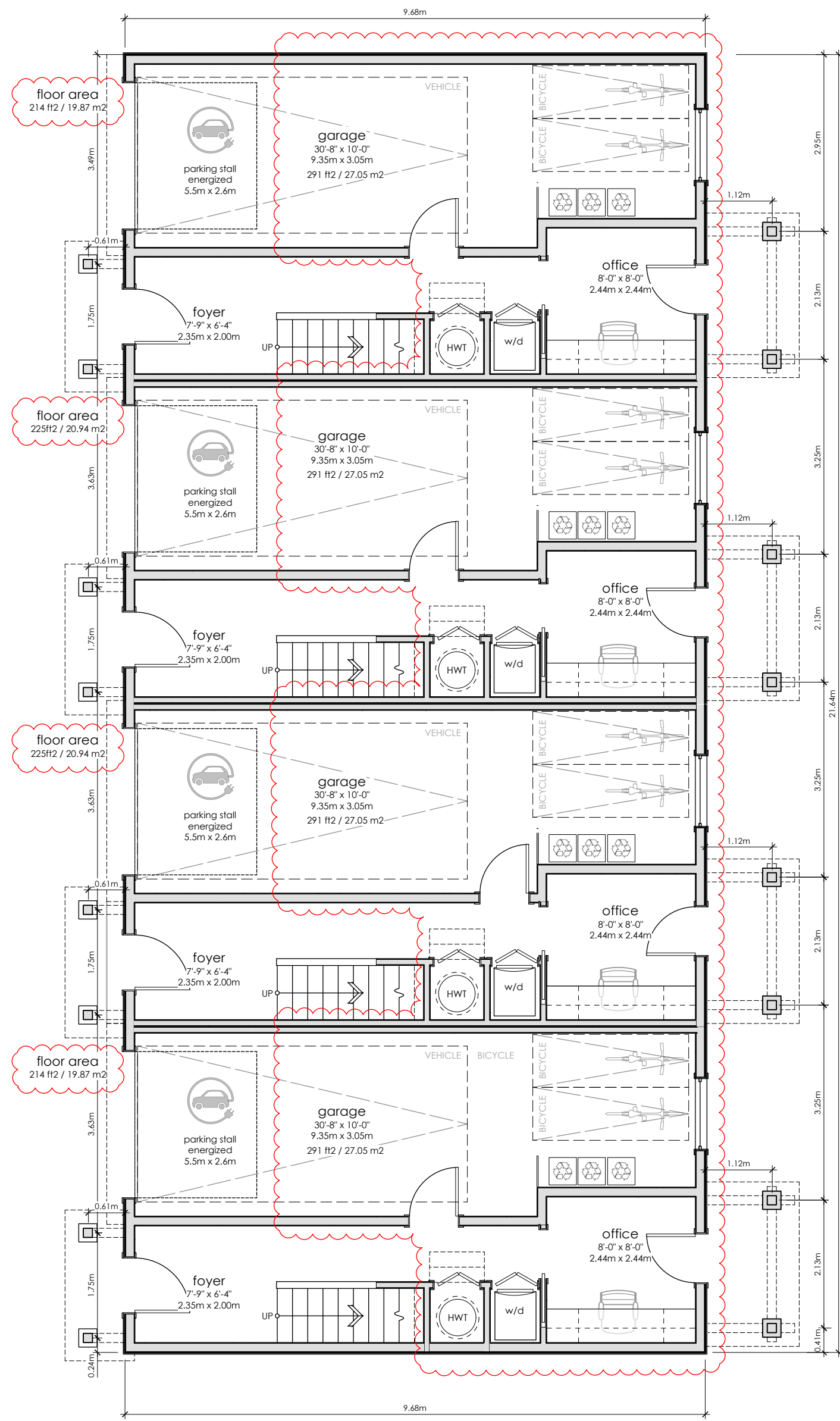


2 North Elevation, Rear Yard
Scale: 1:75



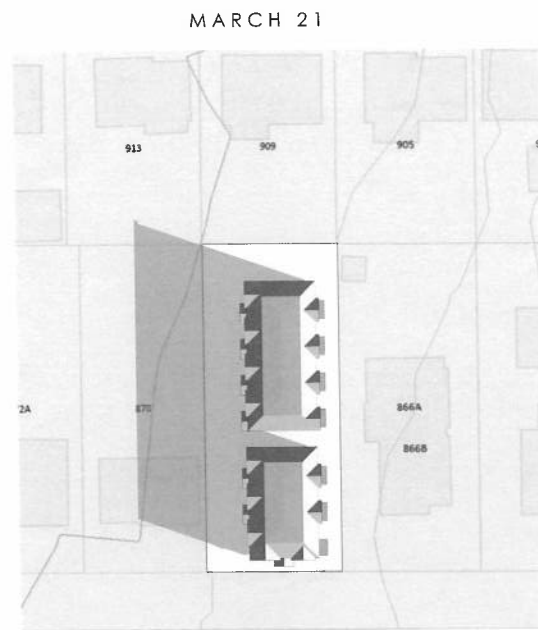
3 Site Section
Scale: 1:75

Proposed Townhomes 868 Old Esquimalt Road				
Project Elevations, Section				
TITLE				
FILE	MR4.25	SCALE	1:75	
PROJECT NO.	2506	DATE	May 30, 2025	
DRAWN BY	TDR	SHEET NO.		
ISSUE FOR	DP	REV.	1.3	A4



Unit Floor Areas

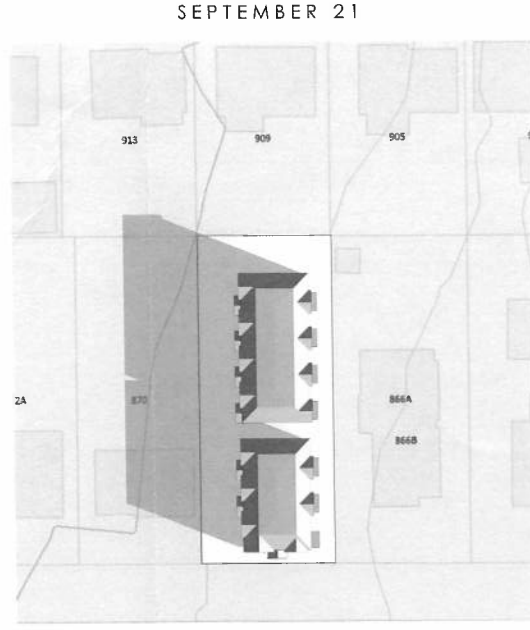
Building 1			
Unit 1	Lower Floor Area	21.69m ²	
	Main Floor Area	43.60m ²	
	Upper Floor Area	43.60m ²	
	Total	108.89m ²	
Unit 2			
	Lower Floor Area	20.94m ²	
	Main Floor Area	46.93m ²	
	Upper Floor Area	48.11m ²	
	Total	115.98m ²	
Unit 3			
	Lower Floor Area	19.87m ²	
	Main Floor Area	45.84m ²	
	Upper Floor Area	47.04m ²	
	Total	112.77m ²	
Building 2			
Unit 4	Lower Floor Area	19.87m ²	
	Main Floor Area	45.86m ²	
	Upper Floor Area	47.04m ²	
	Total	116.15m ²	
Unit 5			
	Lower Floor Area	20.94m ²	
	Main Floor Area	46.93m ²	
	Upper Floor Area	48.11m ²	
	Total	115.98m ²	
Unit 6			
	Lower Floor Area	20.94m ²	
	Main Floor Area	46.93m ²	
	Upper Floor Area	48.11m ²	
	Total	115.98m ²	
Unit 7			
	Lower Floor Area	19.87m ²	
	Main Floor Area	45.86m ²	
	Upper Floor Area	47.04m ²	
	Total	112.77m ²	



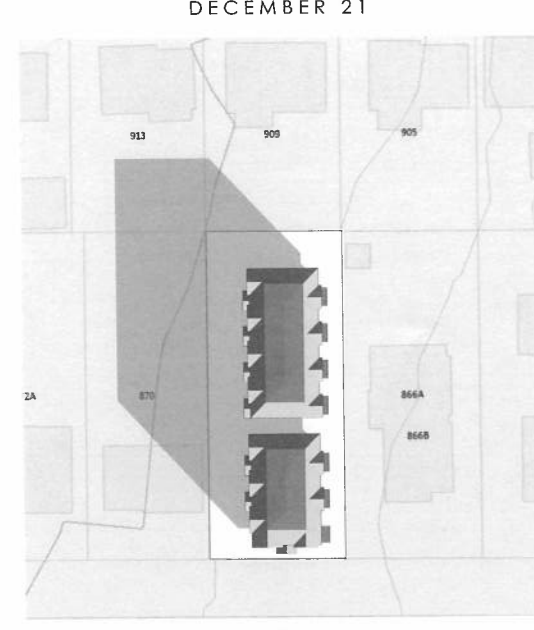
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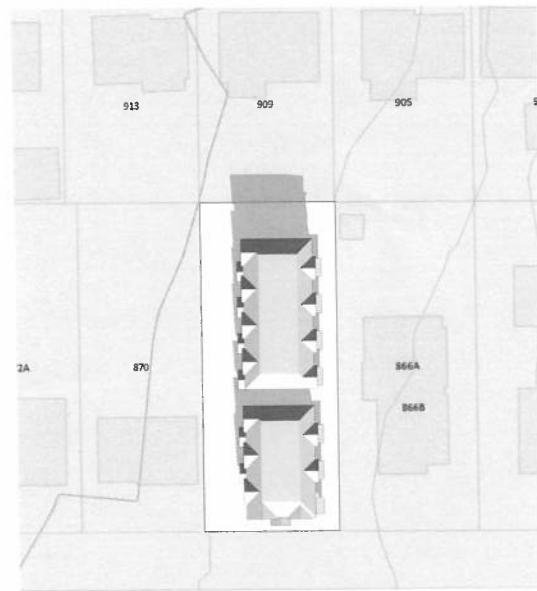
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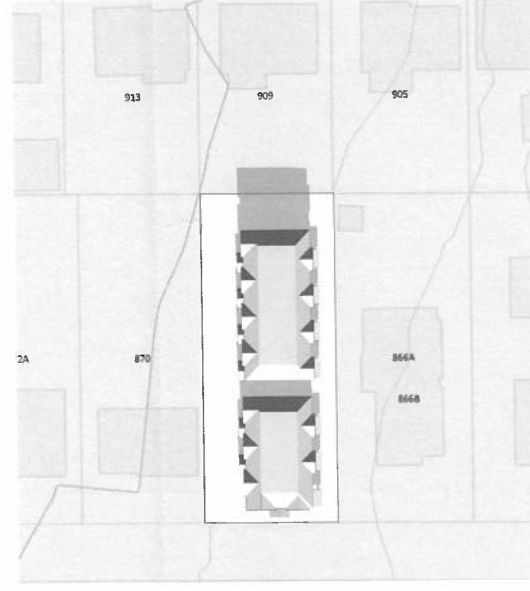
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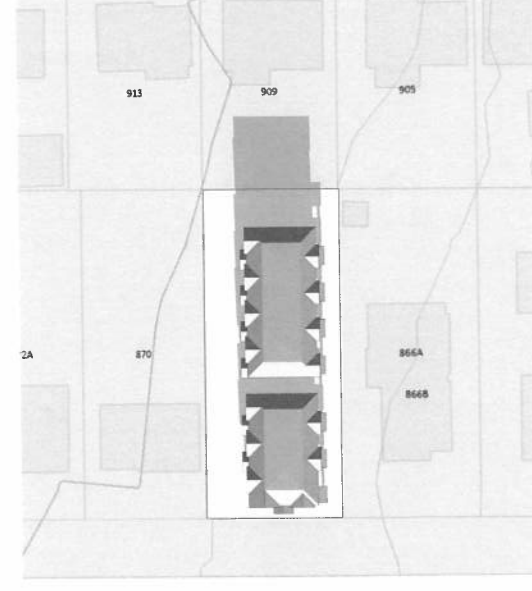
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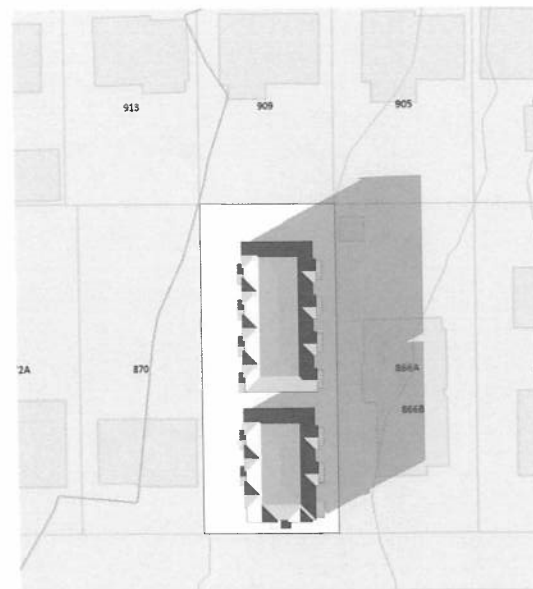
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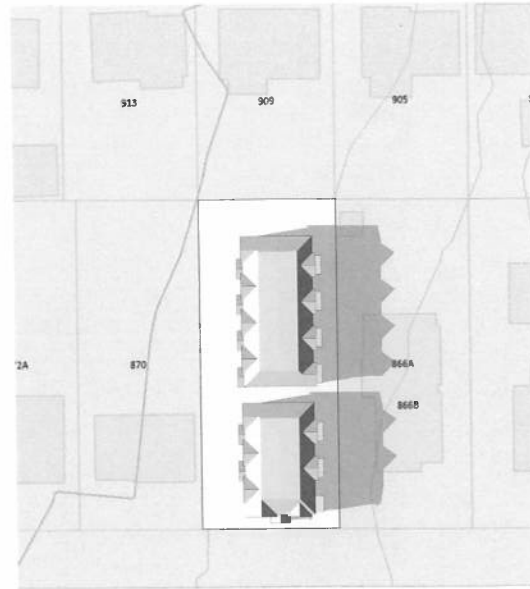
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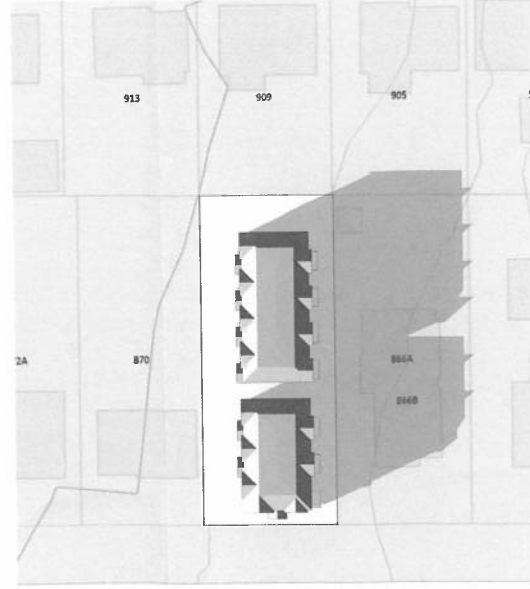
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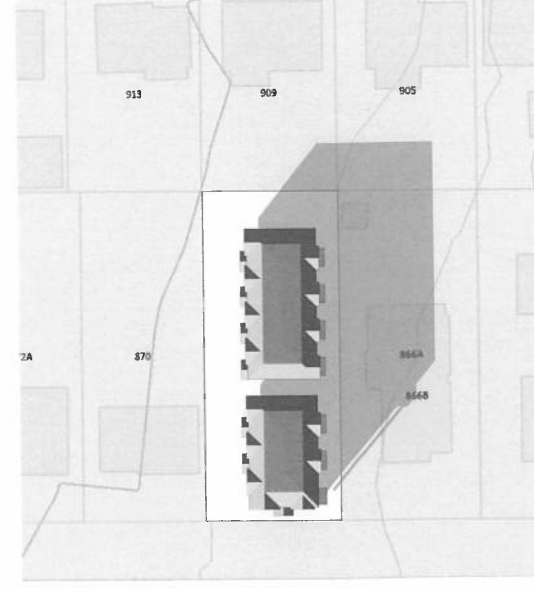
4 PM



4 PM



4 PM



3 PM