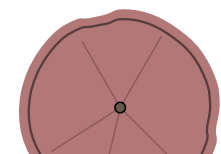
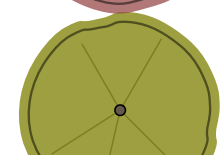
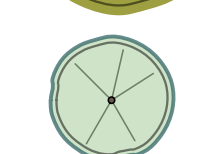


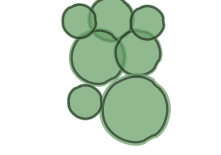
Legend


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

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

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

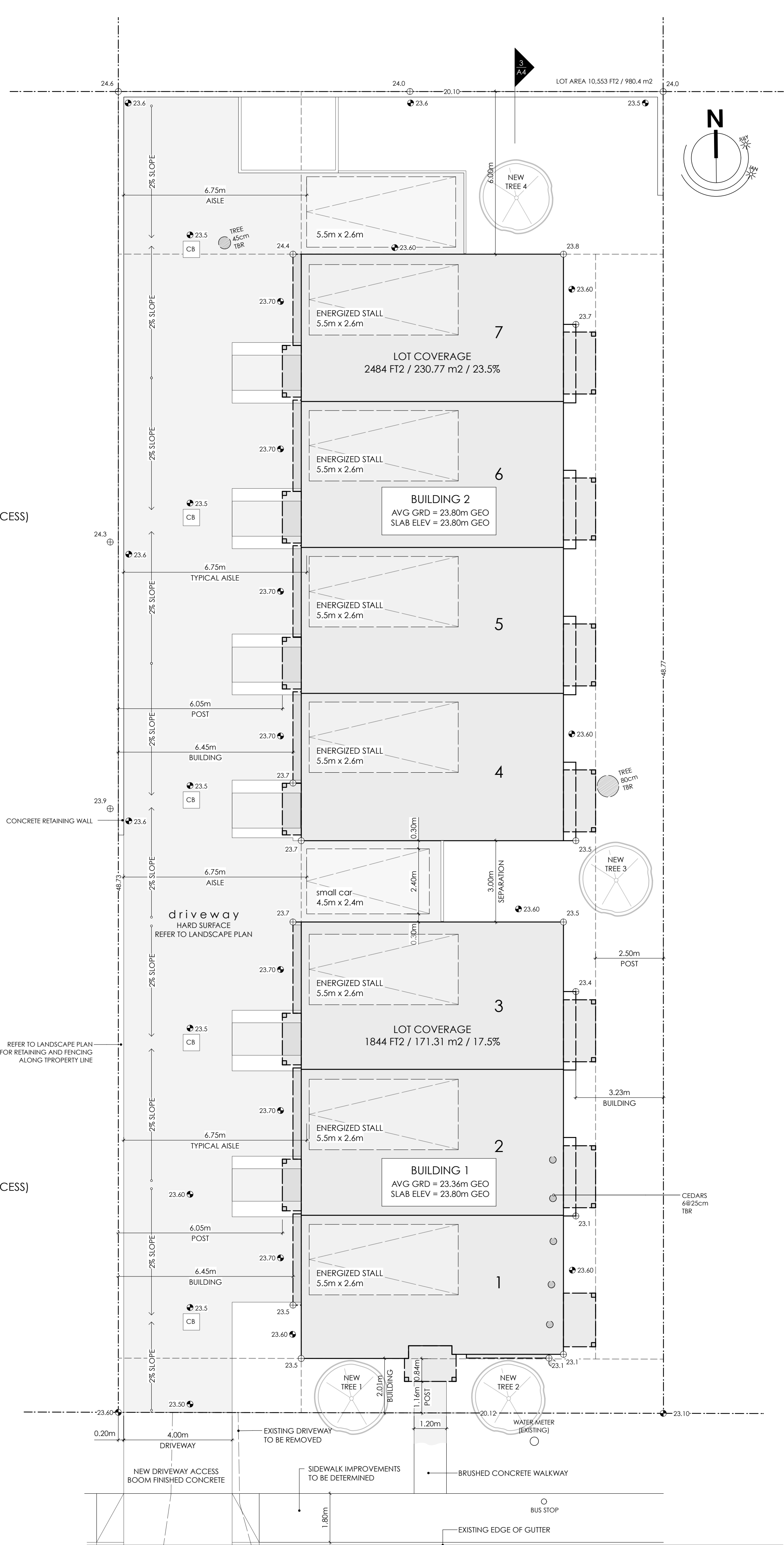
FENCE TYPE 2  
0.9m

WATER  
METER

BUS STOP

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

p. 250 818 3981 e. info@outlinehomedesign.com

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 m<sup>2</sup> / 10,553 ft<sup>2</sup>

PROJECT DATA

Proposed Use	Townhouse
No. of Units	7
No. of Buildings	2
Lot Coverage	
Building 1	230.77 m <sup>2</sup> / 23.5%
Building 2	171.31 m <sup>2</sup> / 17.5%
Combined Total	31.0%

Floor Area	
Unit 1	1172 ft <sup>2</sup> / 108.89 m <sup>2</sup>
Unit 2	1248 ft <sup>2</sup> / 115.98 m <sup>2</sup>
Unit 3	1214 ft <sup>2</sup> / 112.77 m <sup>2</sup>
Unit 4	1214 ft <sup>2</sup> / 112.77 m <sup>2</sup>
Unit 5	1248 ft <sup>2</sup> / 115.98 m <sup>2</sup>
Unit 6	1248 ft <sup>2</sup> / 115.98 m <sup>2</sup>
Unit 7	1214 ft <sup>2</sup> / 112.77 m <sup>2</sup>

Total Floor Area	8558 ft <sup>2</sup> / 795.14 m <sup>2</sup>
FSR, Total	0.811/1

Floor Area, Units 2-7	7387 ft <sup>2</sup> / 686.25 m <sup>2</sup>
FSR, Units 2-7 Only	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 m <sup>2</sup> / 22.2%
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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
FILE	MR4.25
PROJECT NO.	2506
DRAWN BY	TDR
ISSUE FOR	DP
SCALE	as noted
DATE	May 30, 2025
SHEET NO.	
REV.	1.3
A1	