



Project Team

Architect	Cornerstone Architecture	Scott Kennedy	Principal	(604) 720 3570	skennedy@cornerarch.com
Architect	Cornerstone Architecture	Gesa Zeilermann		604 253 8800 .309	gzellermann@cornerarch.com
Civil Engineering	Gwaii Engineering	Corey Brown	Principal, Managing Director	250-886-0049	cbrown@gwaiieng.com
Construction	Campbell Construction	Sean Cringle	Project Manager / Estimator	250-885-0031	sean@campbellconstruction.ca
Construction	Campbell Construction	Lukas Farey	Senior Estimator/Project Manager	(250) 889 3491	lukas@campbellconstruction.ca
Electrical Engineer	Parallel Engineering	Steve Cooke	Principal	250 514 9259	steve@parallelengineering.ca
Geotechnical Engineering	Ryzuk Geotechnical	Scott Currie	Geotechnical Engineer	250-475-3131	scott@ryzuk.com
Geotechnical Engineering	Ryzuk Geotechnical	Nicholas Colp	Junior Engineer	250-475-3131	ncolp@ryzuk.com
Landscape Architecture	LADR	Chris Windjack	Principal, Landscape Architect	250 598 0105	cwindjack@ladra.ca
Landscape Architecture	LADR	Jacob Bethell	Landscape Designer		jbethell@ladra.ca
Owners Representation	Township	Alastair Townsend	Principal	(206) 393-7329	alastair@township.build
Structural Engineering	Skyline Engineering	Cameron Marshall	Principal	250-857-2859	cmrmarshall@seng.ca
Surveyor	J.E. Anderson & Associates	Ryan Hourston	Surveyor	(250) 727-2214	rhourston@jeanderson.com

Development Table

Development Statistics	Site Area	15797 sqft		
	Road Widening Ded.			
	South (Side)	1m (3'3 3/8") sqft		
	West (Front)	2.5m (8'2 3/8") sqft		
	Net Site Area	14343 sqft	(9.1% Reduction of Site Area)	940

Areas	Req'd / Allowed	Proposed	6.754 sqft	1118.754
Floor Space Area		28686	28686.00	
Floor Space ratio (FSR)	2.00	2.000		
Average Grade				
South (Esquimalt Rd)		22.24m (72'11 3/8")		
Building Height		21.8m (71'6 1/4")		
Setbacks				
North		3.8m (12'5 5/8")		
East		3.3m (10'9 7/8")		
South (Esquimalt Rd.)		3.5m (11'5 3/4")		
West (Fernhill Rd.)		3.8m (12'5 5/8")		
Site Coverage				
Level 1				
Building		6661 sqft		
Level 2				
Building		7658 sqft		
Balconies		856 sqft		
Canopies		84 sqft		
Total Level 2		8598 sqft		
Usable Open Space	1076 sf min	1119 sqft		

Unit Count / Mix	Unit Type	Quantity	Distribution	Notes
	1 Bed / 1 Bath	6	18%	
	1 Bed / 1 Bath (AD)	1	3%	
	2 Bed / 1 Bath	5	15%	
	2 Bed / 2 Bath	8	24%	
	2 Bed / 2 Bath / Den	4	12%	
	2 Bed / 2 Bath (AD)	5	15%	
	3 Bed / 2 Bath / Den (AD)	5	15%	
	Total Dwelling Units	34	100%	
	Total adaptable	11	32%	

Vehicle Parking	Vehicles	Type	Count	Notes
	Required	Residential	29.2	Unit Mix: 7 1-Bedroom Units, 27 >1-Bedroom Units 4.T1) Apartment: 0.6 Stall / 1-BR, 0.8 Stall / >1-BR 0.7 x 7 = 4.9 stalls 0.9 x 27 = 24.3 stalls
		Visitor	3.4	
		Loader	1.0	
		Total	33.6	4.T1) 0.1 Stall / Unit 19.T6) 1 Stall/10-100 Units
		Discount	- 6.7	20% 12.T3) 5% for on-site car share w/ parking stall 12.T3) 10% for car-share memberships to all units 12.T3) 5% for 20% of all long term stalls to be oversized
	Total	26.9		

Provided	Standard	16.0	
	Small	7.0	
	Accessible	2.0	
	Loader	1.0	
	Car Share	1.0	
	Total	27.0	14.T4: 2 stalls min.

Bicycle Parking	Bikes	Type	Count	Notes
	Required	Residential	48	6.T7) 1 Stall/≤1 Bedroom, 1.5 Stalls/≥2 Bedroom 1 x 7 = 7 stalls 1.5 x 27 = 40.5 stalls
		Standard Stacked / Vertical		
		Oversized		
		Vertical		
		Short Term	6	
		Total	54	Part 6) 22): max 50% 23.75 max Part 6) 23): min 10% 4.75 min Part 6) 22): max 30% 14.25 max 6.T7) 6 Stalls/Building

Provided	Standard	14	
	Stacked	24	
	Vertical	0	
	Oversized	10	
	Class B Rack	6	
	Total	54	* one as oversized

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums, and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.

Architectural Drawing List:

A0.0	Cover Sheet and Development Table
A1.0	Site Plan
A2.0	Parkade P1
A2.1	Level 1
A2.2	Level 2
A2.3	Level 3 - 5
A2.4	Level 6
A2.5	Roof
A3.0	Elevations: South / West
A3.1	Elevations: North / East
A4.0	Section A
A5.0	Views / Streetscape Esquimalt Road
A5.1	Views / Streetscape Fernhill Road
A5.2	Shadow Analysis
A5.3	Declaration of FAR and Overlays
A5.4	Site Coverage / Usable Open Space
A5.5	Architectural Concept
A5.6	Materials A
A5.7	Materials B

4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	Resolving
Num.	YY MM DD	▲ISSUE / REVISION ▼



PROJECT

Esquimalt Village Cohousing

1140 - 1148 Esquimalt Road

BUILDING CODE	BCBC: Township Of Esquimalt
ZONING	
DEVELOPMENT PERMIT #	
BUILDING PERMIT #	
DRAWING	

Cover Sheet and Development Table

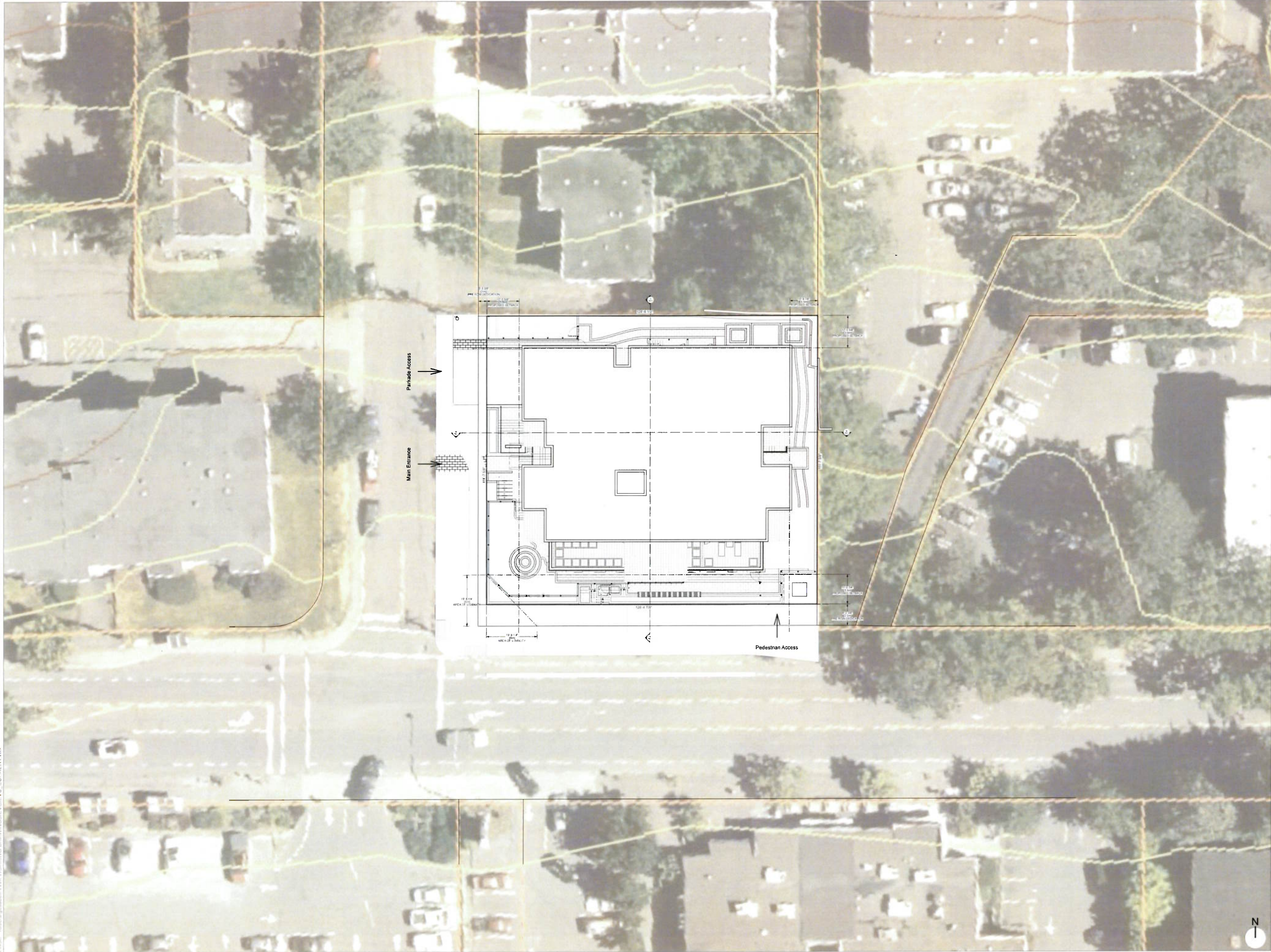
Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.

SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16

PROJECT NO. **DRAWING NO.**

2512 **A0.0**



IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums, and levels. Discrepancies between information on this drawing and actual site conditions and/or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.

4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	Rezoning
Num.	YY MM DD	▲ ISSUE / REVISION ▼



PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC, Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

Site Plan

Unless signed & sealed, these drawings are not to be used for approval by an authority or the reliance by a client or third party, including the general public.

SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16

PROJECT NO. 2512
DRAWING NO. A1.0

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and/or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.

4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DR
1	2025-10-20	Reasoning
Num.	YY MM DD	▲ ISSUE / REVISION ▼



PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC: Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

Parkade P1

Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.

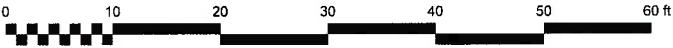
SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16

PROJECT NO. 2512
DRAWING NO. A2.0

FERNHILL RD

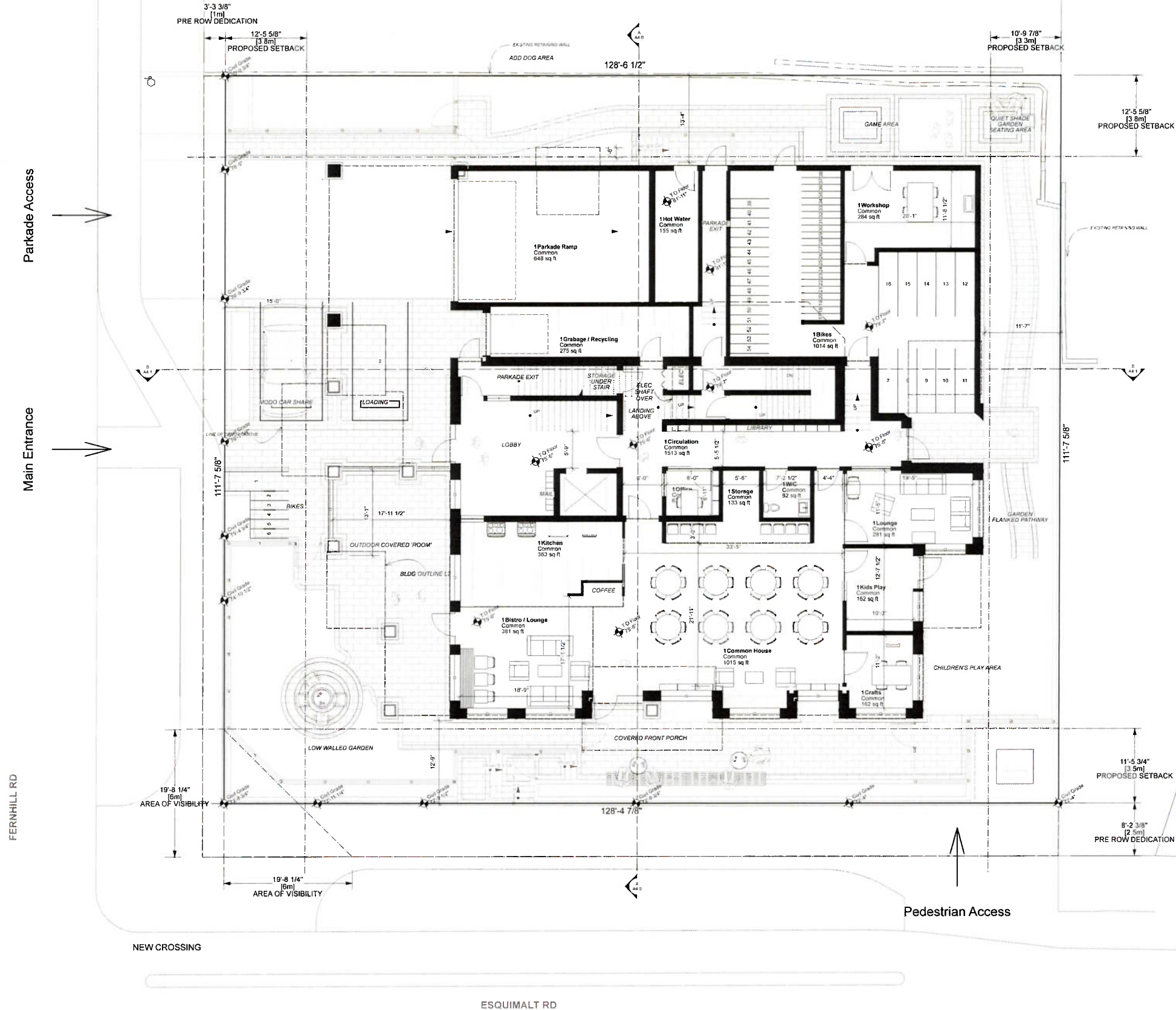
ESQUIMALT RD



N

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.



4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	Rezonning
Num.	YY MM DD	▲ ISSUE / REVISION ▼



PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC: Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

Level 1

Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.

SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
2026-06-16

PROJECT NO.
2512

DRAWING NO.
A2.1

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS**

4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	Rezoning
Num.	YY MM DD	▲ ISSUE / REVISION ▼



PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC - Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

Level 2

Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.

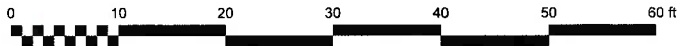
SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16

PROJECT NO. **2512**
DRAWING NO. **A2.2**

FERNHILL RD

ESQUIMALT RD



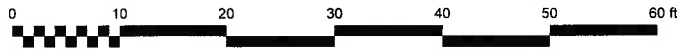
N

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and/or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS**

FERNHILL RD

ESQUIMALT RD



N

4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	Rezoning
Num.	YY MM DD	▲ ISSUE / REVISION ▼



PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC, Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

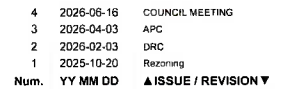
Level 3 - 5

Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.

SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16

PROJECT NO. 2512
DRAWING NO. A2.3



PROJECT

Esquimalt Village Cohousing

1140 - 1148 Esquimalt Road

BUILDING CODE BCBC: Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

Level 6

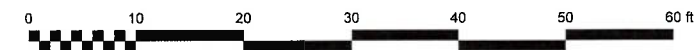
Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.

SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE

PROJECT NO. 2512

DRAWING NO. A2.4



N
|

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.
Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datum and levels. Discrepancies between information on this drawing and actual site conditions and/or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.

4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DRG
1	2025-10-20	Reasoning
Num.	YY MM DD	▲ ISSUE / REVISION ▼



PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC: Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

Roof

Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.

SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16

PROJECT NO. 2512
DRAWING NO. A2.5

FERNHILL RD

ESQUIMALT RD

N

24x36 - User:jsaunders/004 WORKING DRAWINGS/SCIENCE/01 CURR/1:11 r04

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS**



4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	ORC
1	2025-10-20	Reasoning
Num.	YY MM DD	▲ISSUE / REVISION ▼



PROJECT
Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC, Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

Elevations: South / West

Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.
SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16

PROJECT NO. 2512
DRAWING NO. A3.0

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS**



Num.	YY MM DD	▲ ISSUE / REVISION ▼
------	----------	----------------------



1140 - 1148 Esquimalt Road

BUILDING PERMIT #

SCALE $t(21) = 41.03^*$ (analysis not reported)

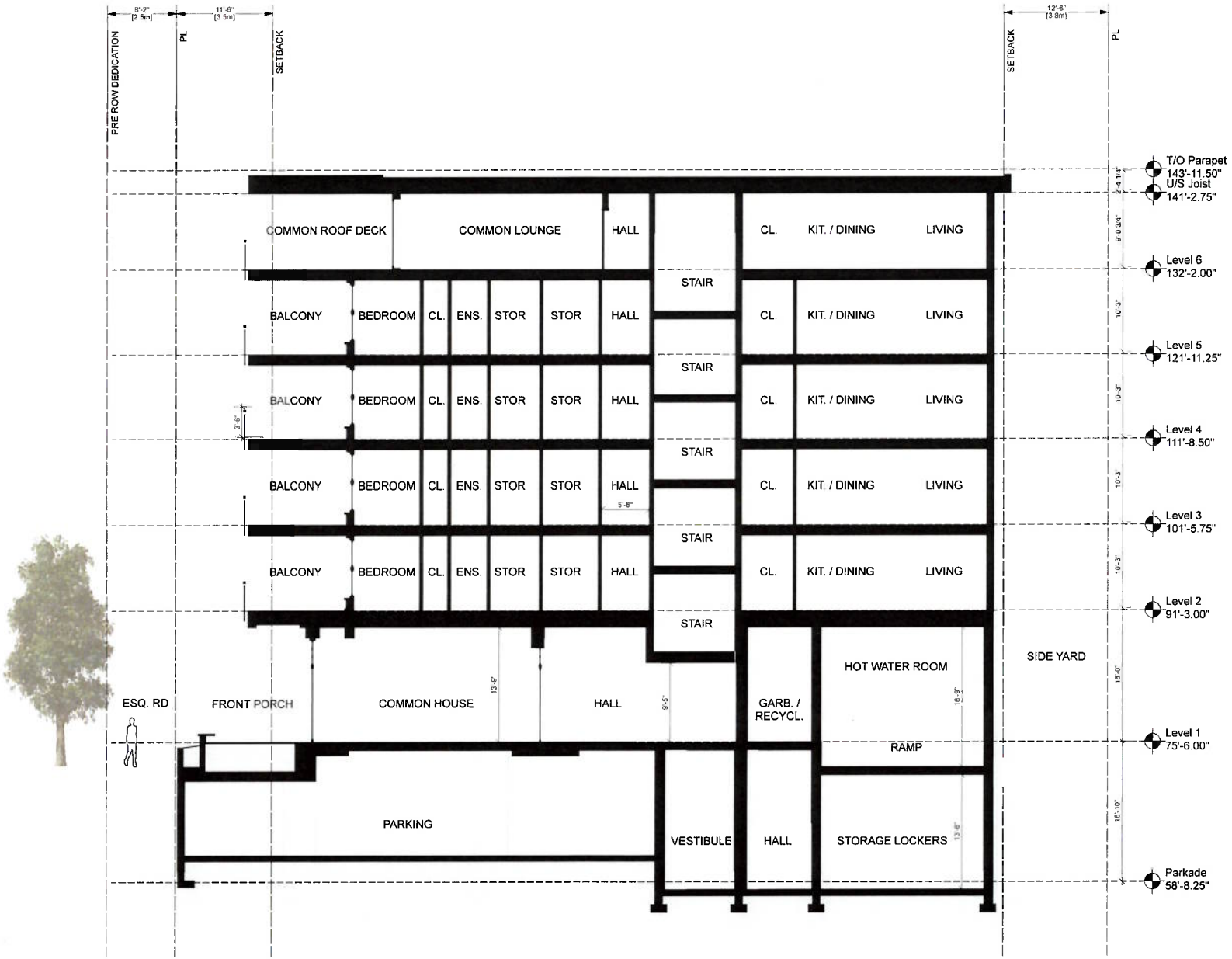
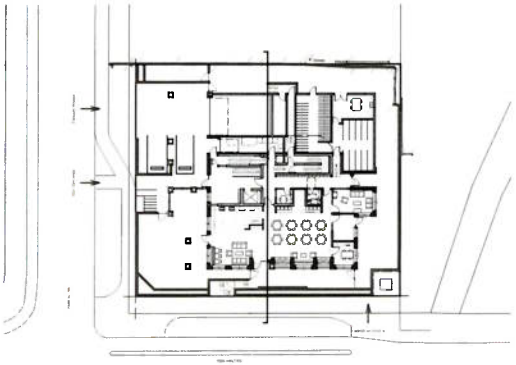
PLOT DATE 0000 00 00

PROJECT NO. _____ DRAWING NO. _____

- 1 MASONRY PRODUCT
- 2 FIBER CEMENT SIDING
- 3 COLOUR A
- 4 FIBER CEMENT SIDING
- 5 COLOUR B
- 6 FIBER CEMENT SIDING
- 7 TO MATCH WINDOW FRAME
- 8 WINDOW FRAME
- 9 VINYL
- 10 GUARDRAILS
- 11 METAL W/ CLEAR AND FRITTED GLASS
- 12 CANOPY
- 13 METAL W/ FRITTED GLASS
- 14 DOOR
- 15 METAL
- 16 GLAZED DOOR
- 17 METAL W/ GLASS
- 18 PRIVACY SCREEN
- 19 METAL W/ FRITTED GLASS
- 20 RETAINING WALL
- 21 MASONRY PRODUCT

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on the drawing and actual site conditions and/or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.



4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DRG
1	2025-10-20	Rezonning
Num.	YY MM DD	▲ ISSUE / REVISION ▼



PROJECT
Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC, Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

Section A
Unless signed & sealed, these drawings are not to be used for approval by an authority or for reference by a client or third party, including the general public.
SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16
PROJECT NO. 2512
DRAWING NO. A4.0

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.



VIEW FROM SOUTH WEST
NTS



VIEW FROM SOUTH EAST
NTS



STREET SCAPE ESQUIMALT ROAD

4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	Reasoning
Num.	YY MM DD	▲ ISSUE / REVISION ▼



PROJECT
Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

**Views / Streetscape
Esquimalt Road**

Unless signed & sealed, these drawings are not to be used for approval by an authority or for release by a client or third party, including the general public.
SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16

PROJECT NO. 2512
DRAWING NO. A5.0

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.
Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datum, and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS



VIEW FROM SOUTH EAST
NTS



VIEW FROM SOUTH WEST
NTS



VIEW FROM SOUTH WEST
NTS



VIEW FROM NORTH EAST
NTS



STREET SCAPE FERNHILL ROAD

4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	Rezonning
Num.	YY MM DD	▲ ISSUE / REVISION ▼



PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC: Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

Views / Streetscape Fernhill Road

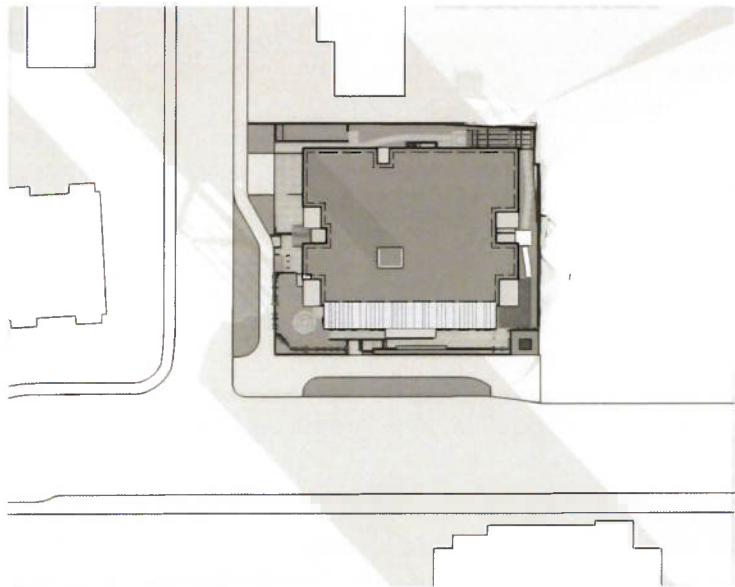
Unless signed & sealed, these drawings are not to be used for approval by any authority or for reliance by a client or third party, including the general public.
SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16

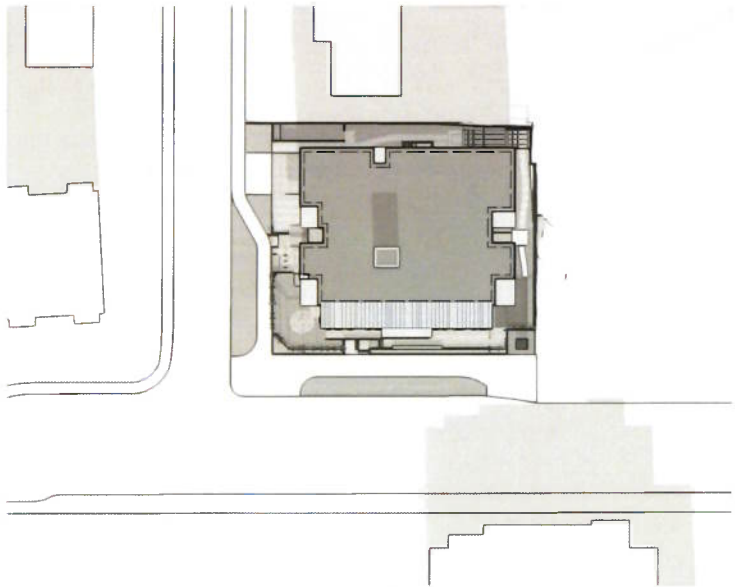
PROJECT NO. 2512
DRAWING NO. A5.1

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

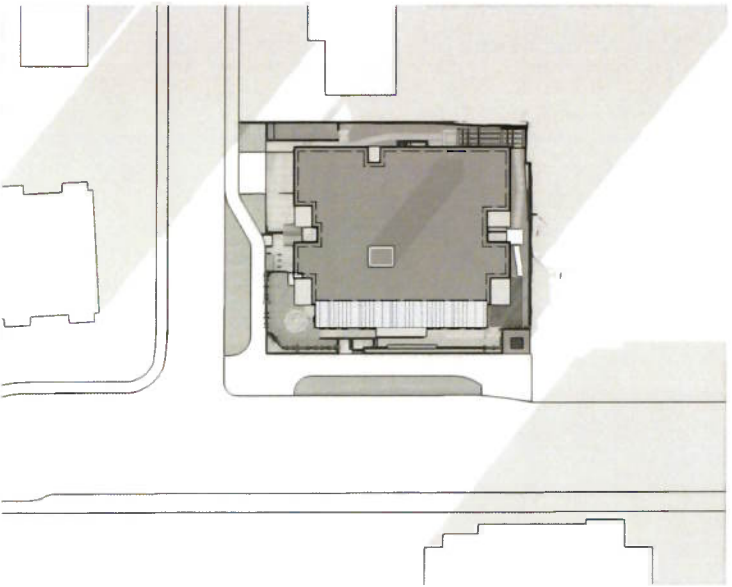
Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and/or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.



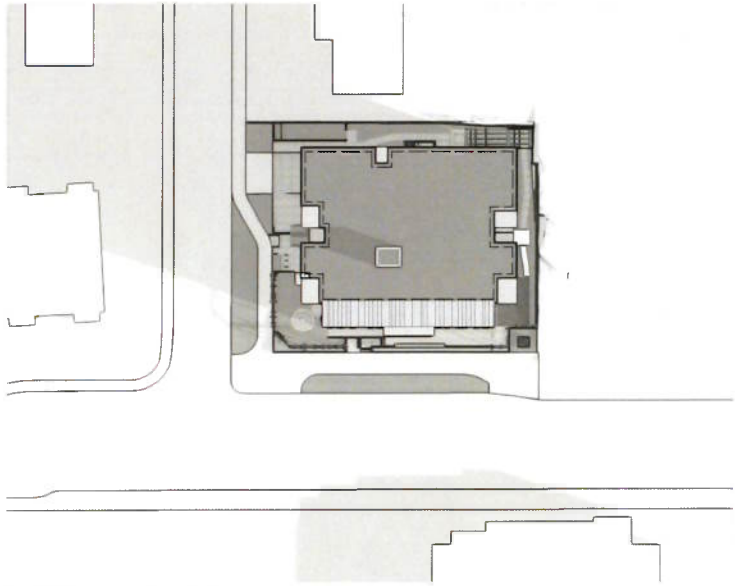
WINTER SOLSTICE (DEC. 21) - 09:00
1:500



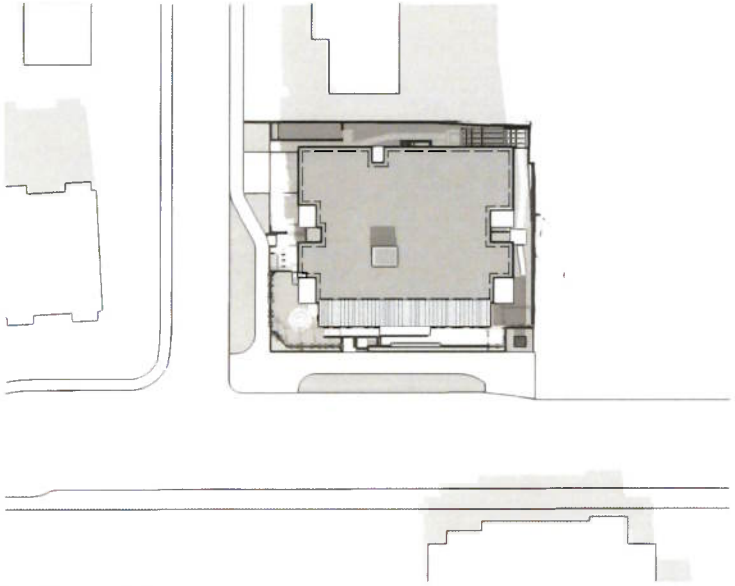
WINTER SOLSTICE - 12:00
1:500



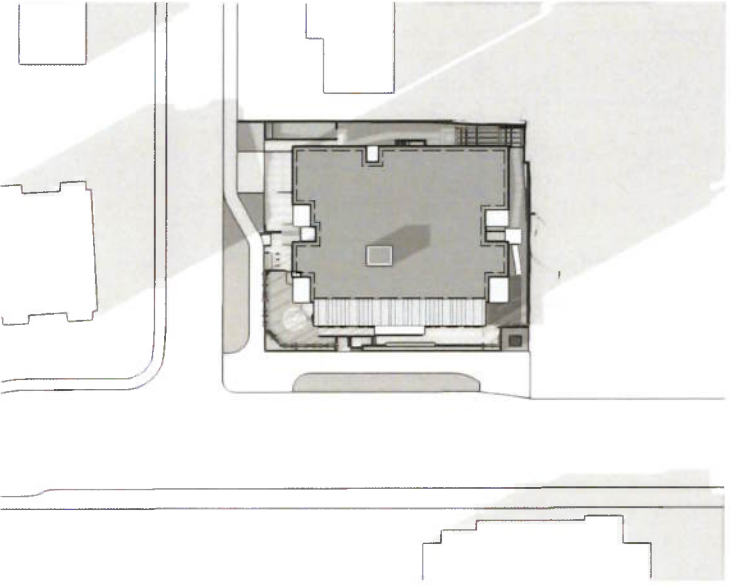
WINTER SOLSTICE - 15:00
1:500



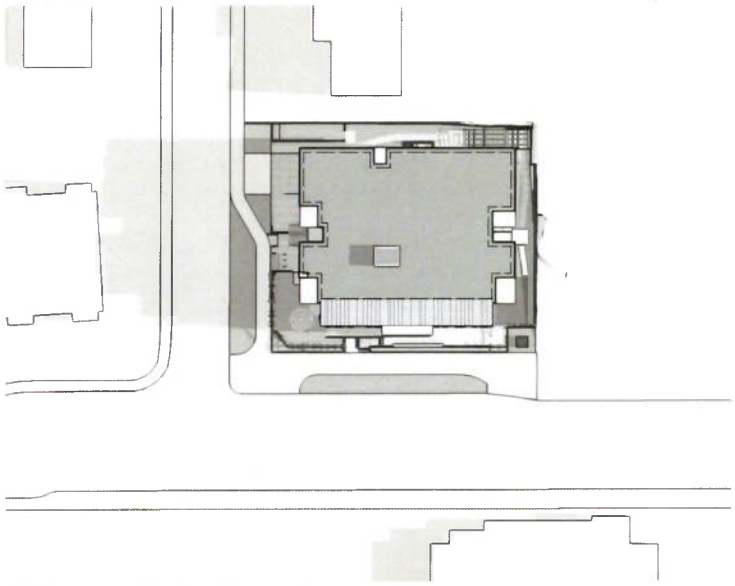
EQUINOX (MAR 20) - 08:00
1:500



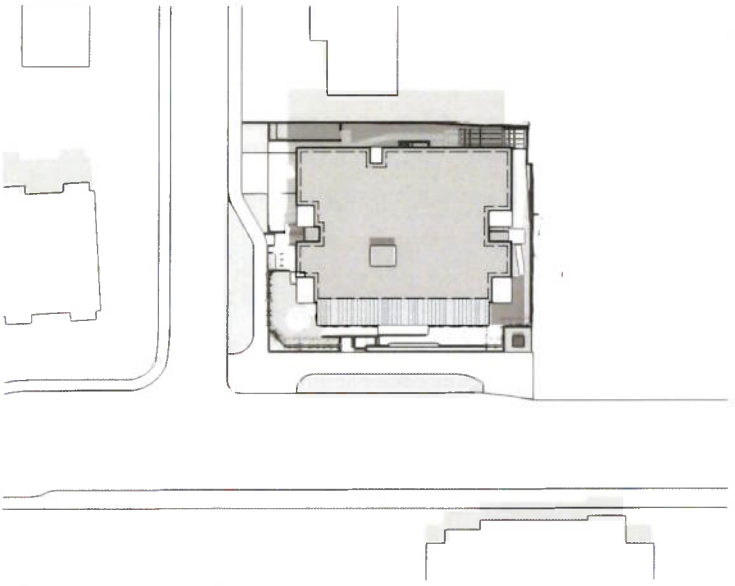
EQUINOX - 12:00
1:500



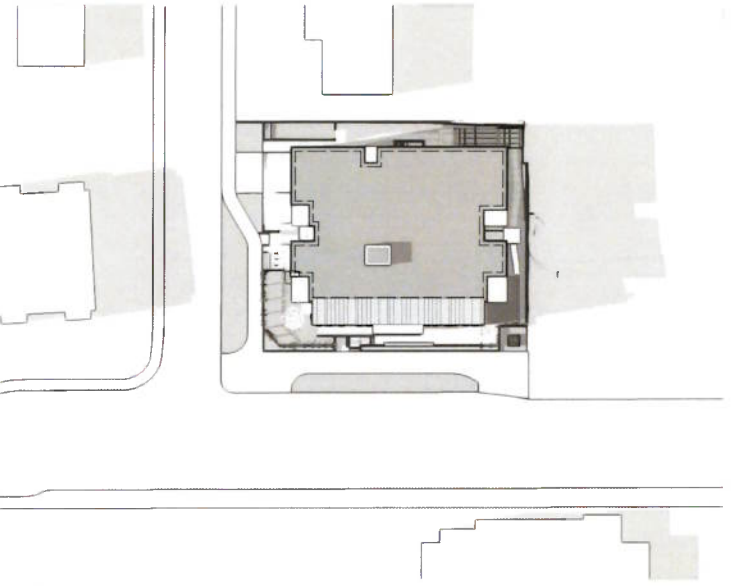
EQUINOX - 16:00
1:500



SUMMER SOLSTICE (JUN 20) - 08:00
1:500



SUMMER SOLSTICE - 12:00
1:500



SUMMER SOLSTICE - 16:00
1:500

4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DRG
1	2025-10-20	Rezoning
Num.	YY MM DD	▲ISSUE / REVISION ▼



PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC, Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

Shadow Analysis
Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.
SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16

PROJECT NO. 2512
DRAWING NO. A5.2



IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums, and levels. Discrepancies between information on this drawing and actual site conditions and/or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.

Development Statistics
Site Area 15797 sqft
Road Widening Ded South (Side) 1m (3'3 3/8") sqft
West (Front) 2.5m (8'2 3/8") sqft
Net Site Area 14343 sqft

Areas	Req'd / Allowed	Proposed
Floor Space Area		28686
Floor Space ratio (FSR)	2.00	2.000

Unit Count / Mix	Unit Type	Quantity	Distribution
	1 Bed / 1 Bath	6	18%
	1 Bed / 1 Bath (AD)	1	3%
	2 Bed / 1 Bath	5	15%
	2 Bed / 2 Bath	8	24%
	2 Bed / 2 Bath / Den	4	12%
	2 Bed / 2 Bath (AD)	5	15%
	3 Bed / 2 Bath / Den (AD)	5	15%
	Total Dwelling Units	34	100%
	Total adaptable	11	32%

Total	Gross Area (sf)	FSR Area (sf)
Area (sqft)	6949.55	28686.27
% of gross	100.0%	412.8%

Floor Areas	Level 1	Type	Gross Area (sf)	FSR Area (sf)
	Bikes	Common	1014	0
	Bistro / Lounge	Common	381	0
	Circulation	Common	1513	0
	Common House	Common	1015	0
	Crafts	Common	162	0
	Grabage / Recycling	Common	275	0
	Hot Water	Common	155	0
	Kids Play	Common	162	0
	Kitchen	Common	363	0
	Lounge	Common	281	0
	Office	Common	67	0
	Parkade Ramp	Common	648	0
	Storage	Common	133	0
	W/C	Common	62	0
	Workshop	Common	284	0

Level 2	Type	Gross Area (sf)	FSR Area (sf)
4 01 (B)	2 Bed / 2 Bath / Den	0	1013
4 02 (C2)	2 Bed / 2 Bath	0	811
4 03 (F)	3 Bed / 2 Bath / Den (AD)	0	1135
4 04 (D)	2 Bed / 1 Bath	0	753
4 05 (C1)	2 Bed / 2 Bath (AD)	0	940
4 06 (A1)	1 Bed / 1 Bath	0	573
4 07 (C4)	2 Bed / 2 Bath	0	781
4 Circulation	Common	0	0
4 Lounge	Common	0	0

Level 3	Type	Gross Area (sf)	FSR Area (sf)
4 01 (B)	2 Bed / 2 Bath / Den	0	1013
4 02 (C2)	2 Bed / 2 Bath	0	811
4 03 (F)	3 Bed / 2 Bath / Den (AD)	0	1135
4 04 (D)	2 Bed / 1 Bath	0	753
4 05 (C1)	2 Bed / 2 Bath (AD)	0	940
4 06 (A1)	1 Bed / 1 Bath	0	573
4 07 (C4)	2 Bed / 2 Bath	0	781
4 Circulation	Common	0	0
4 Lounge	Common	0	0

Level 4	Type	Gross Area (sf)	FSR Area (sf)
4 01 (B)	2 Bed / 2 Bath / Den	0	1013
4 02 (C2)	2 Bed / 2 Bath	0	811
4 03 (F)	3 Bed / 2 Bath / Den (AD)	0	1135
4 04 (D)	2 Bed / 1 Bath	0	753
4 05 (C1)	2 Bed / 2 Bath (AD)	0	940
4 06 (A1)	1 Bed / 1 Bath	0	573
4 07 (C4)	2 Bed / 2 Bath	0	781
4 Circulation	Common	0	0
4 Lounge	Common	0	0

Level 5	Type	Gross Area (sf)	FSR Area (sf)
4 01 (B)	2 Bed / 2 Bath / Den	0	1013
4 02 (C2)	2 Bed / 2 Bath	0	811
4 03 (F)	3 Bed / 2 Bath / Den (AD)	0	1135
4 04 (D)	2 Bed / 1 Bath	0	753
4 05 (C1)	2 Bed / 2 Bath (AD)	0	940
4 06 (A1)	1 Bed / 1 Bath	0	573
4 07 (C4)	2 Bed / 2 Bath	0	781
4 Circulation	Common	0	0
4 Lounge	Common	0	0

Level 6	Type	Gross Area (sf)	FSR Area (sf)
6 01 (A2)	1 Bed / 1 Bath	0	573
6 02 (A3)	1 Bed / 1 Bath (AD)	0	573
6 03 (F)	3 Bed / 2 Bath / Den (AD)	0	1135
6 04 (D)	2 Bed / 1 Bath	0	753
6 05 (C1)	2 Bed / 2 Bath (AD)	0	940
6 06 (A4)	1 Bed / 1 Bath	0	572
6 Circulation	Common	0	0
6 Flex	Common	231	0
6 Gym	Common	203	0
6 Lounge	Common	0	0

FOOR AREA DECLARATION

LEVEL 6 - OVERLAY (NTS)

LEVEL 2-5 - OVERLAY (NTS)

LEVEL 1 - OVERLAY (NTS)



4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DRG
1	2025-10-20	Rezonning

Num. YY MM DD ▲ISSUE / REVISION ▼



PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC. Township Of Esquimalt

ZONING DEVELOPMENT PERMIT #

BUILDING PERMIT #

DRAWING

Declaration of FAR

Unless signed & sealed, these drawings are not to be used for approval by an authority or for release by a client or third party, including the general public.

SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE

2026-06-11

PROJECT NO.

2512

DRAWING NO.

A5.3

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and / or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.

4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	Rezoning
Num.	YY MM DD	▲ ISSUE / REVISION ▼



PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

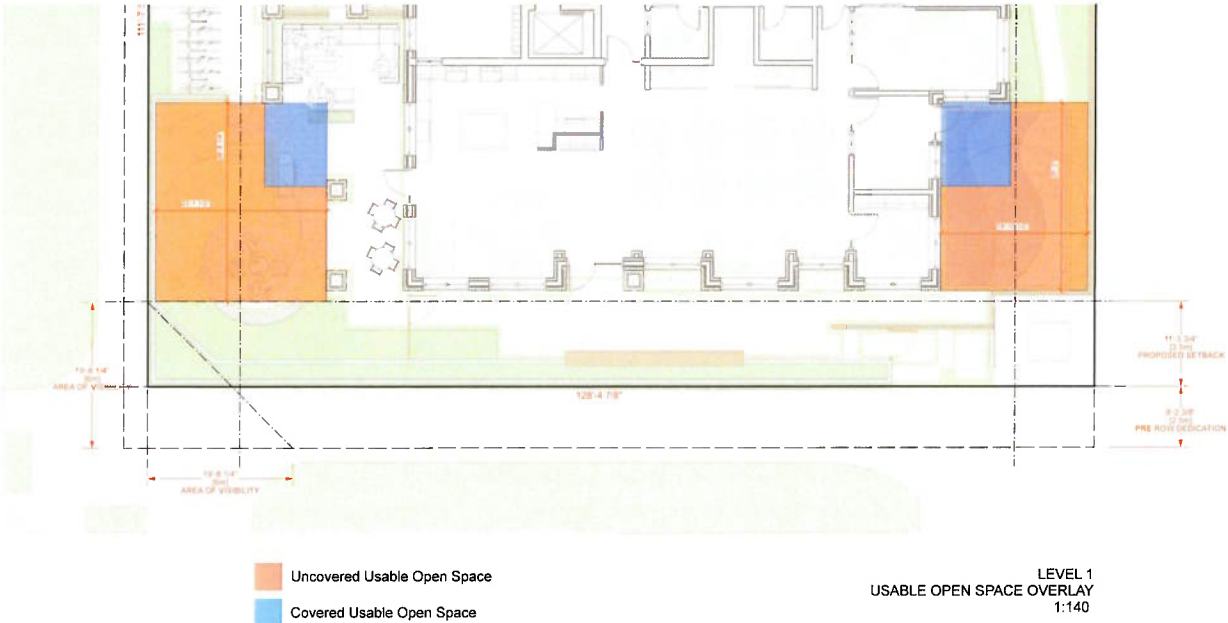
BUILDING CODE BCBC, Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

Site Coverage / Usable Open Space

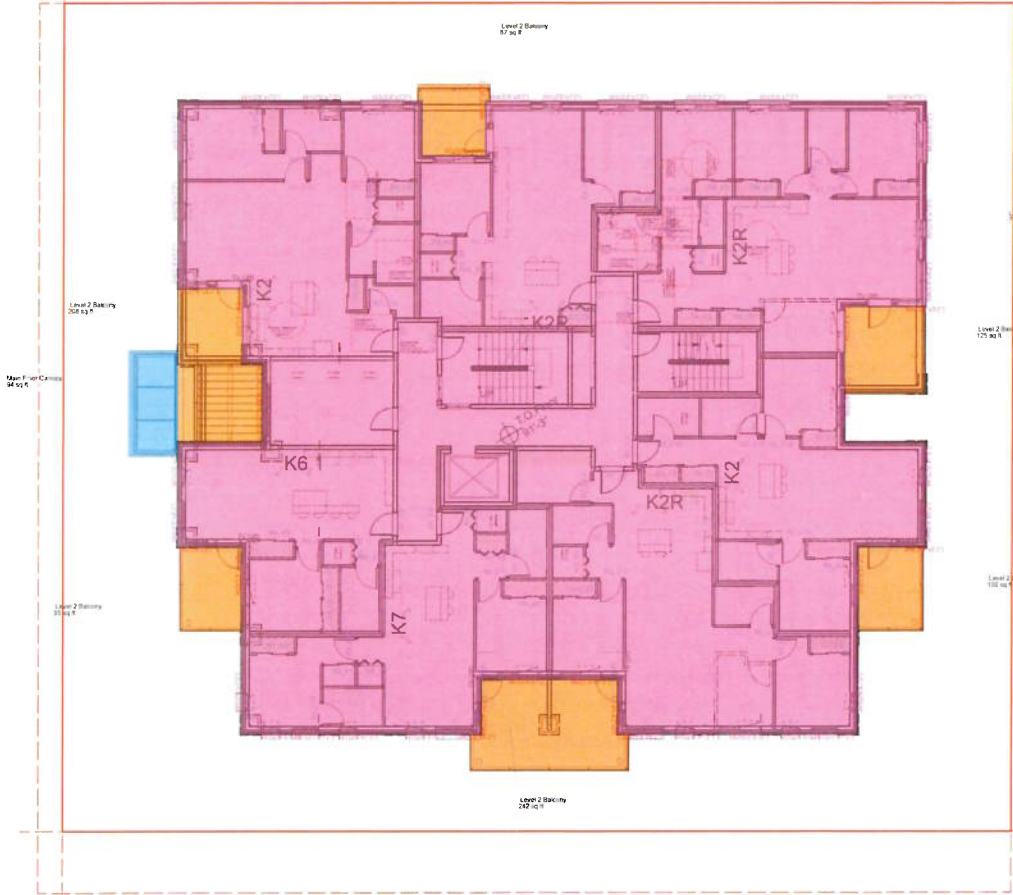
Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.
SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16

PROJECT NO. 2512
DRAWING NO. A5.4



LEVEL 2
SITE COVERAGE OVERLAY
1:140

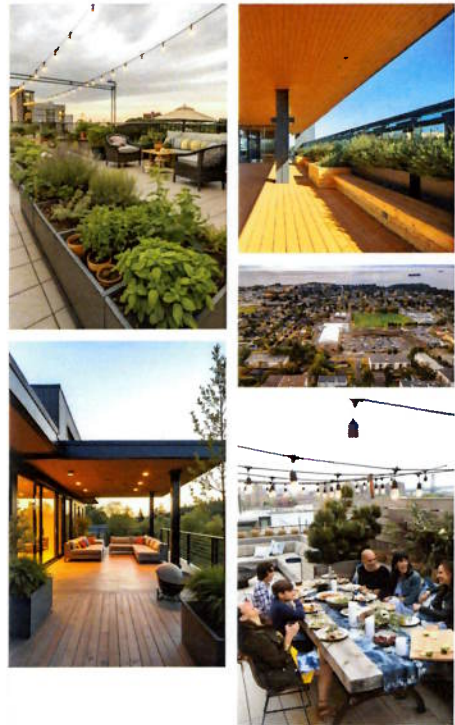


LEVEL 1
SITE COVERAGE OVERLAY
1:140

Development Statistics/V:

17 Site Area	15797 sqft			
Road Widening Ded.			14343	100.000%
South (Side)	1m (3'3 3/8") sqft		1112	7.753%
West (Front)	2.5m (8'2 3/8") sqft		172	1.199%
Net Site Area	14343 sqft	(9.1% Reduction of Site Area)	940	6.554%
Areas	Req'd / Allowed	Proposed	6.754 sqft	1118.754
Floor Space Area		28686	Notes	
Floor Space ratio (FSR)	2.00	2.000	28686.00	
Average Grade				
South (Esquimalt Rd.)		22.24m (72'11 3/8")		
Building Height		21.8m (71'6 1/4")		
Setbacks				Ave. Grade to Roof Parapet (not incl. Elevator Overrun)
North		3.8m (12'5 5/8")		1'6" (Balcony) Protrusion into Setback
East		3.3m (10'9 7/8")		
South (Esquimalt Rd.)		3.5m (11'5 3/4")		3'6" (Balcony) Protrusion into Setback
West (Fernhill Rd.)		3.8m (12'5 5/8")		3'8" (Canopy) Protrusion into Setback
Site Coverage				See Sheet A5.4
Level 1			% Of Net Site Area	
Building		6661 sqft	46%	
Level 2				
Building		7658 sqft	53%	
Balconies		856 sqft	6%	
Canopies		84 sqft	1%	
Total Level 2		8598 sqft	60%	
Usable Open Space	1076 sf min	1119 sqft	7.8% (6.4% uncovered, 1.4% covered. See Sheet A5.4	

DEVELOPMENT STATISTICS



ROOFTOP
PATIO



OUTDOOR
LIVING ROOM



SECRET
GARDEN,
BOULE, DOG
RUN



VIEW FROM SOUTH WEST



VIEW FROM NORTH WEST

VEGGIE
TRACK

FRONT
PORCH

WALL SEAT



IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and/or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. **DO NOT SCALE THE DRAWINGS**

4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	Rezoning
Num.	YY MM DD	▲ ISSUE / REVISION ▼



PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC - Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

Architectural Concept

Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including their general public.

SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16

PROJECT NO. 2512
DRAWING NO. A5.5

- 1 MASONRY PRODUCT
- 2 FIBER CEMENT SIDING
- COLOUR A
- 3 FIBER CEMENT SIDING
- COLOUR B
- 4 FIBER CEMENT SIDING
- TO MATCH WINDOW FRAME
- 5 WINDOW FRAME
- VINYL
- 6 GUARDRAILS
- METAL W/ CLEAR AND FRITTED GLASS
- 7 CANOPY
- METAL W/ FRITTED GLASS
- 8 DOOR
- METAL
- 9 GLAZED DOOR
- METAL W/ GLASS
- 10 PRIVACY SCREEN
- METAL W/ FRITTED GLASS
- 11 RETAINING WALL
- MASONRY PRODUCT



MASONRY PRODUCT

CANOPY

MASONRY PRODUCT



IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and/or the existing Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.

4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	Reopening
Num.	YY MM DD	▲ ISSUE / REVISION ▼



PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING

Materials A

Unless signed & sealed, these drawings are not to be used for approval by an authority or for reference by a client or third party, including the general public.

SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16

PROJECT NO. 2512
DRAWING NO. A5.6

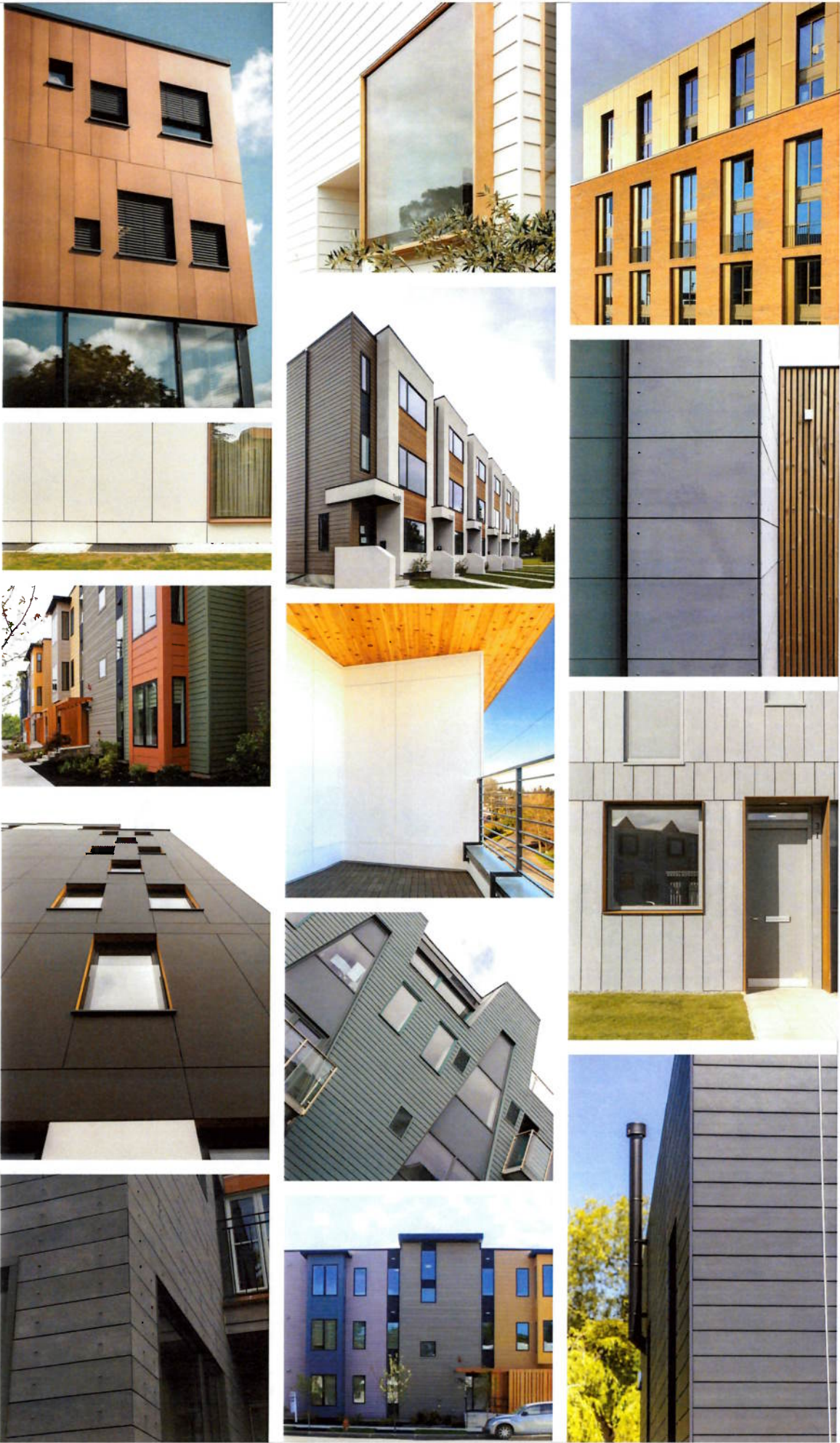
- 1 MASONRY PRODUCT
- 2 FIBER CEMENT SIDING
- COLOUR A
- 3 FIBER CEMENT SIDING
- COLOUR B
- 4 FIBER CEMENT SIDING
- TO MATCH WINDOW FRAME
- 5 WINDOW FRAME
- VINYL
- 6 GUARDRAILS
- METAL W/ CLEAR AND FRITTED GLASS
- 7 CANOPY
- METAL W/ FRITTED GLASS
- 8 DOOR
- METAL
- 9 GLAZED DOOR
- METAL W/ GLASS
- 10 PRIVACY SCREEN
- METAL W/ FRITTED GLASS
- 11 RETAINING WALL
- MASONRY PRODUCT

FIBRE CEMENT PRODUCT



PARTIAL SOUTH ELEVATION

FIBRE CEMENT PRODUCT



IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contractor's responsibility to review and verify drawing dimensions, details and levels. Discrepancies between information on this drawing and actual site conditions and/or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work. DO NOT SCALE THE DRAWINGS.

4	2026-06-16	COUNCIL MEETING
3	2026-04-03	APC
2	2026-02-03	ORC
1	2025-10-20	Re zoning
Num.	YY MM DD	▲ ISSUE / REVISION ▼



PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC, Township Of Esquimalt
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

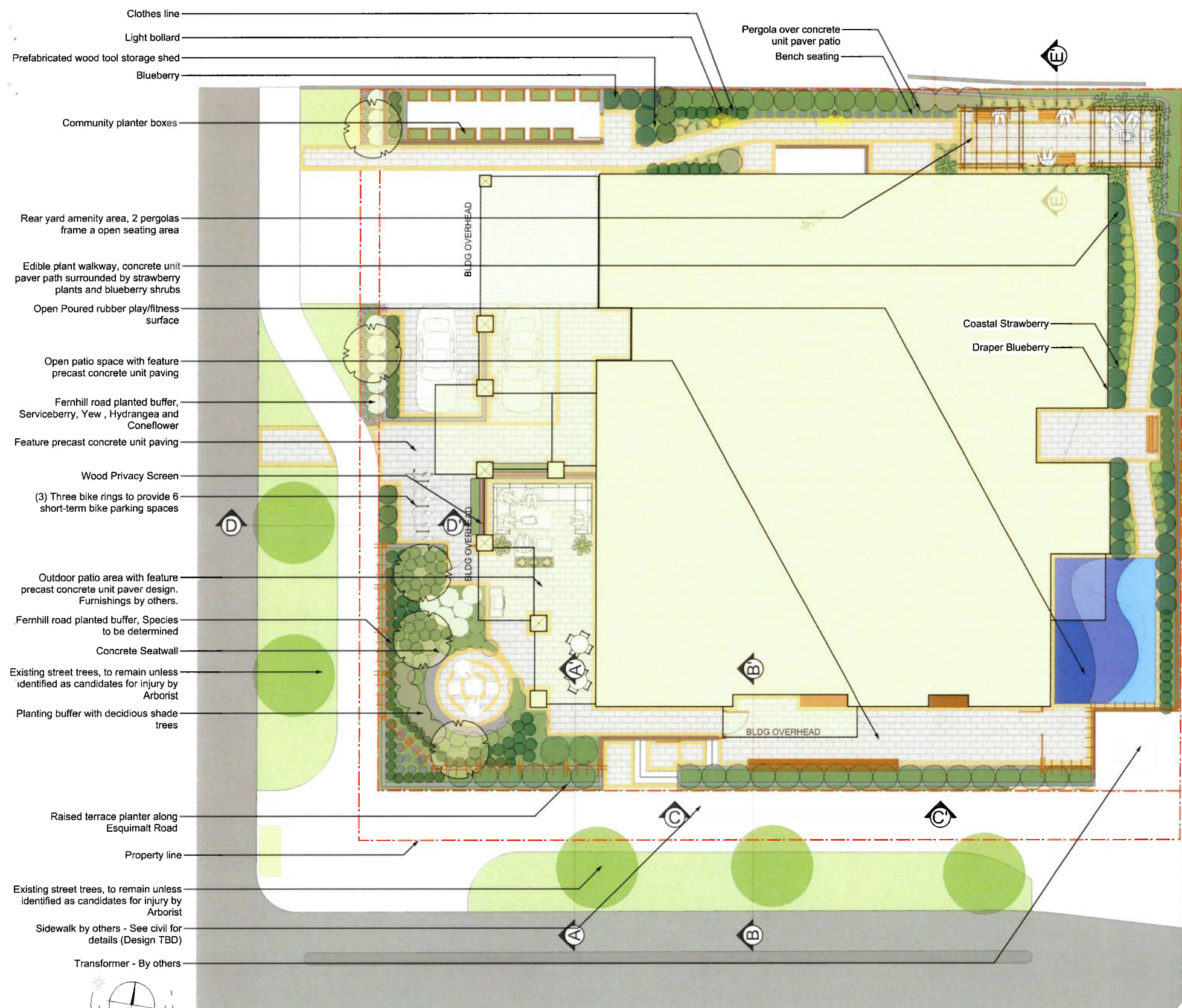
Materials B

Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.

SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-06-16

PROJECT NO. 2512
DRAWING NO. A5.7



MATERIALS LEGEND

	Proposed Tree		Proposed bike ring (2 spaces ea.)		Property Line
	Existing Tree		Proposed Bench		Cross Section Reference Line
	Concrete		Proposed Planter		Retaining Wall - By Others
	Concrete Unit Pavers		Light Bollard		Concrete Stairs - By Others
	Planting beds		String Lights		Cedar Pergola
	SOD		Proposed Trellis		Tactile Indicator
	Poured In Place Rubber Surface		Natural stone		

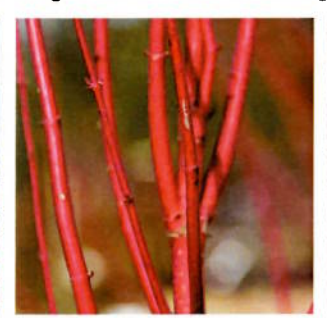
Recommended Nursery Stock

Trees TOTAL: 5	Botanical Name Amelanchier alnifolia	Common Name Saskatoon Serviceberry
Large Shrubs TOTAL: 43	Botanical Name Cornus stolonifera Rhododendron macrophyllum Taxus x media 'Hicksii' Vaccinium ovatum	Common Name Redtwig Dogwood Pacific Rhododendron Hicks Yew Evergreen Huckleberry
Medium Shrubs TOTAL: 63	Botanical Name Cistus x hybridus Hydrangea macrophylla 'Lanarth White' Vaccinium corymbosum	Common Name White Rockrose Lanarth White Hydrangea Draper Blueberry
Small Shrubs TOTAL: 137	Botanical Name Azalea 'Snowbird' Gaultheria shallon Lavandula officinalis Mahonia nervosa	Common Name Snowbird Azalea Salal English Lavender Low Oregon Grape
Perennials, Annuals and Ferns TOTAL: 86	Botanical Name Deschampsia caespitosa Echinacea purpurea 'Magnus' Fragaria chiloensis Polystichum munitum Stipa tenuissima	Common Name Tufted Hair Grass Purple Coneflower Coastal Strawberry Sword Fern Mexican Feather Grass
Groundcovers TOTAL: 39	Botanical Name Arctostaphylos uva ursi 'Vancouver Jade'	Common Name Vancouver Jade Kinnikinnick

1. All work to be completed to current CSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



Shademaster Honey Locust



Red Twig Dogwood



Hicks Yew

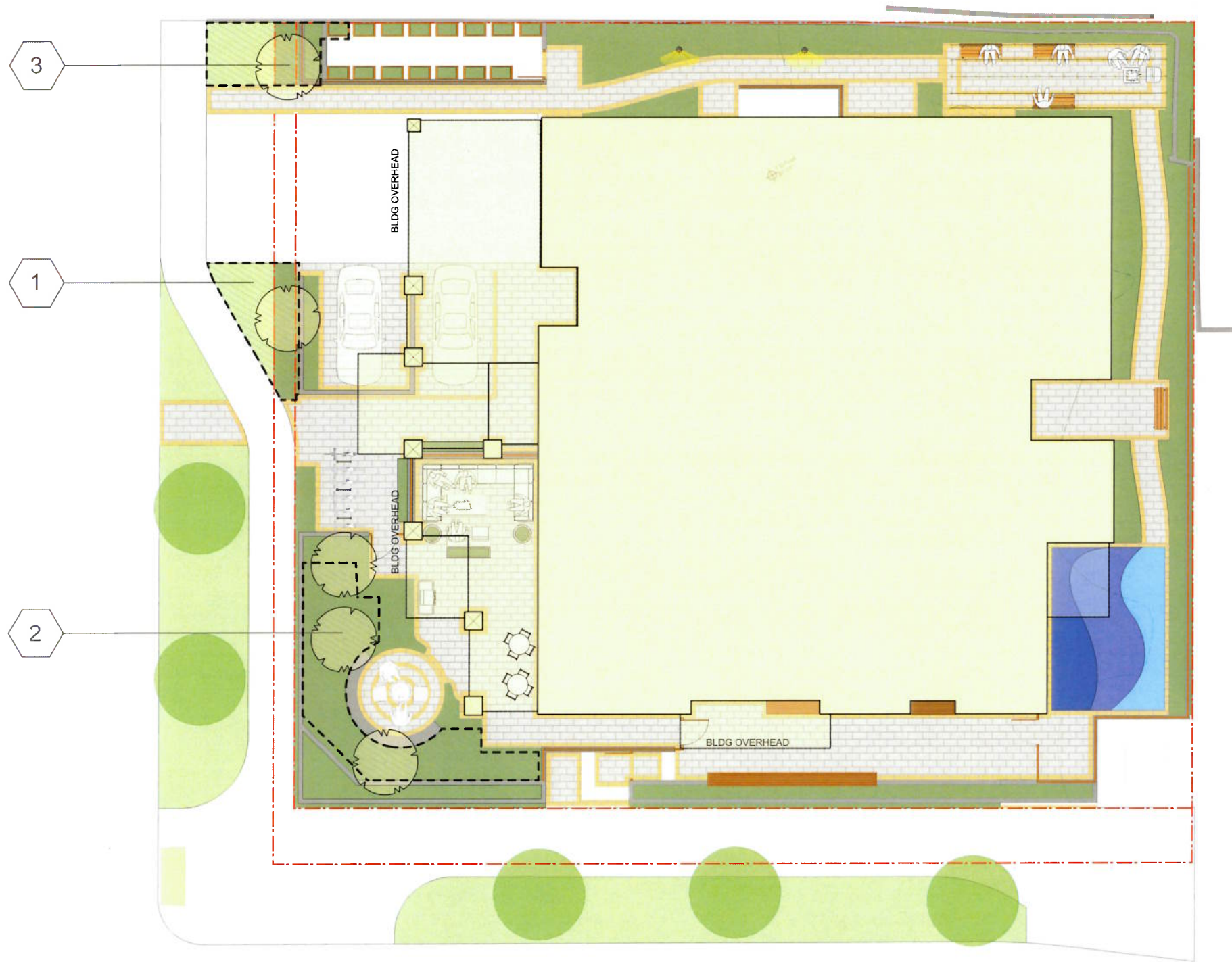
Issued for DP submission - Apr 02, 2026
Issued for DP submission - Feb 03, 2026
Issued for DP submission - Oct 15, 2025

DP1/8

1140-1148 Esquimalt Village Co-Housing - Concept Plan



Project No: 2522 Sept 19-25
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105



MATERIALS LEGEND

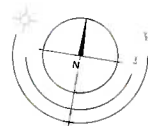
- Proposed Tree
- Existing Tree
- Concrete
- Concrete Unit Pavers
- Planting beds
- SOD
- Artificial Turf
- Poured In Place Rubber Surface
- Soil Volume area
- Open Landscape Space
- Natural stone
- Proposed Trellis
- Proposed bike ring (2 spaces ea.)
- Proposed Bench
- Proposed Planter
- Soil Volume area Tag
- Property Line
- Cross Section Reference Line
- Retaining Wall - By Others
- Concrete Stairs - By Others
- Cedar Pergola
- Light Bollard
- String Lights
- Tactile Indicator

TREE MANAGEMENT LEGEND



Soil Volume Chart

Soil Table				Replacement Tree Proposed			Soil Volume Required (M3)			
Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated Soil Volume	#Small	#Medium	#Large	Small	Medium	Large	Total
				Onsite						
1	14.3	1	14.3	1			8	0	0	8
2	32.6	1	32.6	3			24		0	24
3	14.3	1	14.3	1			8	0	0	8



1 1140-1148 Esquimalt Village Co-Housing - Landscape Soil Volume Plan
Scale: 1:100

Issued for DP submission - Apr 02, 2026
Issued for DP submission - Feb 03, 2026
Issued for DP submission - Oct 15, 2025

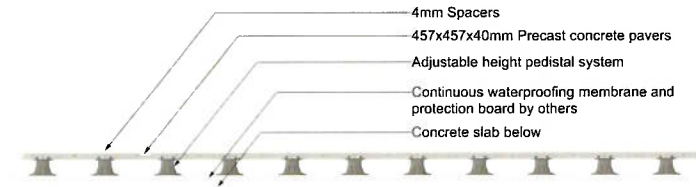
DP2/8

1140-1148 Esquimalt Village Co-Housing - Soil Volume



Project No: 2522 Sept 18-25

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105



Texada slab paver - By Belgard



SIZE: 457 x 457 x 40mm



Natural

- Concrete pavers on pedestal notes:
1. This detail to be read in conjunction with landscape specifications and belguard pedestal installation details.
 2. DO NOT compact pavers on pedestals.
 3. Pavers on pedestals to be installed with 4mm spacers between each unit paver.
 4. Paver installation must be completed in accordance with landscape specifications and belguard standard details.
 5. See landscape Layout plan for proposed colour and pattern layouts
 6. Pavers to be installed level

7
D1
Concrete unit pavers on pedestal standard detail
1:50

Concrete pavers on pedestal system
(Typical for rooftop patios)

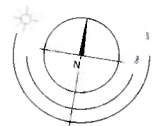
Rooftop community vegetable garden planter

Private Patio



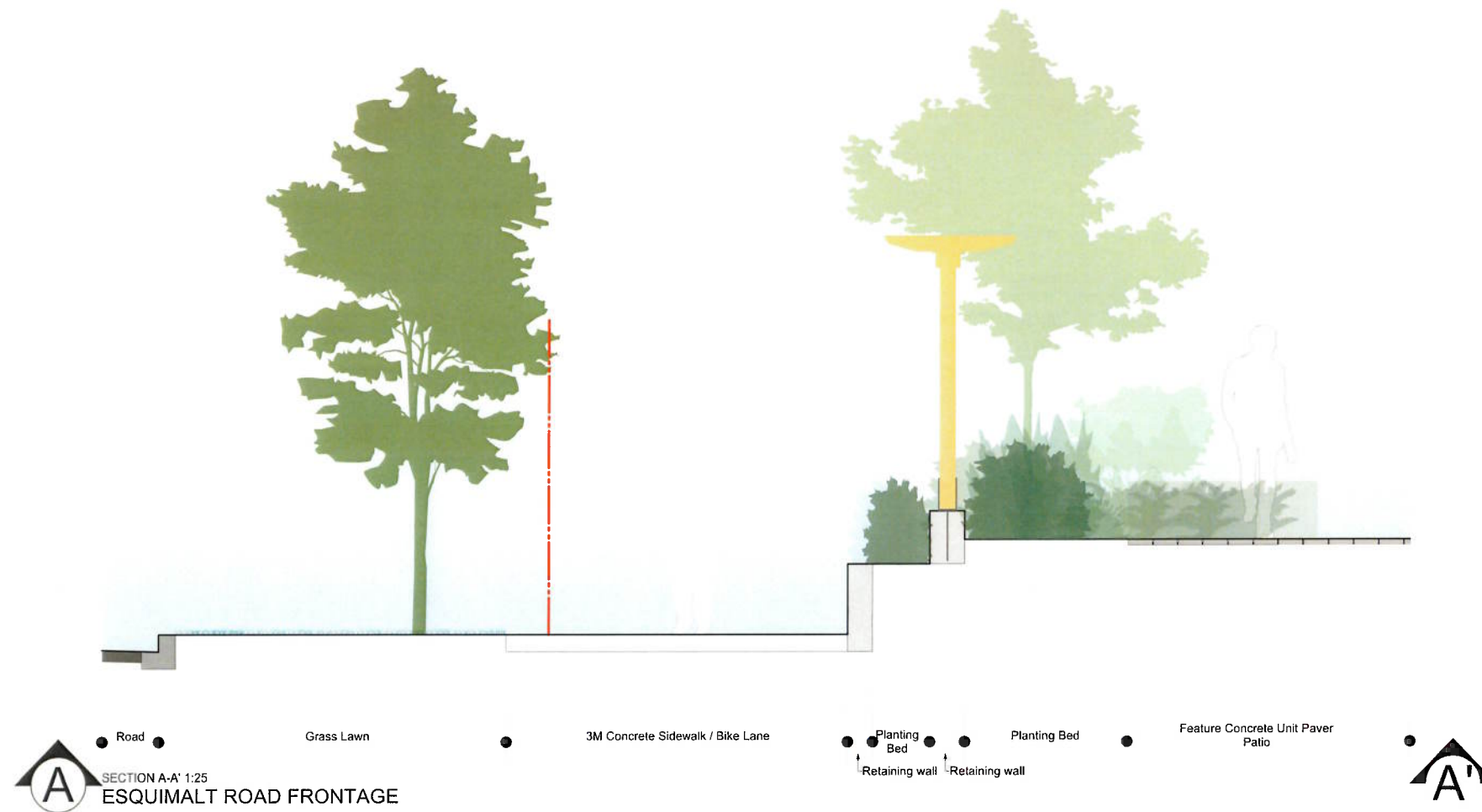
MATERIALS LEGEND

- Concrete Unit Pavers On Pedestals
- Planting beds
- Property Line
- Aluminum Planter

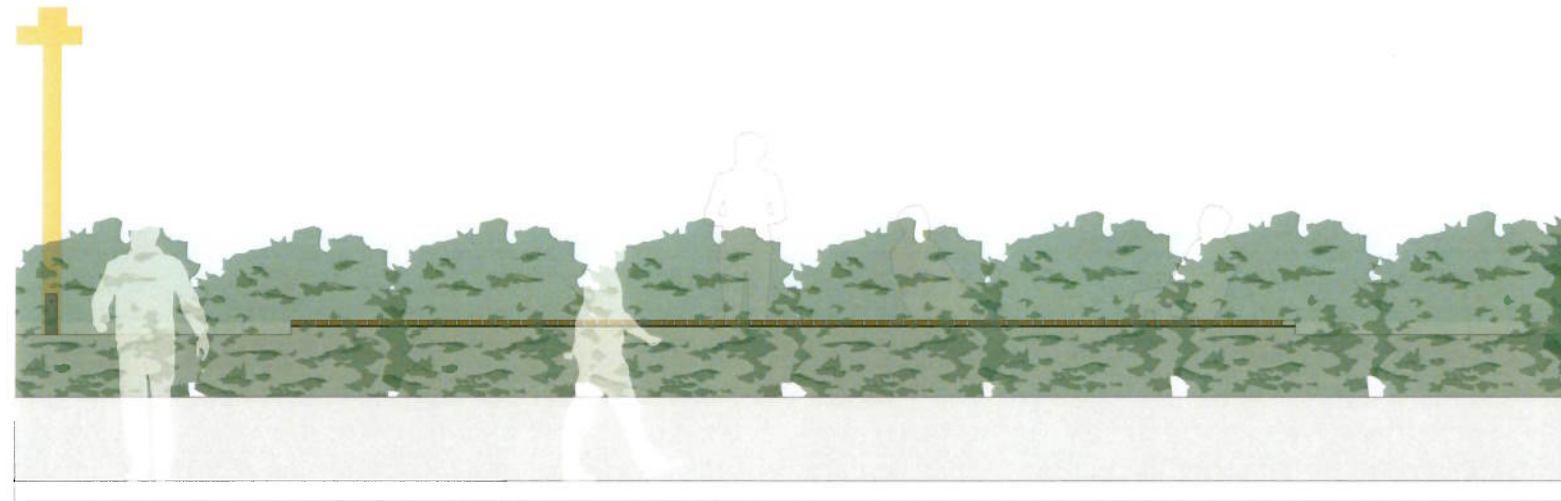


Issued for DP submission - Apr 02, 2026
Issued for DP submission - Feb 03, 2026
Issued for DP submission - Oct 15, 2025

DP3/8

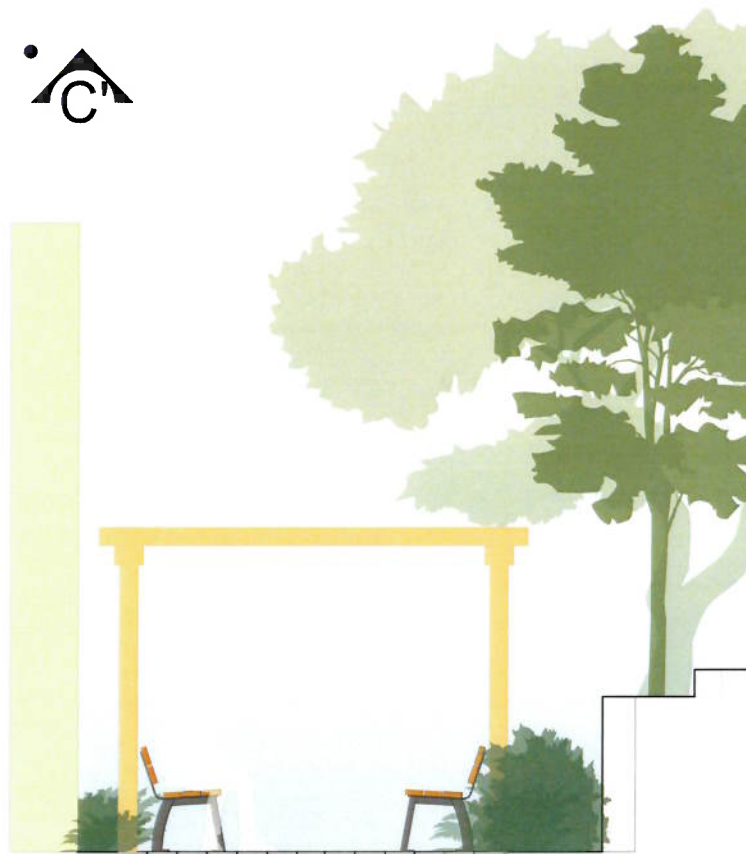


1140-1148 Esquimalt Village - Landscape Sections

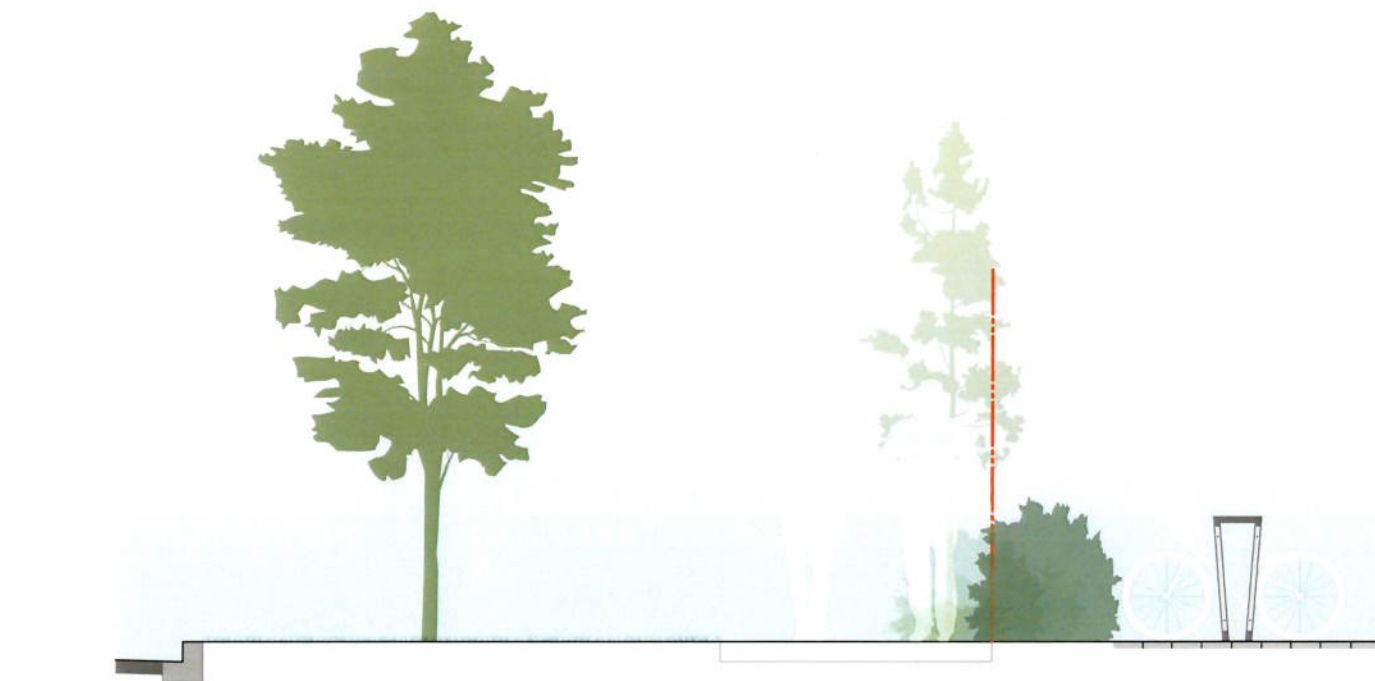


SECTION C-C' 1:25
ESQUIMALT ROAD FRONTAGE

Concrete Sidewalk



SECTION E-E' 1:25
NORTH AMENITY AREA



SECTION D-D' 1:25
FERNHILL ROAD FRONTAGE

Grass Lawn

Concrete Sidewalk

Planting Bed

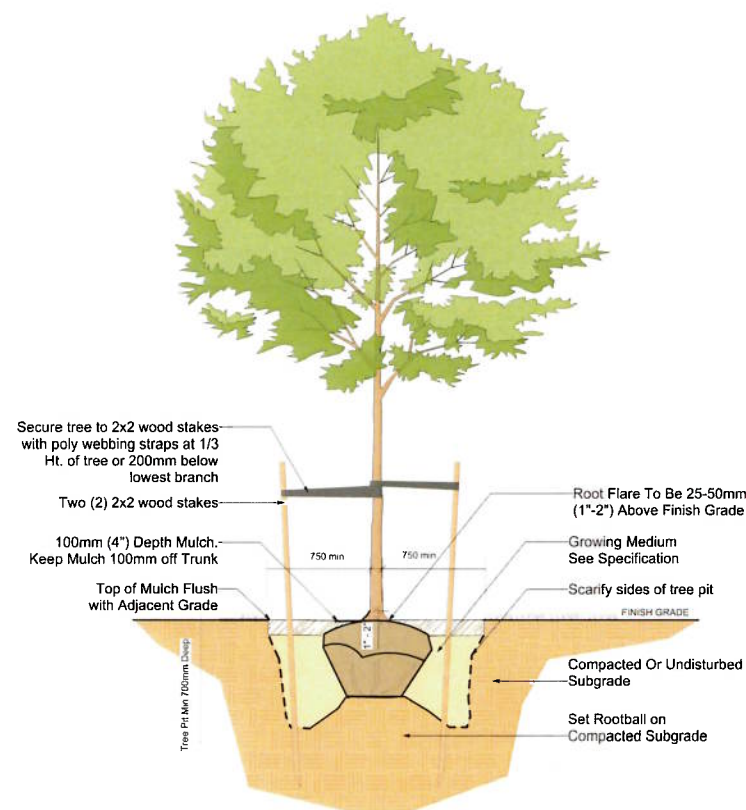
Feature Concrete Unit Pavers

Paver patio with pergola canopy

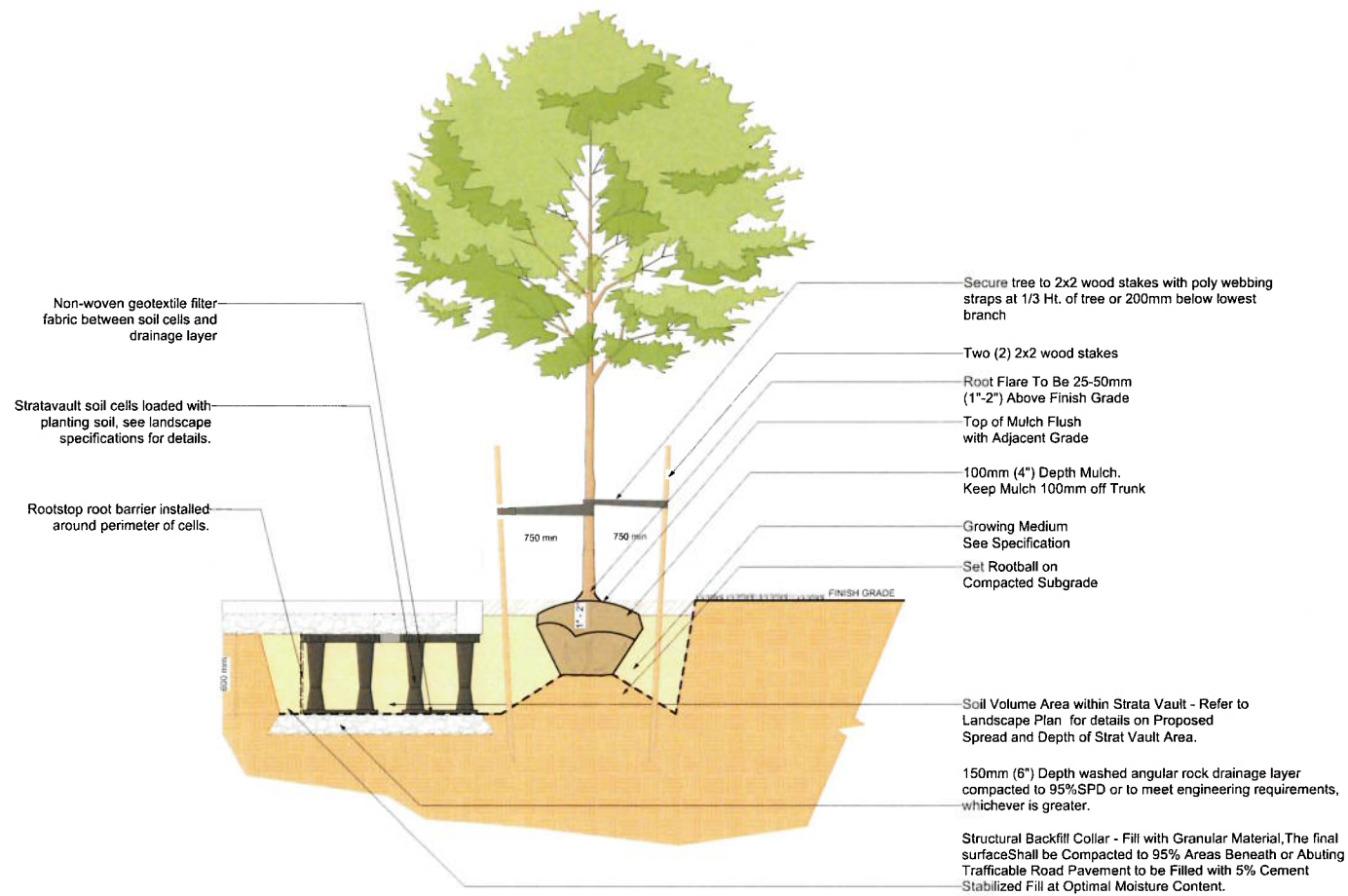
Planting Bed

Planting Bed

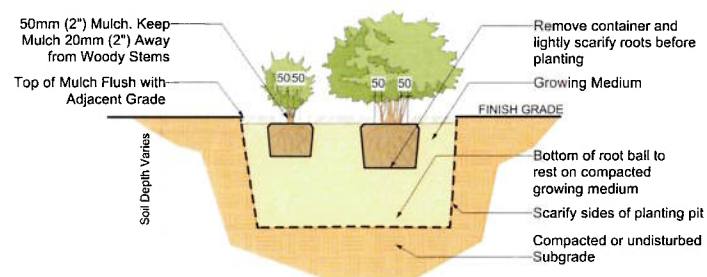
1140-1148 Esquimalt Village - Landscape Sections



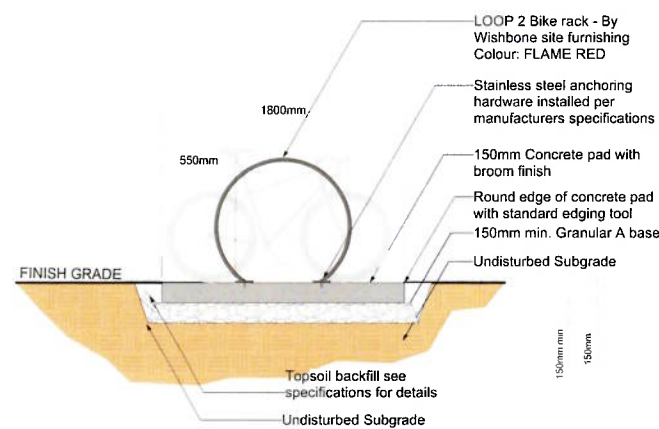
1 Typical Deciduous Tree Planting Detail
D1 Scale: 1:25



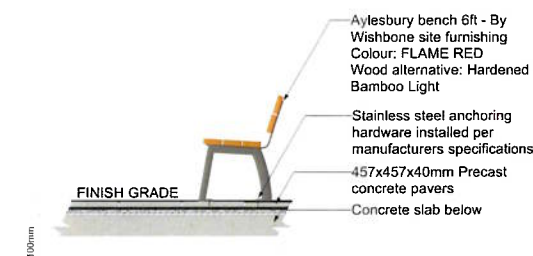
2 Tree planting with stratavault soil cells Detail - Single layer
D1 Scale: 1:25



3 Typical Shrub Planting Detail
D1 Scale: 1:25

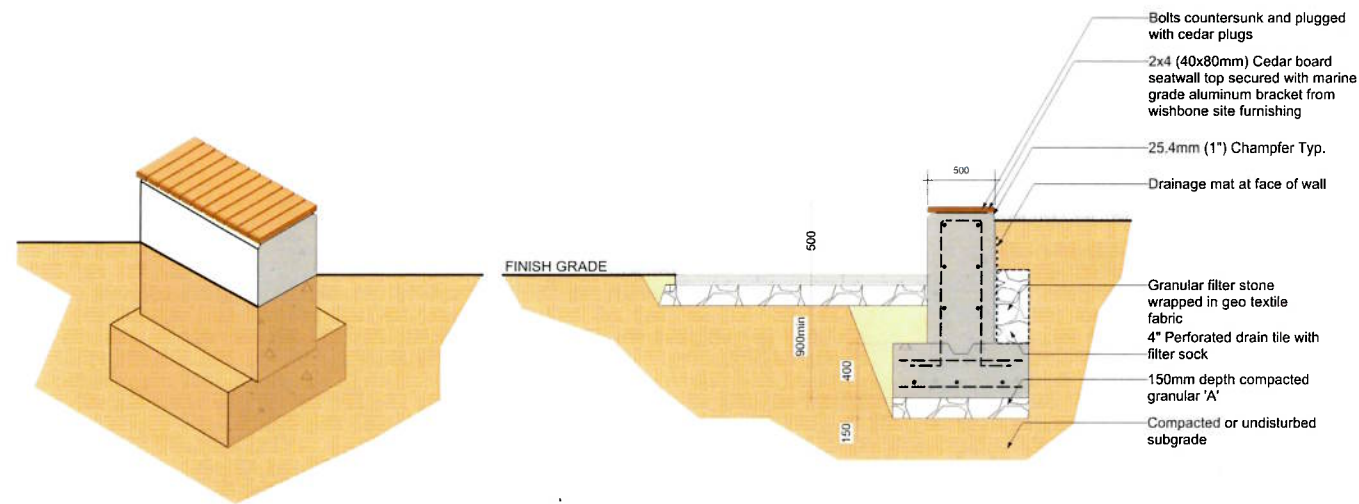


4 Bike Ring On Concrete Pad
D1 Scale: 1:25

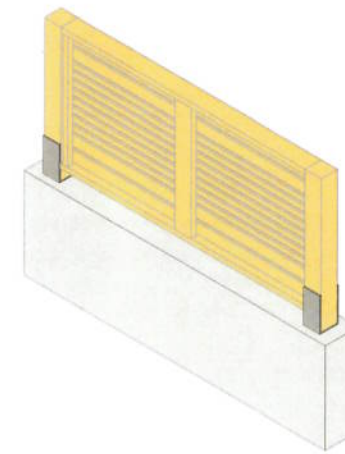


5 Bench - By Wishbone site furnishing
D1 Scale: 1:25

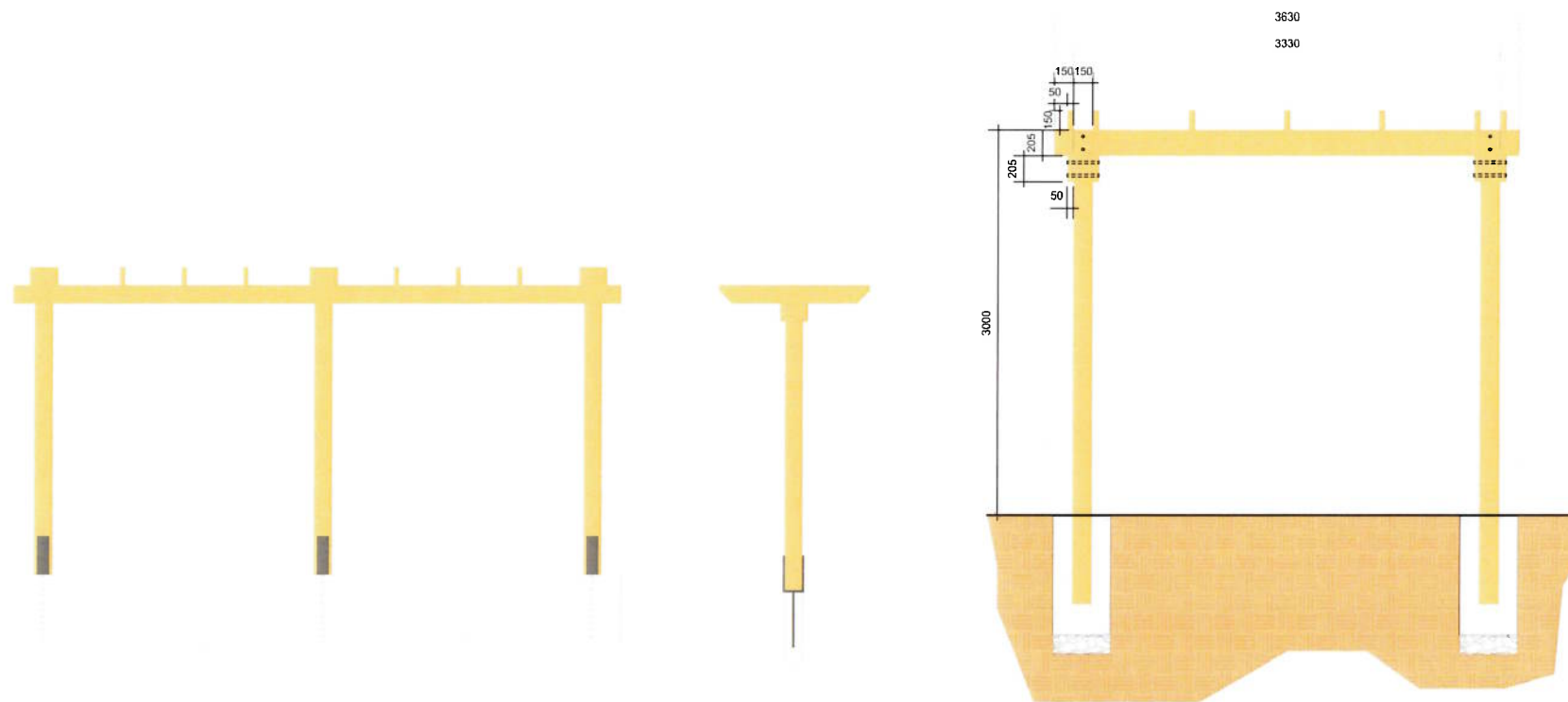
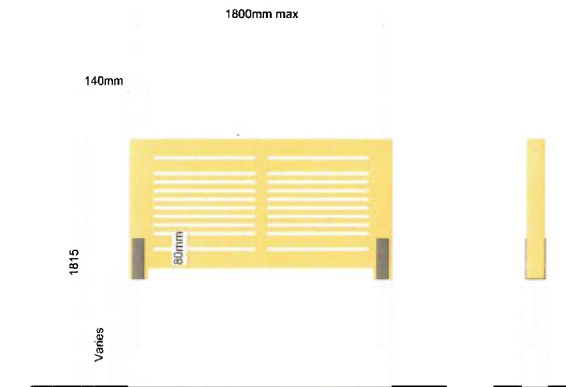
1140-1148 Esquimalt Village - Landscape Details



6 500mm Ht. Concrete seat wall with wood topper - Sandblast finish
D2 1:50

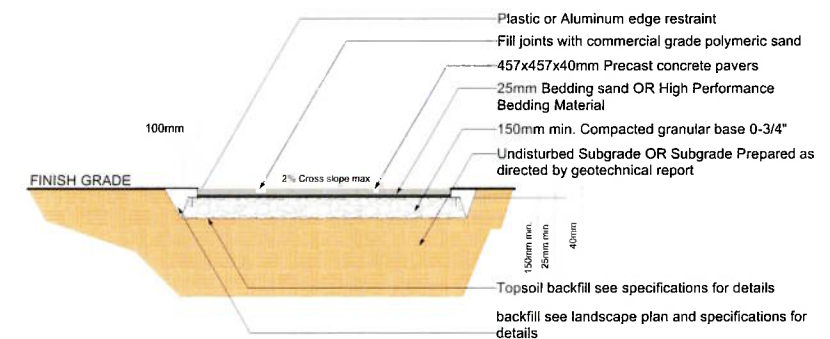


7 1.8m Ht. Wood Privacy Fence
D2 Scale: 1:25



8 Wood Trellis mounted to retaining wall
D2 Scale: 1:25

9 Wood Pergola
D2 Scale: 1:25

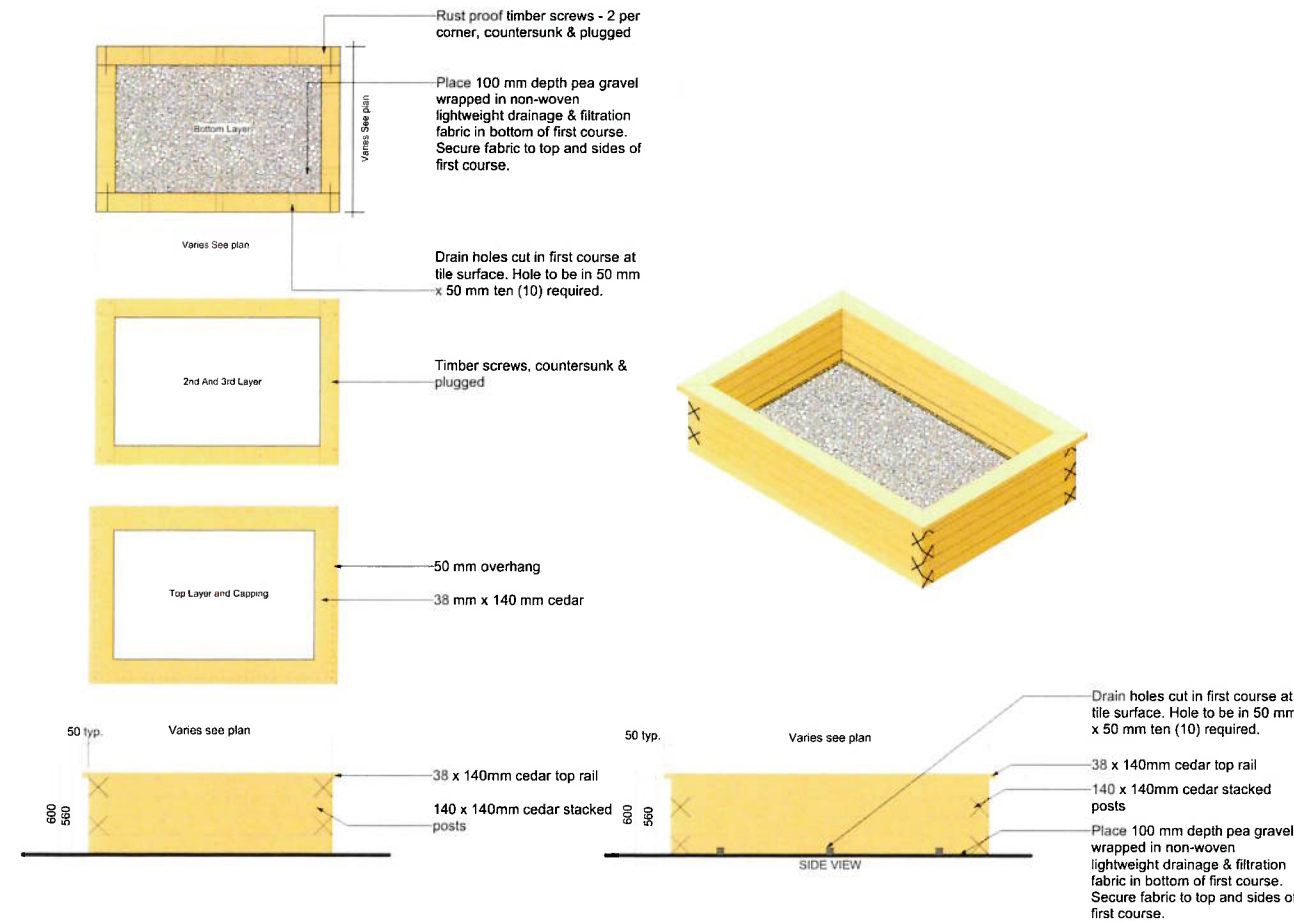


10 Precast concrete unit pavers on compacted subgrade
D2 Scale: 1:25

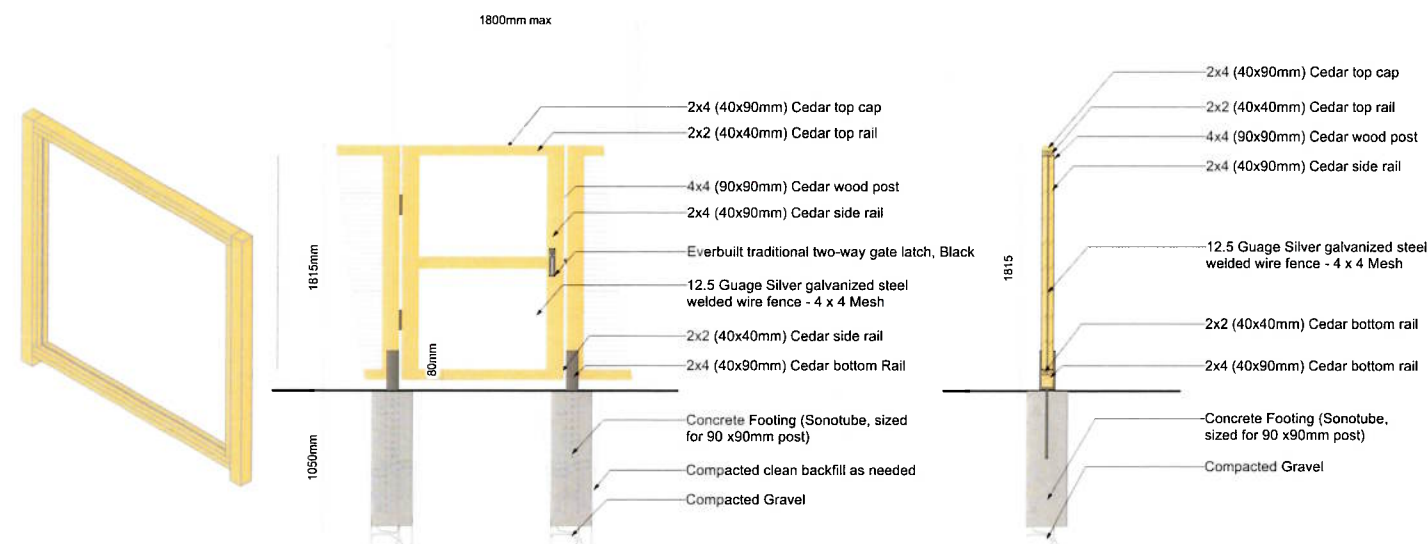
Issued for DP submission - Apr 02, 2026
Issued for DP submission - Feb 03, 2026
Issued for DP submission - Oct 15, 2025

DP7/8

1140-1148 Esquimalt Village - Landscape Details



11 Typical Community planter box detail
D3 Scale: 1:25



12 1.8m Ht Wood and steel mesh garden gate with 4x4 post
D3 Scale: 1:25

Issued for DP submission - Apr 02, 2026
Issued for DP submission - Feb 03, 2026
Issued for DP submission - Oct 15, 2025

DP8/8

1140-1148 Esquimalt Village - Landscape Details