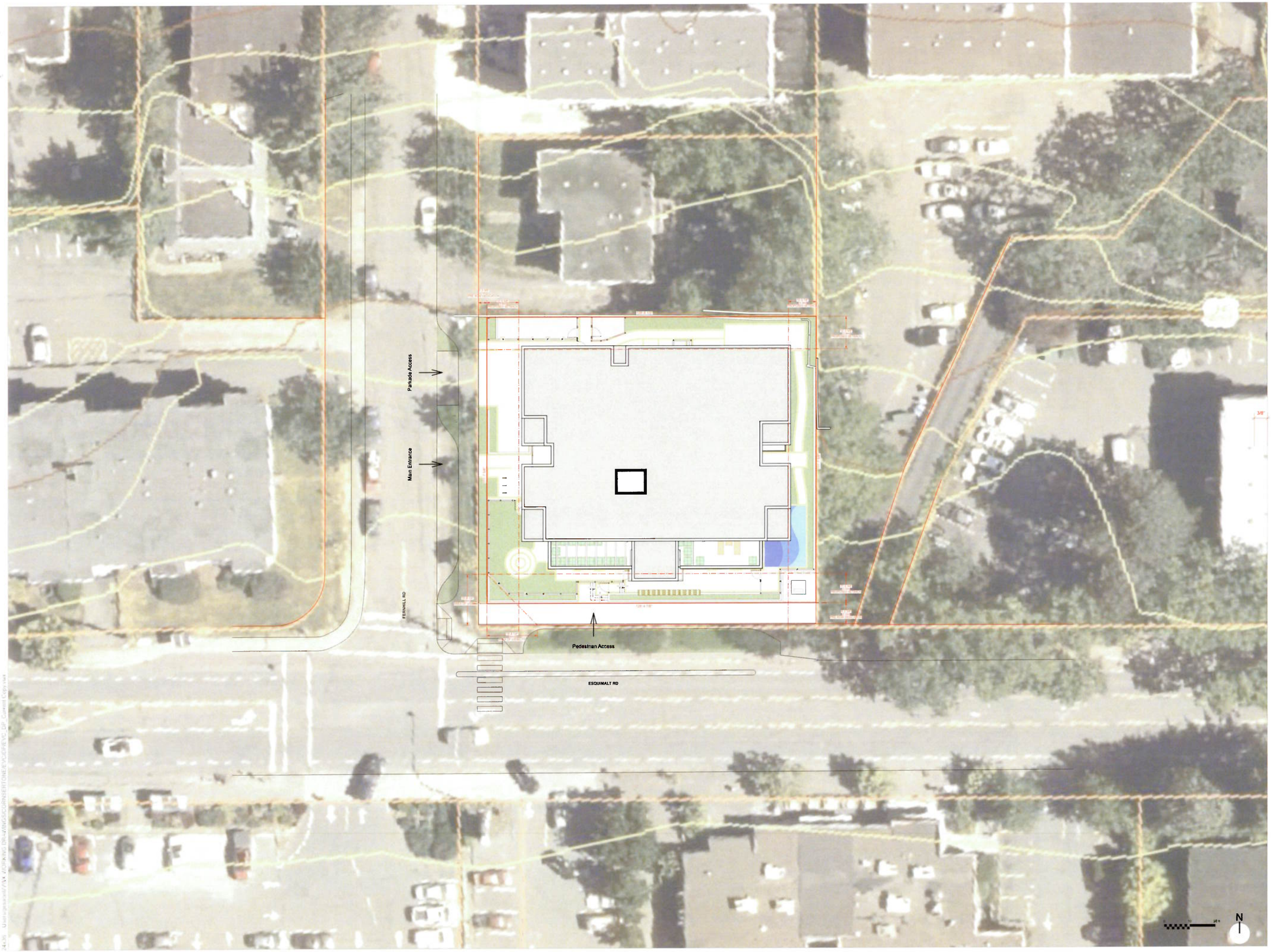


CORNERSTONE
architecture ltd

307 - 611 Alexander Street
Vancouver, British Columbia
Canada, V6A 1E1

www.cornerarch.com
tel 604 253-8800

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.

Num.	YY MM DD	▲ISSUE / REVISION▼
5	2026-10-09	DP
4	2026-06-16	COUNCIL MEETING (3RD READING)
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	REZONING

REGISTERED ARCHITECT
PHILLIP DAVID PHILLIPS SHOWS
BRITISH COLUMBIA
2026-10-09

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 for reliance by a client or third party, including the general public.

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

PLOT DATE
2026-10-09

PROJECT NO.
2512

DRAWING NO.
A1.0



WEST



SOUTH

1 MASONRY PRODUCT
2 FIBER CEMENT SIDING
COLOUR A
3 FIBER CEMENT SIDING
COLOUR B
4 FIBER CEMENT SIDING
PAINTED
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

CORNERSTONE
architecture ltd

307 - 611 Alexander Street
Vancouver, British Columbia
Canada V6A 1E1

www.cornerarch.com
tel 604 253-8800

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

Num.	YY MM DD	▲ISSUE / REVISION▼
5	2026-10-09	DP
4	2026-06-16	COUNCIL MEETING (3RD READING)
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	REZONING



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 approvals 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
2026-10-09

PROJECT NO.
2512

DRAWING NO.
A3.0



NORTH



EAST

1 MASONRY PRODUCT
2 FIBER CEMENT SIDING
COLOUR A
3 FIBER CEMENT SIDING
COLOUR B
4 FIBER CEMENT SIDING
PAINTED
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

CORNERSTONE
architecture ltd

307 - 611 Alexander Street
Vancouver Britsh Columbia
Canada V6A 1E1

www.cornerarch.com
tel 604 253-8800

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

Num.	YY MM DD	▲ISSUE / REVISION▼
5	2026-10-09	DP
4	2026-06-16	COUNCIL MEETING (3RD READING)
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	REZONING

REGISTERED ARCHITECT
KEVIN SIU
PROVINCE OF BRITISH COLUMBIA
2026-10-09

PROJECT

Esquimalt Village Cohousing

1140 - 1148 Esquimalt Road

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

DRAWING

Elevations: North / East

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 2026-10-09

PROJECT NO. 2512

DRAWING NO. A3.1

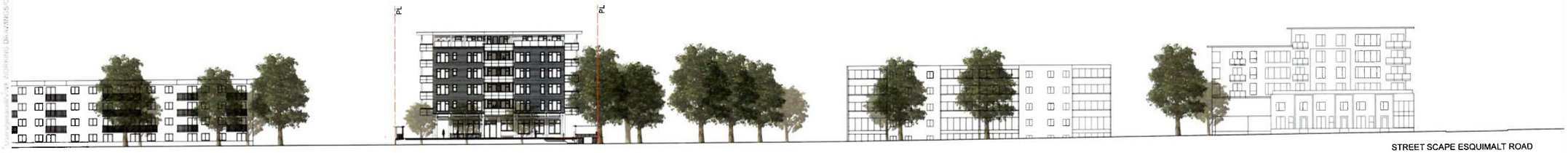
...\projects\# 2512 ESQUIMALT VILLAGE\DRAWINGS\COMPLIMENTONE ELEVDEVEVP_DP_Current Copy.vwx



VIEW FROM SOUTH WEST
NTS



VIEW FROM SOUTH EAST
NTS



STREET SCAPE ESQUIMALT ROAD

CORNERSTONE
architecture ltd

307 - 611 Alexander Street
Vancouver, British Columbia
Canada V6A 1E1

www.cornerarch.com
tel 604 253-8800

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

Num.	YY MM DD	▲ISSUE / REVISION▼
5	2026-10-09	DP
4	2026-06-16	COUNCIL MEETING (3RD READING)
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	REZONING

REGISTERED ARCHITECT
DAVID PHILIP SNOWS
BRITISH COLUMBIA
2026-10-09

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 reliance by a client or third party, and is for the general public.

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

PLOT DATE
2026-10-09

PROJECT NO.
2512

DRAWING NO.
A5.0



VIEW FROM SOUTH EAST
NTS



VIEW FROM SOUTH WEST
NTS



VIEW FROM SOUTH WEST
NTS



VIEW FROM NORTH EAST
NTS



STREET SCAPE FERNHILL ROAD

CORNERSTONE
architecture ltd

307 - 611 Alexander Street
Vancouver British Columbia
Canada V6A 1E1

www.cornersrch.com
tel 604 253-8800

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

Num.	YY MM DD	▲ISSUE / REVISION▼
5	2026-10-09	DP
4	2026-06-16	COUNCIL MEETING (3RD READING)
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	REZONING

REGISTERED ARCHITECT
JAMES DAVID PHILLIPS
BRITISH COLUMBIA
2026-10-09

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 an authority or for tenders by a client or third party, and/or by the general public.

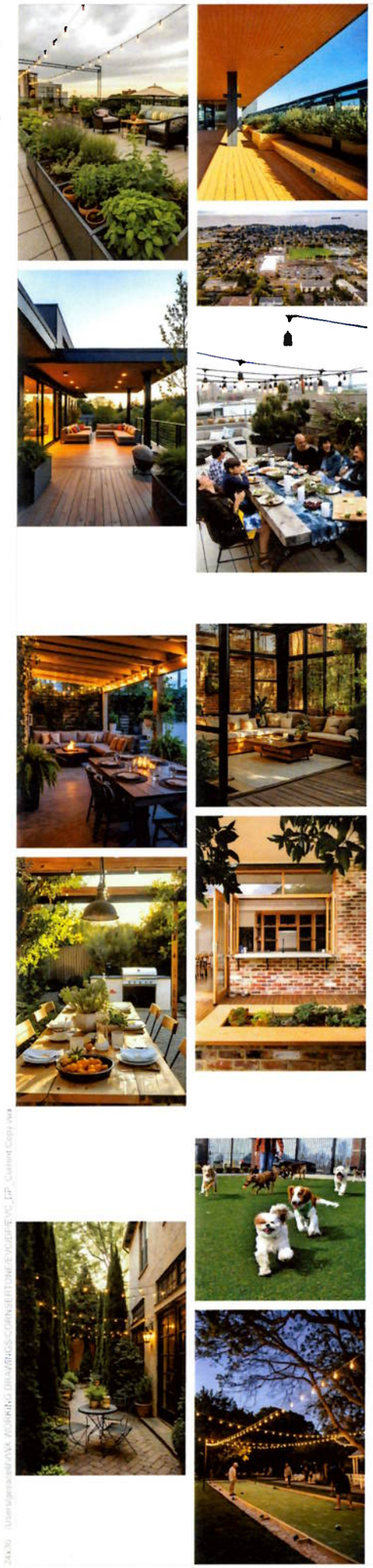
SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
2026-10-09

PROJECT NO. 2512

DRAWING NO. A5.1

2026-10-09 C:\Users\jamesd\AppData\Local\Temp\acl\WORKING DRAWINGS\CORNERSTONE\REVIZUPREVIZ_DP_Current Copy.vwx



ROOFTOP PATIO

OUTDOOR LIVING ROOM

SECRET GARDEN, BOULE, DOG RUN



VIEW FROM SOUTH WEST



VIEW FROM NORTH WEST

VEGGIE TRACK



FRONT PORCH



WALL SEAT



CORNERSTONE architecture ltd

307 - 611 Alexander Street
Vancouver, British Columbia
Canada V6A 1E1

www.cornerarch.com
tel 604 253-5800

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.

Num.	YY MM DD	▲ISSUE / REVISION▼
5	2026-10-09	DP
4	2026-06-16	COUNCIL MEETING (3RD READING)
3	2026-04-03	APC
2	2026-02-03	DRC
1	2025-10-20	REZONING

REGISTERED ARCHITECT
WILLIAM DAVID PHILIP SNOWS
BRITISH COLUMBIA
2026-10-09

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 the general public.

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

PLOT DATE 2026-10-09

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
PAINTED
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



Spandrel Accents, fibre cement cladding, painted



Charcoal black balcony and guard railing with glazing



Charcoal black Canopy



Charcoal black window and door frames



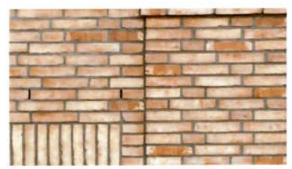
Wood look soffit



Fibre Cement, light coloured, board and batten or simial



Fibre Cement, dark coloured, board and batten or simial



Masonry product at Level 1



Masonry product or concrete retaining walls at ground level

CORNERSTONE
architecture ltd

307 - 611 Alexander Street
Vancouver, British Columbia
Canada V6A 1E1

www.cornerarch.com
tel 604 253-8800

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.

Num.	YY MM DD	▲ISSUE / REVISION▼
5	2026-10-09	DP
4	2026-06-16	COUNCIL MEETING (3RD READING)
3	2026-04-03	APC
2	2026-02-03	ORC
1	2025-10-20	REZONING

REGISTERED ARCHITECT
DAVID PHILIP CORNER
BRITISH COLUMBIA
2026-10-09

PROJECT

Esquimalt Village Cohousing

1140 - 1148 Esquimalt Road

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

DRAWING

Materials

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.

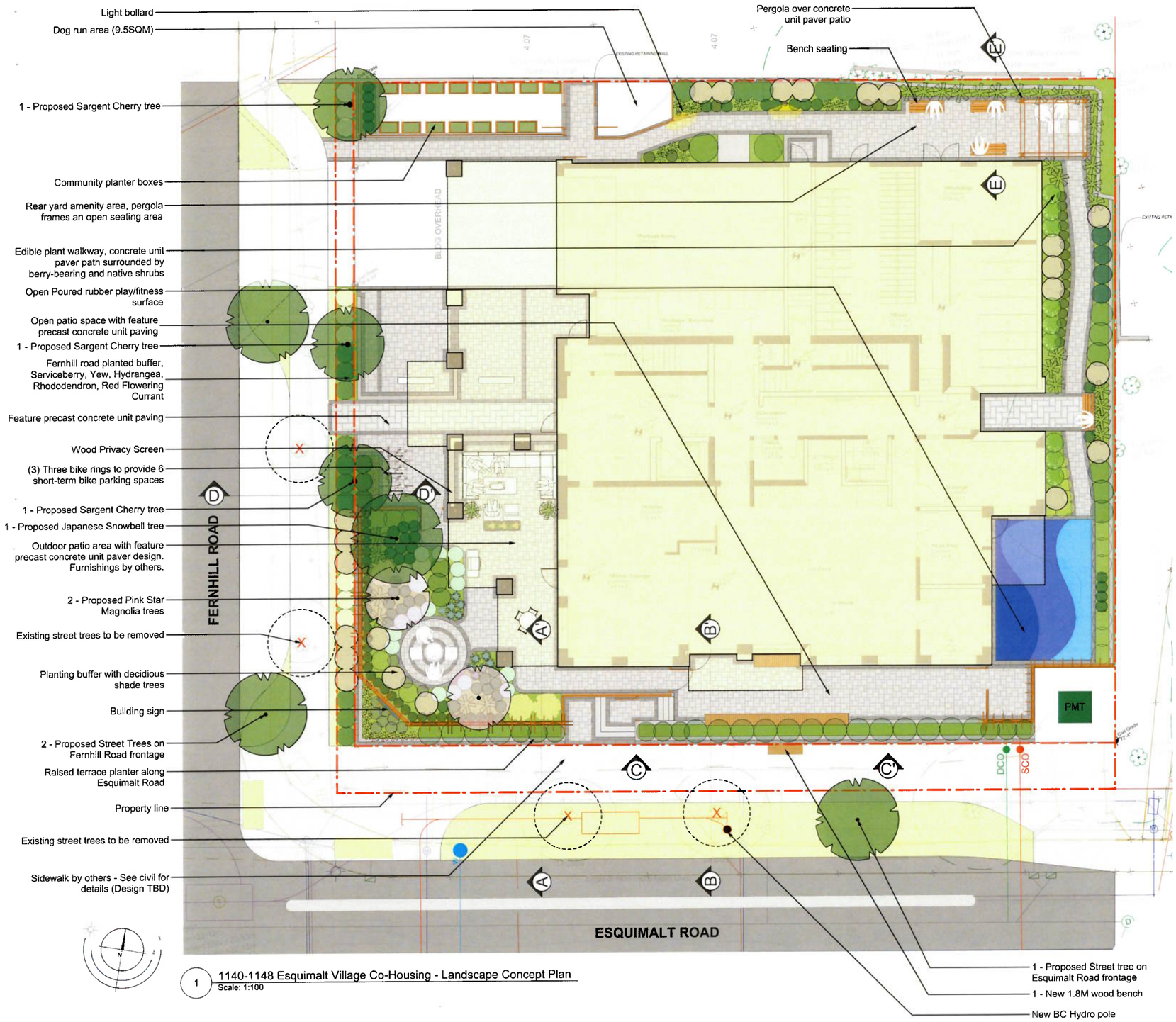
SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-10-09

PROJECT NO. 2512

DRAWING NO. A5.6

24-06 - N:\projects\2512 WORKING DRAWINGS\COMPOSITE\2512_COMPOSITE_DP - Current Copy.vwx



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

MATERIALS LEGEND

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

Trees
TOTAL: 5 Onsite

Botanical Name	Common Name
Magnolia stellata 'Rosea'	Pink Star Magnolia
Prunus sargentii	Sargent Cherry
Styrax japonica	Japanese Snowbell

3 Offsite

Municipal Street Trees (Species TBD in Coordination with Esquimalt Parks)

Large Shrubs
TOTAL: 79

Botanical Name	Common Name
Choisya ternata	Mexican Orange Blossom
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea
Rhododendron macrophyllum	Pacific Rhododendron
Ribes sanguineum	Red Flowering Currant
Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant
Taxus x media 'Hicksii'	Hicks Yew
Vaccinium ovatum	Evergreen Huckleberry

Medium Shrubs
TOTAL: 49

Botanical Name	Common Name
Azalea 'Snowbird'	Snowbird Azalea
Cistus x hybridus	White Rockrose
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea
Symphoricarpos albus	Snowberry
Vaccinium corymbosum	Draper Blueberry

Small Shrubs
TOTAL: 82

Botanical Name	Common Name
Gaultheria shallon	Salal
Lavandula officinalis	English Lavender
Mahonia nervosa	Low Oregon Grape

Perennials, Annuals and Ferns
TOTAL: 73

Botanical Name	Common Name
Blechnum spicant	Deer Fern
Echinacea purpurea 'Magnus'	Purple Coneflower
Eriophyllum lanatum	Woolly Sunflower
Helictotrichon sempervirens	Blue Oat Grass
Polystichum munitum	Sword Fern

Groundcovers
TOTAL: 40

Botanical Name	Common Name
Arctostaphylos uva ursi 'Vancouver Jade'	Kinnickinnick
Fragaria chiloensis	Coastal Strawberry

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

Issued for DP revision - Oct 6, 2026
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

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

Project No: 2522 Sept 18-25