

TOWNSHIP OF ESQUIMALT

PACIFIC HOUSE (ESQUIMALT & HEAD)

899 ESQUIMALT ROAD

| PACIFIC HOUSE - RESIDENTIAL, COMMERCIAL AND AMENITY AREA (METRIC UNITS) | | | | | | | | | | |
|---|------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------|
| LOT AREA | | | | | | | | | | 1364.53 |
| RESIDENTIAL TOWER | LEVEL | TYP. UNIT 1 | TYP. UNIT 2 | TYP. UNIT 3 | TYP. UNIT 4 | TYP. UNIT 5 | TYP. UNIT 6 | TYP. UNIT 7 | TYP. UNIT 8 | TOTAL |
| | 2 | 81.28 | 63.25 | 63.24 | 63.21 | 63.18 | 70.93 | 53.21 | 93.19 | 551.49 |
| | 3 | 81.28 | 63.25 | 63.24 | 63.21 | 63.18 | 70.93 | 53.21 | 93.19 | 551.49 |
| | 4 | 81.28 | 63.25 | 63.24 | 63.21 | 63.18 | 70.93 | 53.21 | 93.19 | 551.49 |
| | 5 | 81.28 | 63.25 | 63.24 | 63.21 | 63.18 | 70.93 | 53.21 | 93.19 | 551.49 |
| | 6 | 81.28 | 63.25 | 63.24 | 63.21 | 63.18 | 70.93 | 53.21 | 93.19 | 551.49 |
| | 7 | 81.28 | 63.25 | 63.24 | 63.21 | 63.18 | 70.93 | 53.21 | 93.19 | 551.49 |
| | 8 | 81.28 | 63.25 | 63.24 | 63.21 | 63.18 | 70.93 | 53.21 | 93.19 | 551.49 |
| | 9 | 81.28 | 126.49 | 126.42 | 124.14 | 98.52 | | | | 556.85 |
| | TOTAL TOWER FLOOR AREA | | | | | | | | | 4417.28 |

| | | | | | | | | | | |
|------------|------------------------------------|----------------------|--------|--|--|--|--|--|--|--------|
| MAIN FLOOR | AMENITY | (EXCLUDED FROM FAR) | | | | | | | | 103.6 |
| | UNITS | 121.08 | 82.89 | | | | | | | 203.97 |
| | COMMERCIAL | 180.19 | 189.24 | | | | | | | 369.43 |
| | TOTAL MAIN FLOOR & COMMERCIAL AREA | | | | | | | | | 573.4 |

| | | | | | | | | | | |
|-----------------------|----|-------|-------|-------|--|--|--|--|--|--------|
| TOWNHOUSES | P1 | 48.09 | 47.94 | 48.43 | | | | | | 144.46 |
| | P2 | 47.96 | 48.24 | 48.61 | | | | | | 144.81 |
| | P3 | 18.36 | 18.45 | 18.44 | | | | | | 55.25 |
| TOTAL TOWNHOUSES AREA | | | | | | | | | | 344.52 |

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|-------------------------------------|--|--|--|--|--|--|--|--|--|---------|
| TOTAL FLOOR AREA INCL. IN FAR (SQM) | | | | | | | | | | 5335.20 |
| FAR | | | | | | | | | | 3.91 |

| PARKING REQUIREMENTS | | |
|----------------------|-------------|----------|
| No. UNITS | STALL RATIO | REQUIRED |
| 61 | 1.3 | 79.3 |

| | | |
|---|-----|-----|
| 2 | 1.3 | 2.6 |
| | | 8 |

| | | |
|---|-----|-----|
| 3 | 1.3 | 3.9 |
|---|-----|-----|

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|-------------------|----|
| TOTAL REQ. STALLS | 94 |
|-------------------|----|

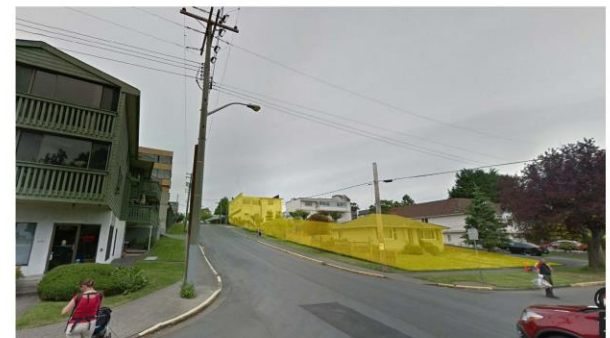
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| PROVIDED STALLS | |
| P1 | 21 |
| P2 | 36 |
| P3 | 37 |
| TOTAL STALLS | 94 |



ESQUIMALT TO EAST



HEAD TO NORTH



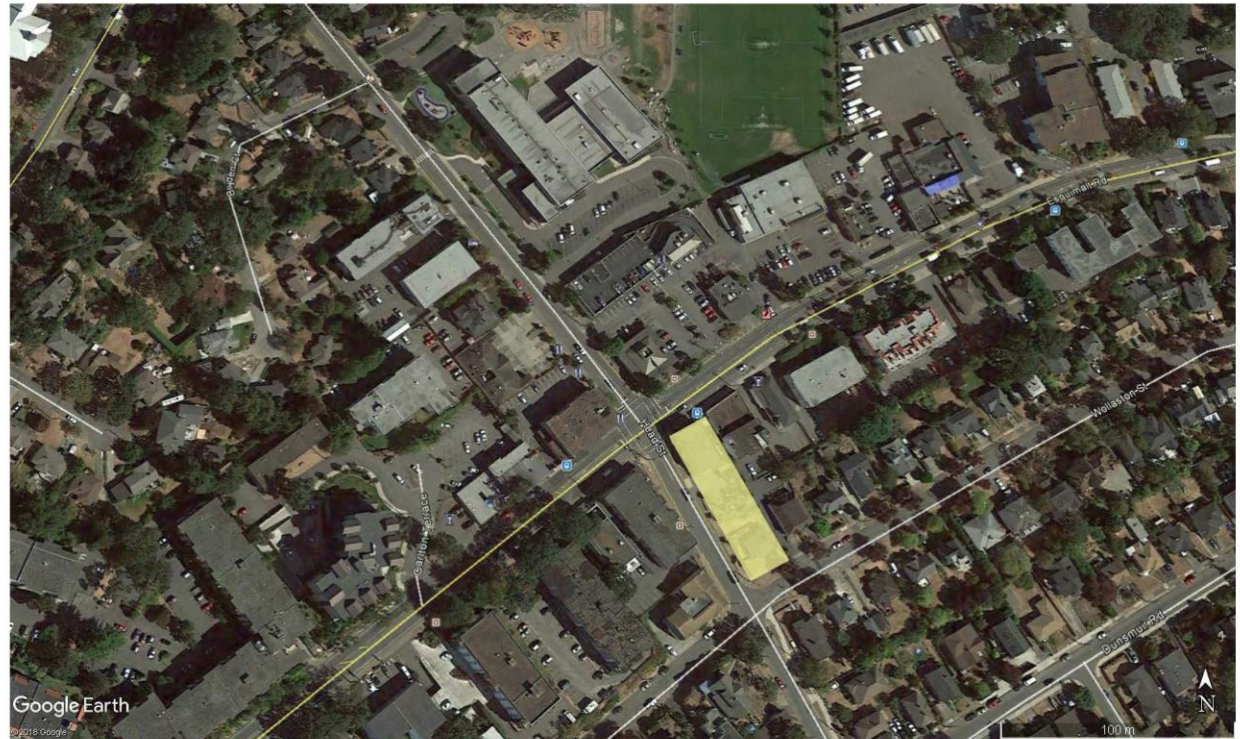
WOLLASTON TO NORTH



HEAD TO SOUTH



WOLLASTON TO EAST



PROPOSED BUILDING LOCATION

| No. | Description | Date |
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DRAWN BY:
F.Y. A.A.M.H.

CHECKED BY:
Checker

SCALE:
DATE:
FEB. 2020

TITLE:
PROJECT LOCATION
PACIFIC HOUSE

DRAWING NO.
A-0.1

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Architectural Context: The proposed project consists of three design aspects:
The Pedestal: which includes 3 levels of parking, the top floor of which is considered the first floor of the building, and 3 townhouses at its south end of parking structure facing Wollaston Street.
The Pedestal provides a "platform" for the upper structure.



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| DRAWN BY: F.Y. A.A. M.H. | SCALE: | TITLE: RENDERING |
| CHECKED BY: Checker | DATE: FEB. 2020 | PROJECT: PACIFIC HOUSE |

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| DRAWING NO. A-0.2 |
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The Streetscape Platform: the second floor, which includes a Medical Clinic, the Tower entrance at the corner, main lobby, indoor and outdoor amenity spaces, and two residential units with an outdoor garden, which provides a strong base for the tower.



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| F.Y. A.A.M.H. | |
| CHECKED BY: | DATE: |
| Checker | FEB. 2020 |

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| TITLE: | RENDERING |
| PROJECT: | PACIFIC HOUSE |

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| DRAWING NO: |
| A-0.3 |

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The Tower Form: which is an 8 floor building, with articulations and setbacks that provide the appropriate scale to the tower massing, while maximizing natural light and view to the units. The main floor has 2 residential units, the next 8 floors of the tower have 8 residential units per floor, ranging in size from 53 to 92.50 Square Meters



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| DRAWN BY: F.Y. A.A. M.H. | SCALE: | TITLE: RENDERING |
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| DRAWING NO. A-0.5 |
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Material Palette: The material palette elements for the project were chosen for their natural, simple and beauty. Clear tempered glass, aluminum flashing and sign bands would contrast with the semi-polished poured concrete columns at the retail level.



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| CHECKED BY: | DATE: |
| Checker | FEB. 2020 |

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| TITLE: |
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| PACIFIC HOUSE |

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| DRAWING NO. |
| A-0.4 |


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Three Levels of parking are accessed from individual entry drives on Head Street. The walls of three parking levels along Head Street will be covered with landscaped "Living" walls & screens". The Loading Bay has been located at the North end of Head Street next to the top parking level, for ease of access to the garbage and recycling room, and close to the Elevator and staircase to facilitate residential occupants' circulation in and out of the Tower.



1 West Elevation
1 : 100

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| DRAWN BY: F.Y. A.A.M.H. | SCALE: 1 : 100 | TITLE: WEST ELEVATION |
| CHECKED BY: Checker | DATE: FEB. 2020 | PROJECT: PACIFIC HOUSE |

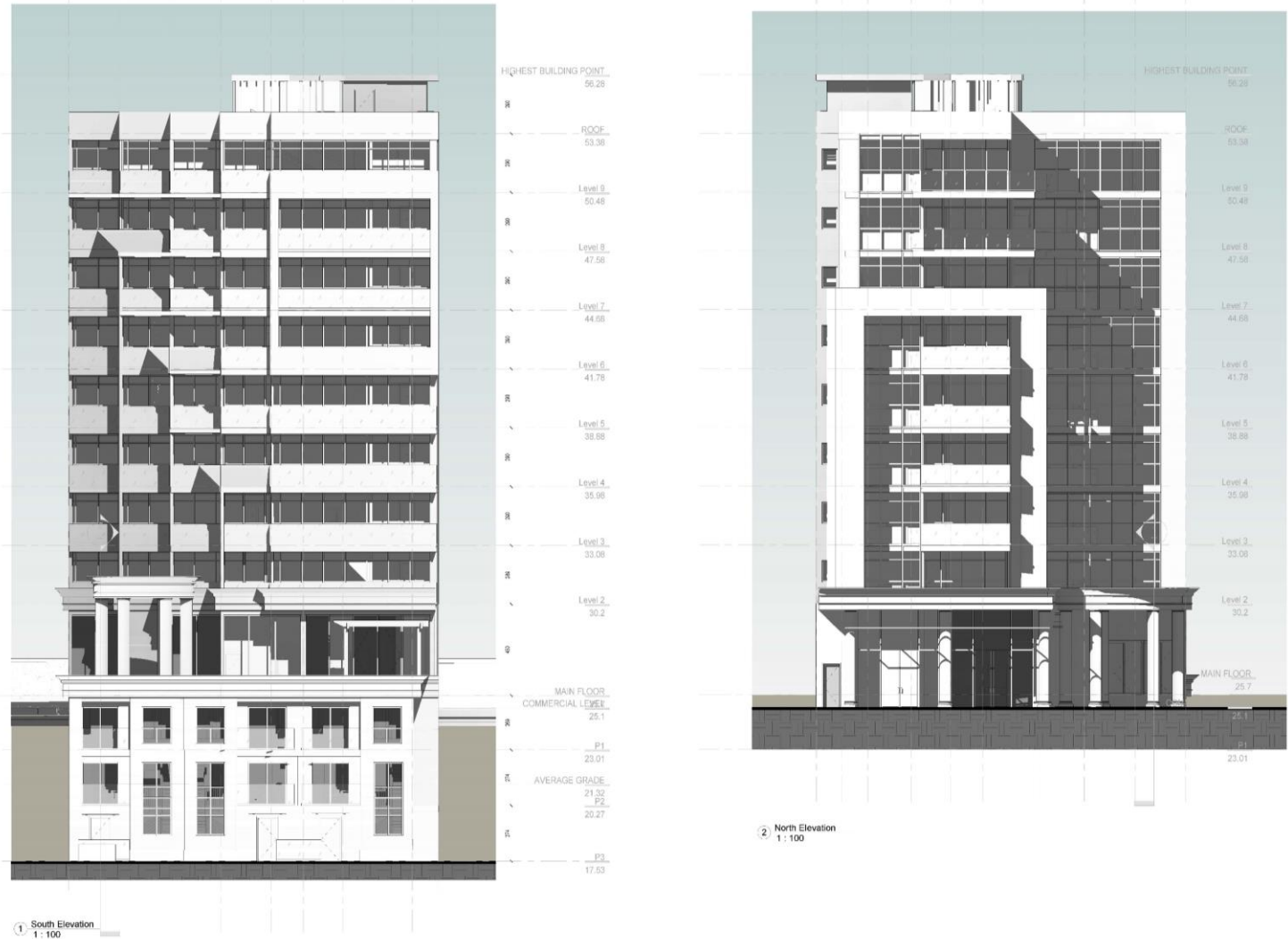
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The Residential Entry is designed as a rounded Classical Tower Entrance. The tower is shaped to optimize the views to the Harbor from the residential apartment units, as well as the view lines to the northern neighborhood.



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| | | | F.Y. A.A. M.H. | 1 : 100 | NORTH & SOUTH ELEVATIONS | A-3.2 |
| | | | CHECKED BY: | DATE: | PROJECT: | |
| | | | Checker | FEB. 2020 | PACIFIC HOUSE | |

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Pedestrian Oriented Streetscape: The project provides a pedestrian oriented and friendly Medical Clinic frontage. This allows for variety, individual identity and urban texture, which animates the streetscape visually at a pedestrian speed.



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| DRAWN BY: F.Y. A.A. M.H. | SCALE: | TITLE: East Wall Rendering |
| CHECKED BY: Checker | DATE: FEB. 2020 | PROJECT: PACIFIC HOUSE |

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| DRAWING NO: A-6.3 |
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Mural Paint



① East Elevation
1/100

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| SCALE: | |
| DATE: | FEB. 2020 |

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| TITLE: | East Wall - Mural Painting |
| PROJECT: | PACIFIC HOUSE |

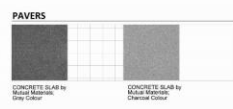
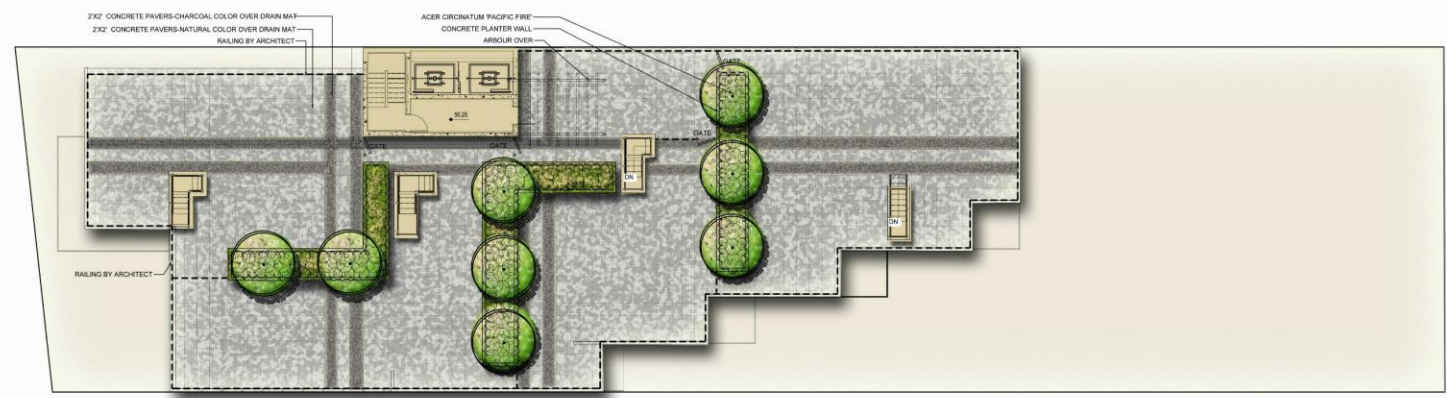
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| DRAWING NO. | A-6.2 |
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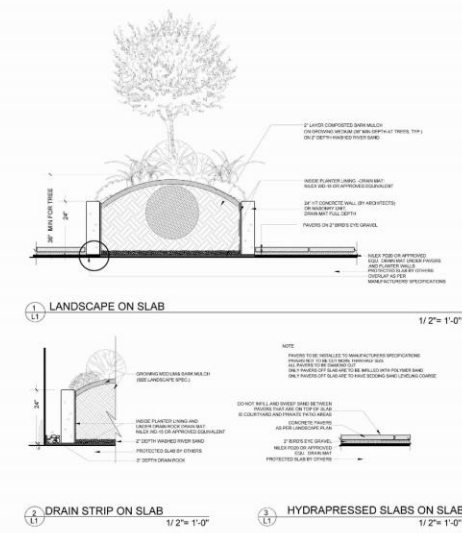
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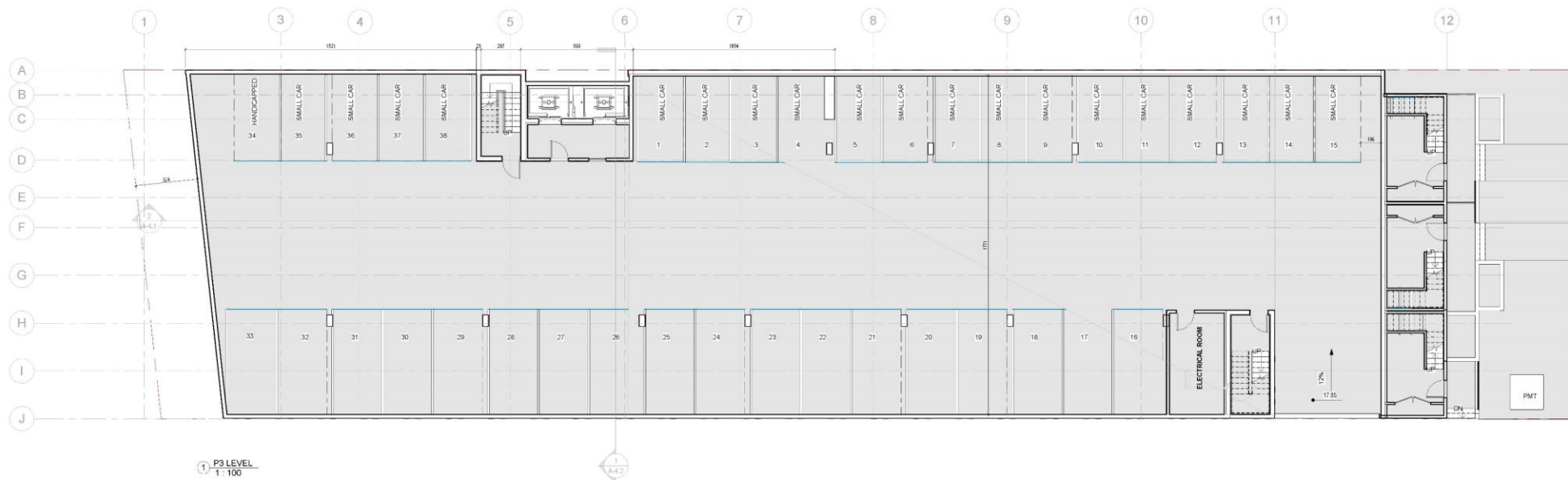
The top building roof deck provides a significant outdoor area of more than 300 square meters. A seating area to the northwest is centered around a gas fire element. A large outdoor kitchen is organized under a trellis around the elevator/ stair tower. A barbecue, sink and seating area are provided at the kitchen, while an outdoor living room is south of the kitchen.



| PLANT SCHEDULE | | | | PMO PROJECT NUMBER: 17-107 | |
|----------------|-----|---------------------------------|-----------------------------|----------------------------|--|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS | |
| TREE | 8 | ACER CIRCINATUM 'PACIFIC FIRE' | RED BARK VINE MAPLE | 2.0M HT. DBH. | |
| SHRUB | 48 | ROSA 'NOASHNEE' | CARPET ROSE, WHITE | #2 POT: 40CM | |
| | 48 | TAXUS BACCATA | ENGLISH YEW | 1.2M DBH | |
| GRASS | 4 | MISCANTHUS SINENSIS 'YAKU JIMA' | YAKU JIMA JAP. SILVER GRASS | #1 POT | |
| | 44 | PANICUM VIRGATUM SHENANDOAH | SHENANDOAH SWITCH GRASS | #2 POT | |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. * BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW NAME PLANT MATERIAL AVAILABLE FOR OPTIONS. REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.





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DRAWN BY:
F.Y. A.A. M.H.

CHECKED BY:
Checker

SCALE:
1 : 100

DATE:
FEB. 2020

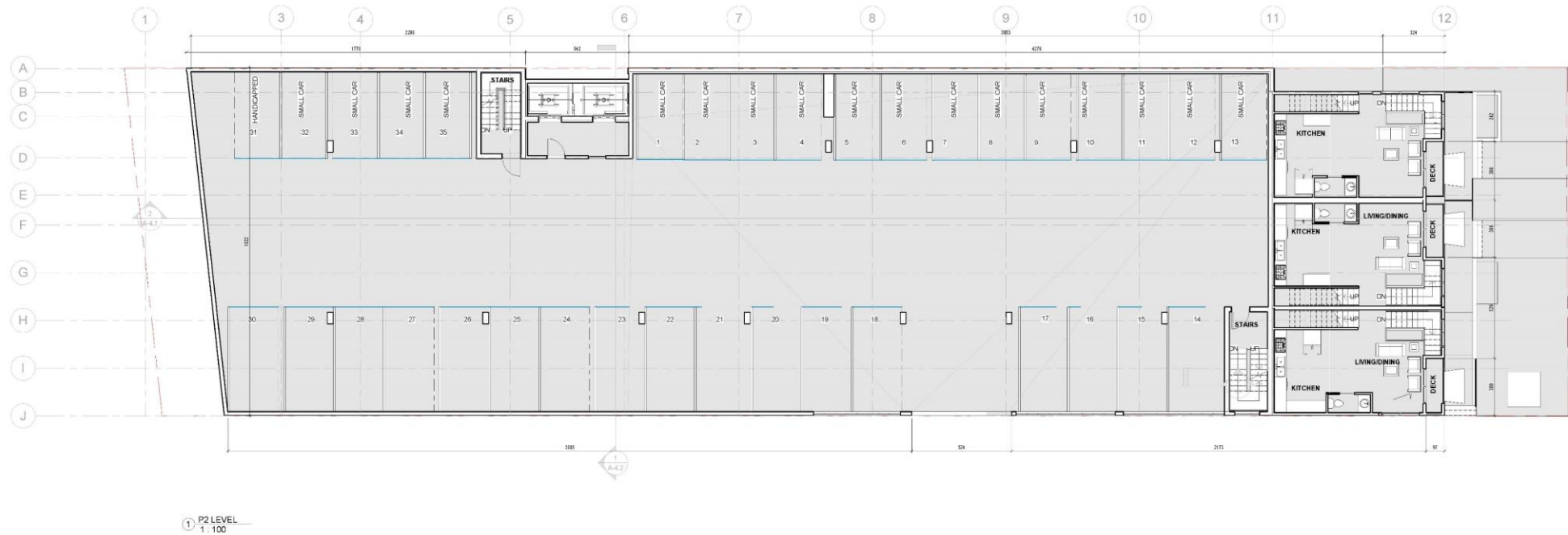
TITLE:
PARKING P3

PROJECT:
PACIFIC HOUSE

DRAWING NO.
A-2.1



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SCALE:

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DATE:

FEB. 2020

TITLE:

PARKING P2

PROJECT:

PACIFIC HOUSE

DRAWING NO.

A-2.2



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The floor plan illustrates the layout of the first floor, featuring a central corridor and various functional areas. Key rooms include:

- Lobby Room:** 819 SF, 76.1 SM
- Bicycle Room:** 148 SF, 15.2 SM
- Stairs:** Located near the Lobby Room and Bicycle Room.
- Vestibule:** Located near the Stairs.
- Clinic Ambulance:** 1 Clinic Ambulance
- Clinic Small Car:** 12 Clinics Small Car
- Visitor Small Car:** 12 Visitors Small Car
- Examination Rooms:** 12 Examination Rooms
- Restrooms:** 12 Restrooms
- Deck:** Located on the right side of the plan.

The plan is labeled with grid lines 1 through 12 and A through J. A north arrow is located in the upper left corner.

[illegible]

CHECKED BY:

Checker

DATE: FEB. 2020

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| TITLE: | PARKING P1 |
| PROJECT: | PACIFIC HOUSE |

DRAWING NO.

A-2.3



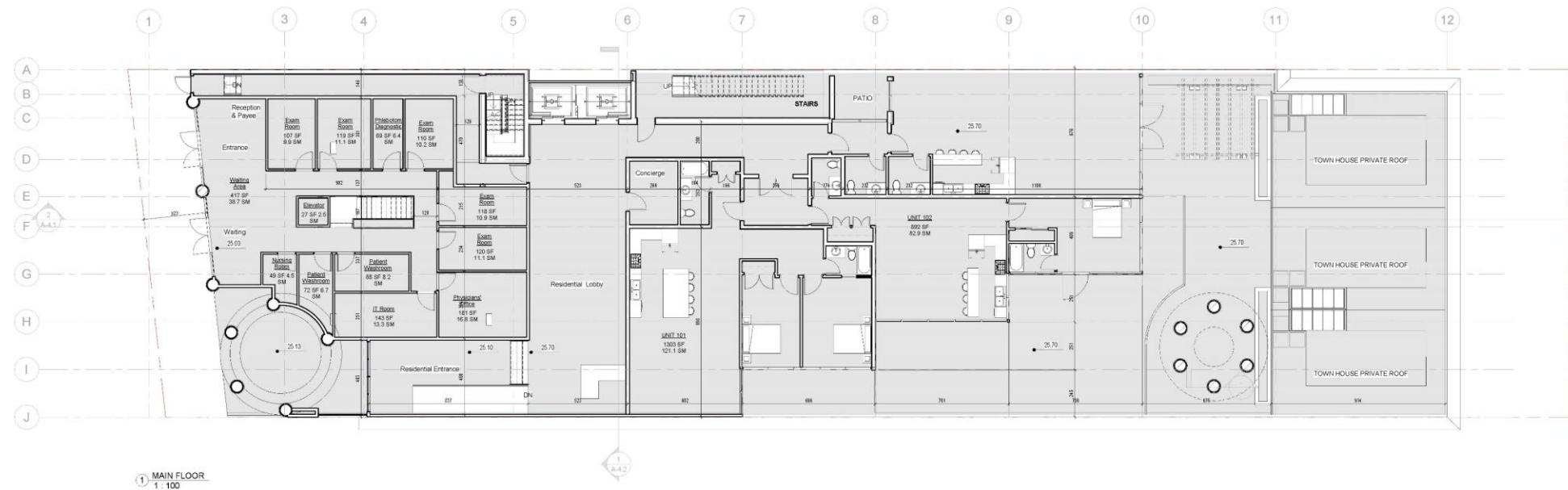
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The Medical Clinic portion of the building is located next to and facing Esquimalt Rd., with a 3.20-meter setback, which wraps around to the west, where it meets the Residential Tower Entrance at the corner of Esquimalt Rd. & Head St. The design of the Medical Clinic component follows the appropriate guidelines.



The amenity space is furnished with an outdoor kitchen under a trellis, together with a covered seating area in a gazebo designed to reflect the entry portico of the building.

| No. | Description | Date | DRAWN BY: | SCALE: | TITLE: | DRAWING NO. |
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| | | | F.Y. A.A. M.H. | 1 : 100 | MAIN FLOOR | A-2.4 |
| | | | CHECKED BY: | DATE: | PROJECT: | |
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The balconies for each residential apartment unit are designed to maximize natural light exposure, while the roof gardens at the Main floor and Tower Roof act as communal amenities.



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F.Y. A.A.M.H.
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SCALE:
1 : 100
DATE:
FEB. 2020

TITLE:
TYPICAL FLOOR PLAN 2-8
PROJECT:
PACIFIC HOUSE

DRAWING NO.
A-2.5



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② Level 9
1 : 100

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| DRAWN BY: F.Y. A.A. M.H. | SCALE: 1 : 100 | TITLE: FLOOR 9 |
| CHECKED BY: Checker | DATE: FEB. 2020 | PROJECT: PACIFIC HOUSE |

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| DRAWING NO. A-2.6 |
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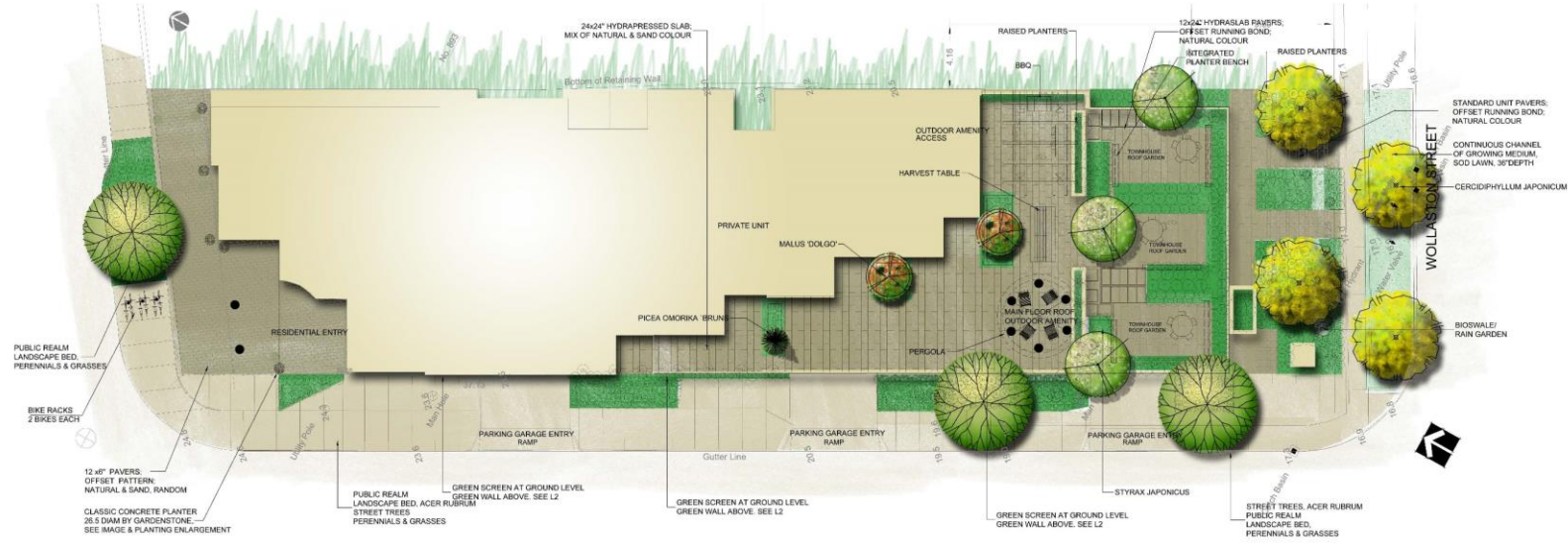
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The building fronts onto to Esquimalt Road with a large feature corner has a planted corner bump-out and large plaza area and expanded paver sidewalk as the forecourt to the Medical Clinic and the main front entrance to the residences.



FEATURES: COMMUNAL, MULTI-FUNCTIONAL, ECOLOGICAL



| PLANT SCHEDULE | | | PMG PROJECT NUMBER: 17-107 |
|----------------|--------|--------------------------|----------------------------|
| NO. | SYMBOL | COMMON NAME | PLANTER SIZE / REMARKS |
| 1 | TREE | CERCIDIPHYLLUM JAPONICUM | KATSURA TREE |
| 2 | TREE | MALLUS DOUGL. | 100 CAL. - 1.80 STD. B&B |
| 3 | TREE | PICEA OMORIKI | 100 CAL. - 1.80 STD. B&B |
| 4 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
| 5 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
| 6 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
| 7 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
| 8 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
| 9 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
| 10 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
| 11 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
| 12 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
| 13 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
| 14 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
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| 16 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
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| 19 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
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| 97 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
| 98 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
| 99 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |
| 100 | TREE | STYRAX JAPONICA | 100 CAL. - 1.80 STD. B&B |

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ARCHITECTS
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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

| | | | |
|---|-----------|--------------------------------------|----|
| 9 | 20.FEB.11 | UPDATE FOR NEW ARCH SITE PLANS/ISSUE | CS |
| 8 | 20.FEB.08 | PLANTING PLAN | PC |
| 7 | 20.FEB.04 | NEW ROOF TOP PLAN | DO |
| 6 | 19.OCT.11 | NEW SITE ROOF PLANS | DO |
| 5 | 18.MAY.14 | UPDATE ROOF FOR NEW PLAN | CS |
| 4 | 18.MAY.07 | FOR ADP SUBMISSION | PC |
| 3 | 17.OCT.08 | ADP ROOF PLAN | DO |
| 2 | 17.MAY.09 | NEW SITE PLAN | DO |
| 1 | 17.OCT.18 | NEW SITE PLAN | PC |

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

COASTAL PRIORITY PROPERTIES
UNIT 700 - 2240 CHIPPENDALE ROAD
WEST VANCOUVER, BC
V7S 3J5

PROJECT:

**RESIDENTIAL / COMMERCIAL
DEVELOPMENT**

**889 ESQUIMALT RD
VICTORIA**

DRAWING TITLE:

**LANDSCAPE
PLAN**

DRAWING NUMBER:

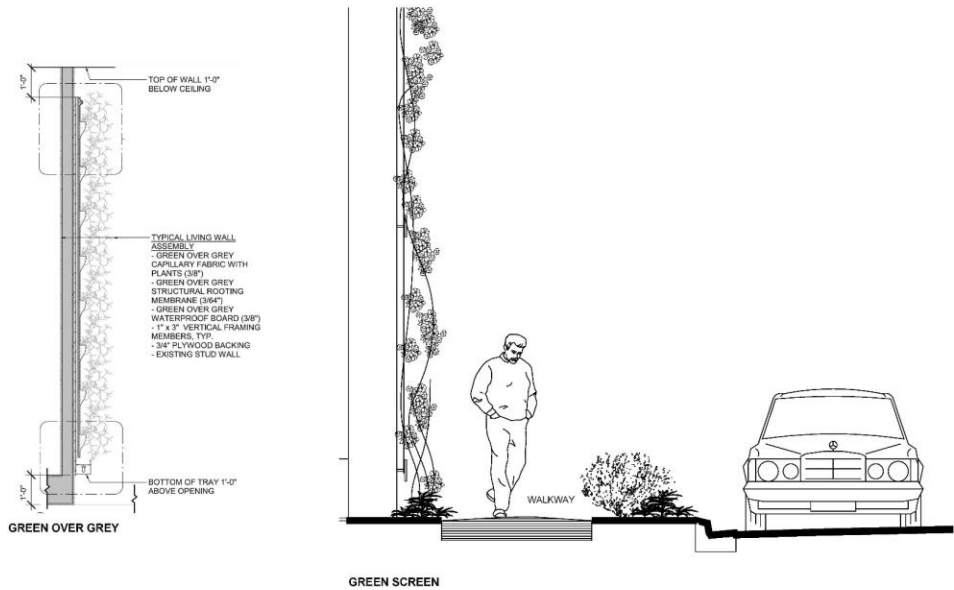
L1

DATE: 17.JUN.07 SCALE: 1:500

DRAWN: JM/PC DESIGN: JM/PC CHKD: PC

PMG PROJECT NUMBER: 17-107

Large and small canopy street trees are provided along Esquimalt Road. Vehicular access occurs along Head Street, with a truck loading area handled curb side on porous paving of grass grid with gravel infill. Landscape bed along Head SL provides buffer plantings that soften the adjacent building wall base. Green screens of vertical growing vines frame this pedestrian route. On the upper portion of the 3 levels of parking, green walls will provide a landscape accent.



| | | | |
|-----|-----------|----------------------------|----|
| 1 | 20/09/04 | NEW ROOFTOP PLANT | DO |
| 2 | 20/03/11 | NEW SITE DESIGN PLANS | DO |
| 3 | 14/04/14 | UPDATES ROAD FOR NEW PLANS | CS |
| 4 | 18/MAR/07 | FOR ADD SUBMISSION | PC |
| 5 | 17/08/08 | ADD ROOF PLANS | DO |
| 6 | 17/NOV/08 | NEW SITE PLANS | DO |
| 7 | 17/05/18 | NEW SITE PLANS | PC |
| NO. | DATE | REVISION DESCRIPTION | DR |

CLIENT:
COASTAL PRIORITY PROPERTIES
UNIT 720 - 2240 CHIPPENDALE ROAD
WEST VANCOUVER, BC
V7S 2J5

PROJECT:
**RESIDENTIAL / COMMERCIAL
DEVELOPMENT**
**889 ESQUIMALT RD
VICTORIA**

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 17/NOV/30 DRAWING NUMBER:
SCALE: N/A
DRAWN: JAM/PC
DESIGN: JAM/PC
CHKD: PC

L3
OF 3