

TOWNSHIP OF ESQUIMALT

PACIFIC HOUSE (ESQUIMALT & HEAD)

PACIFIC HOUSE (899 ESQUIMALT RD.)TWO ADDITIONAL FLOORS

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	63.25	63.24	63.21	63.18	70.93	53.21	93.19	551.49
	10	81.28	63.25	63.24	63.21	63.18	70.93	53.21	93.19	551.49
	11	81.28	126.49	126.42	124.14	98.52				556.85
	TOTAL TOWER FLOOR AREA									5520.26
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
TOTAL FLOOR AREA INCL. IN FAR (SQM)										
										6438.18

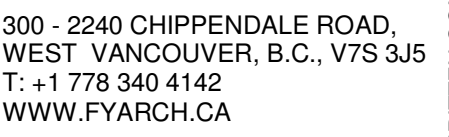
PARKING REQUIREMENTS		
No. UNITS	STALL RATIO	REQUIRED
77	1.3	100.1

2	1.3	2.6
		8

3	1.3	3.9
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TOTAL REQ. STALLS	115
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PROVIDED STALLS	
P1	24
P2	33
P3	37
TOTAL STALLS	94



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PROJECT:

PACIFIC HOUSE
(899 ESQUIMALT RD.)
TWO ADDITIONAL
FLOORS

RAWN BY:
FYARCH

CHECKED BY:
Checker

SCALE: 1 : 100

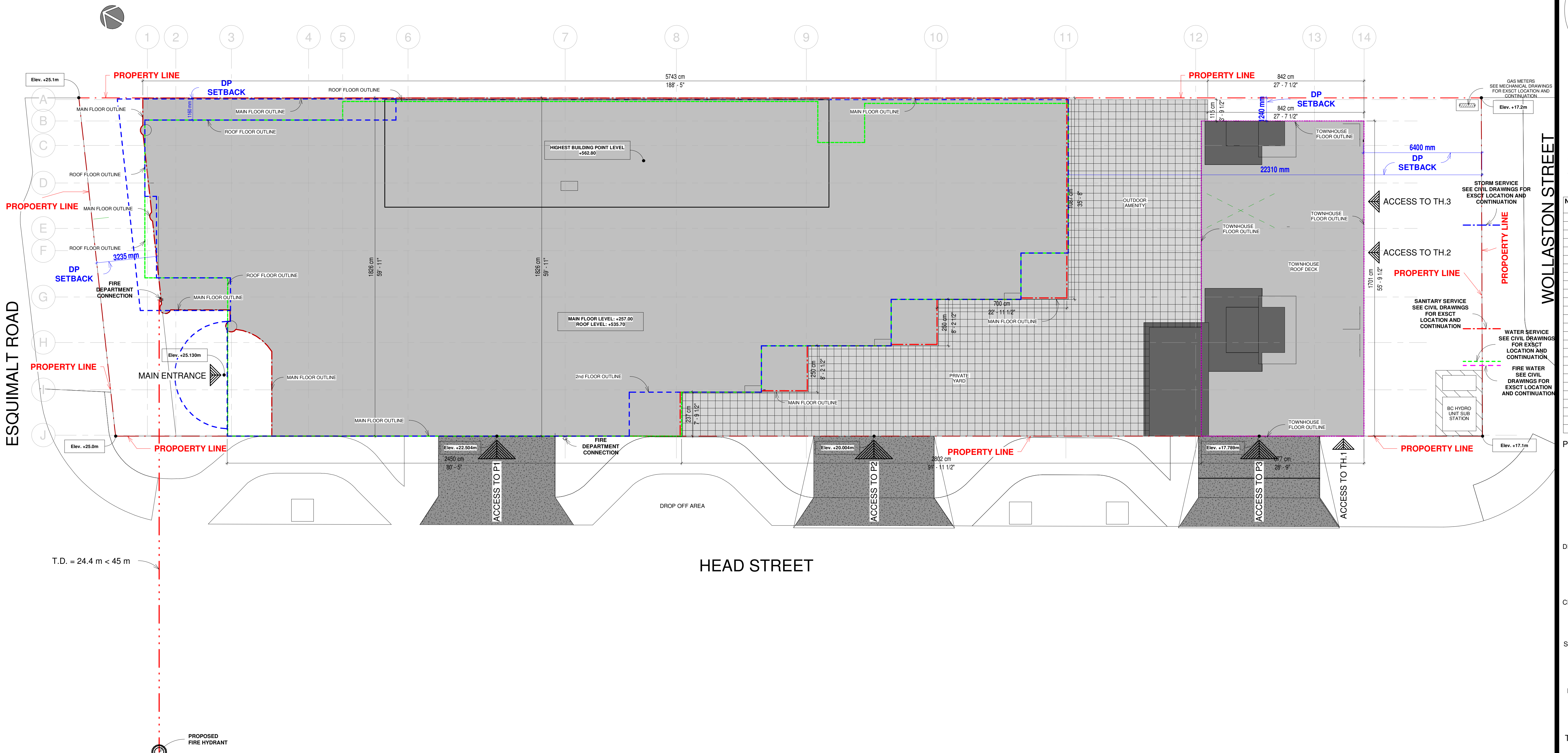
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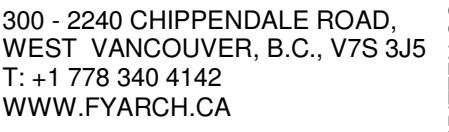
SITE PLAN

DRAWING NO.

A-1.1.P

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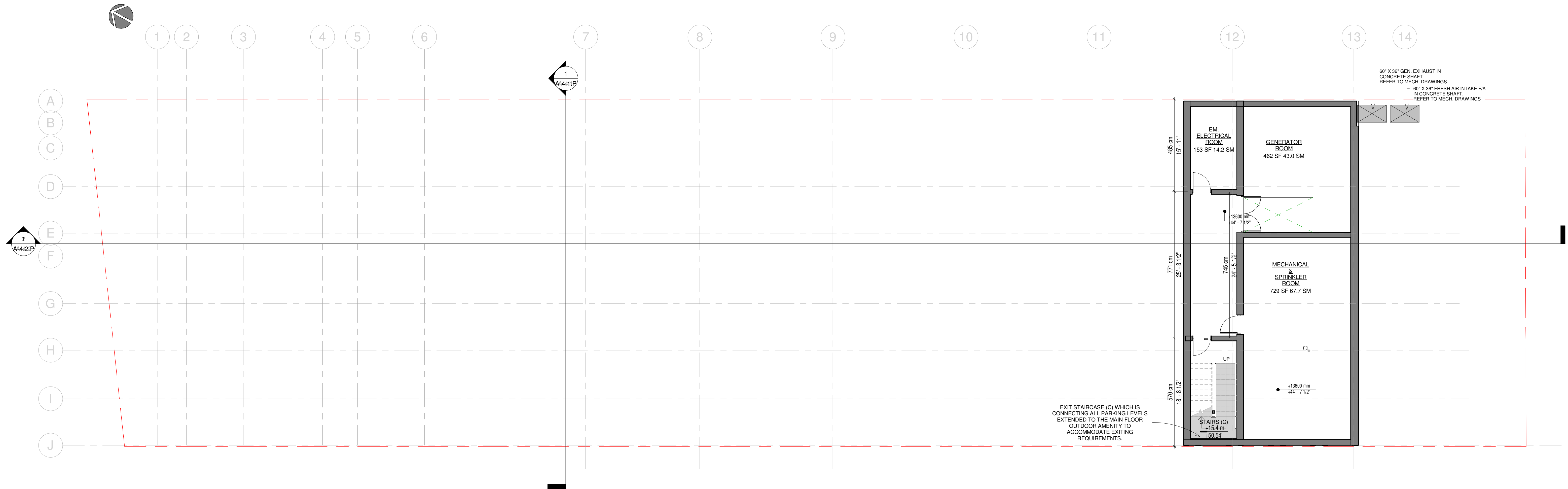
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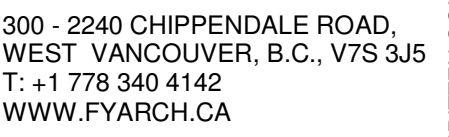
UTILITY
LEVEL

DRAWING NO.

A-2.1.P

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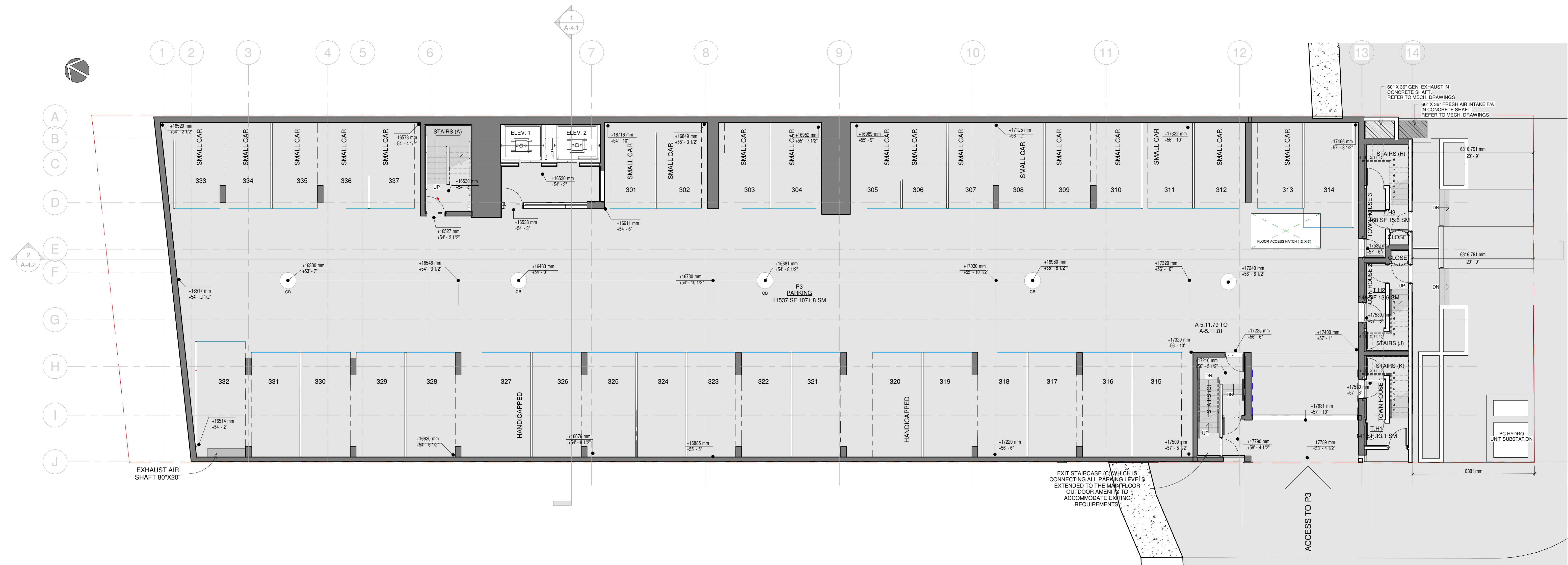
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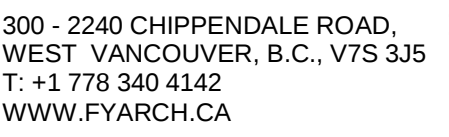
PARKING
P3

DRAWING NO.

A-2.2.P

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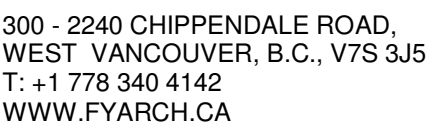
PARKING
P2

DRAWING NO.

A-2.3.P

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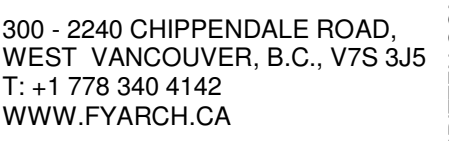
PARKING
P1

DRAWING NO.

A-2.4.P

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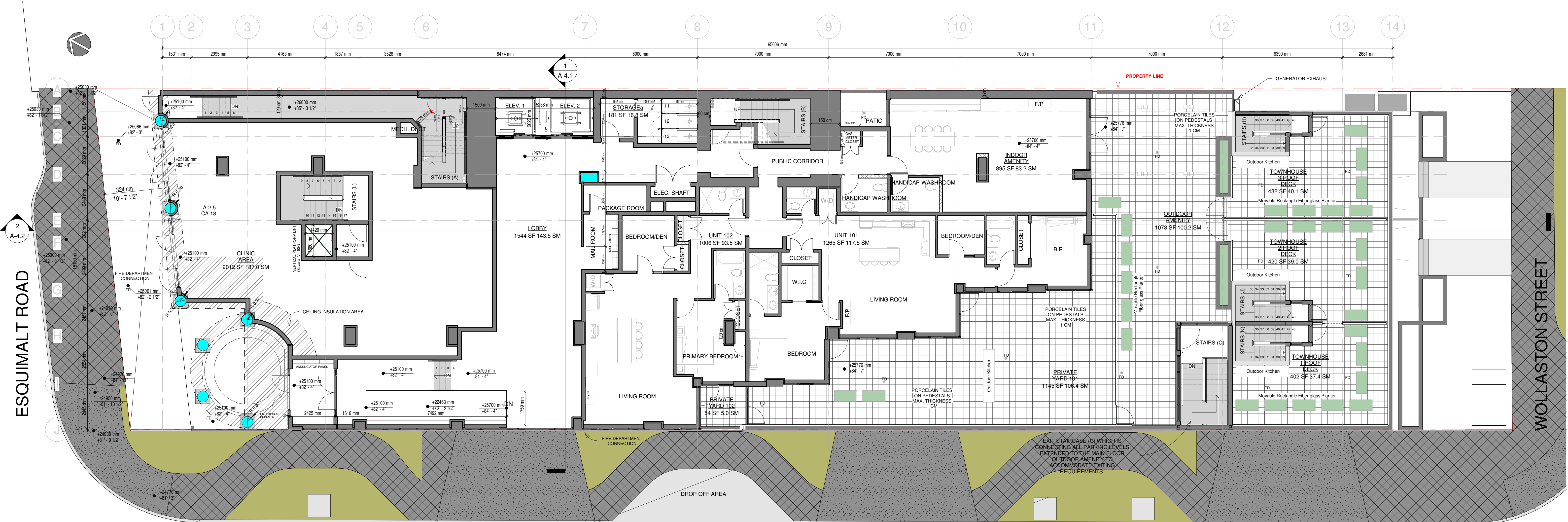
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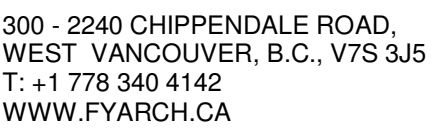
MAIN
FLOOR

DRAWING NO.

A-2.5.P

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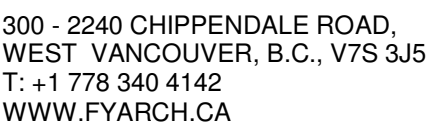
LEVEL 2

DRAWING NO.

A-2.6.P

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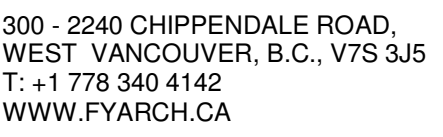
LEVELS 3 TO 6

DRAWING NO.

A-2.7.P

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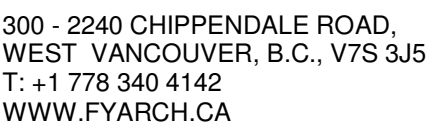
LEVEL 7

DRAWING NO.

A-2.8.P

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TITLE:

LEVELS

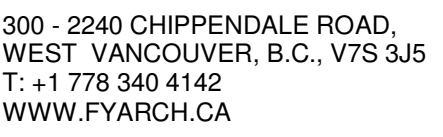
8&9

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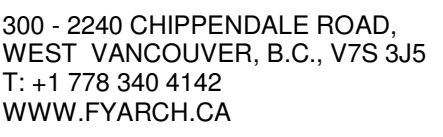
LEVEL 10

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A-2.10.P

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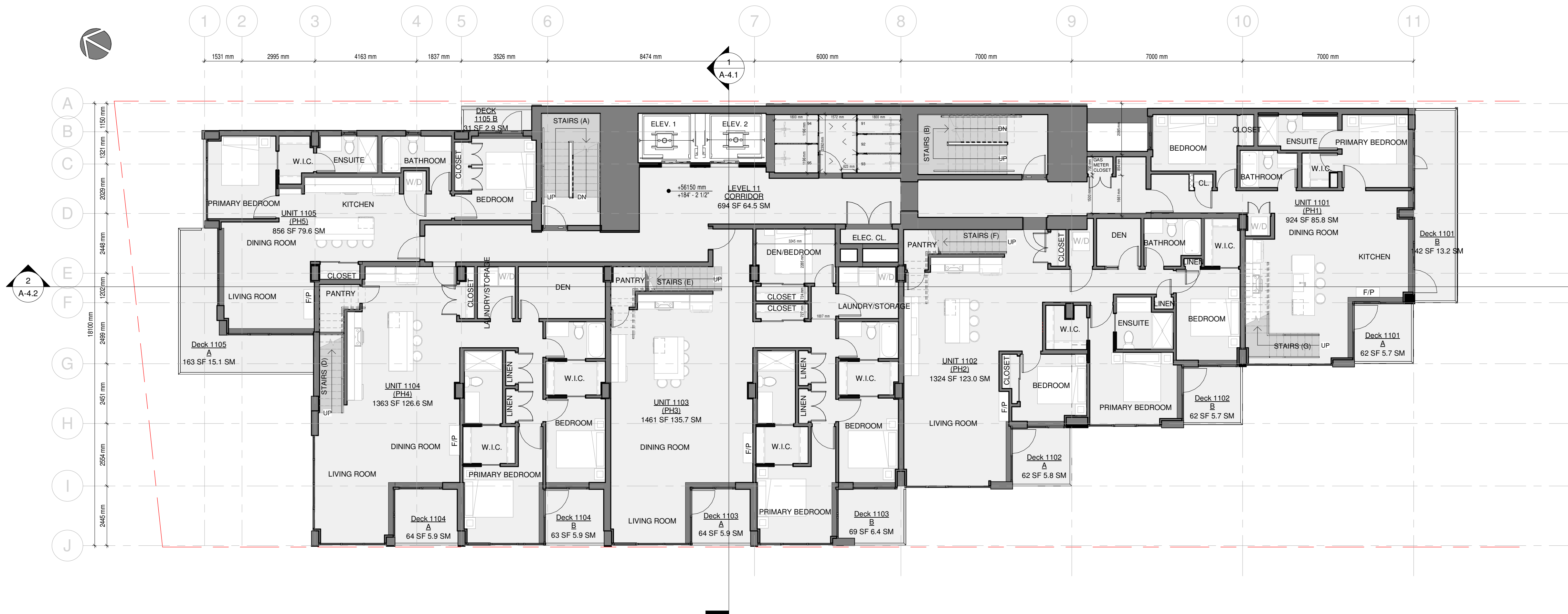
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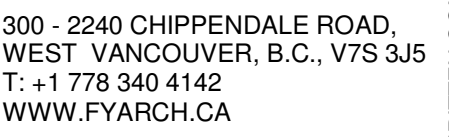
LEVEL 11

DRAWING NO.

A-2.11.P

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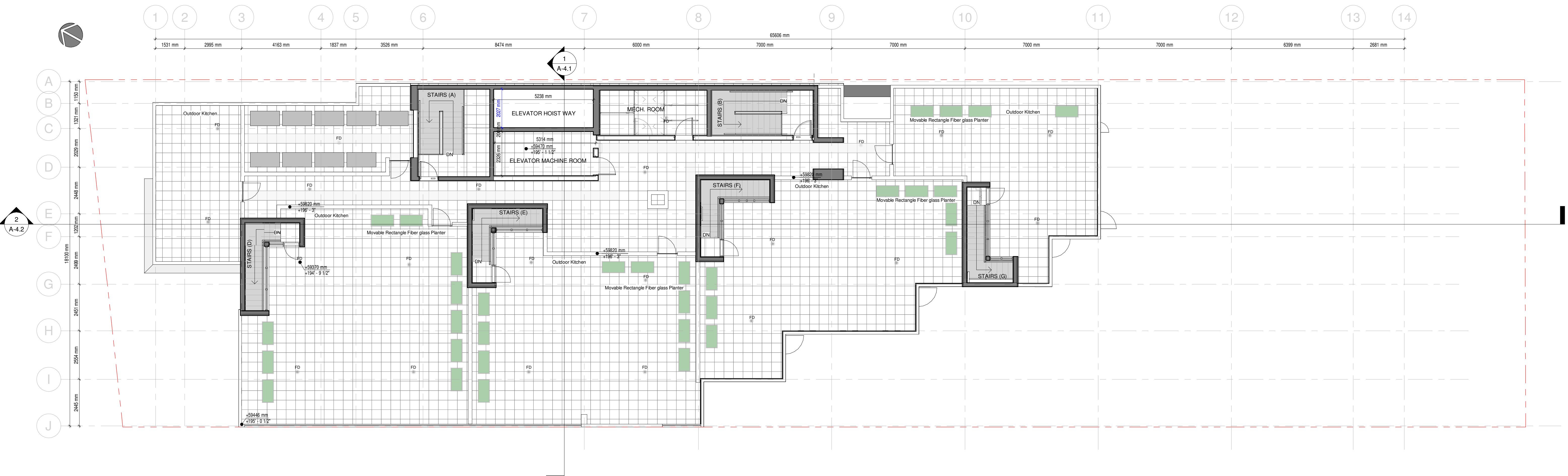
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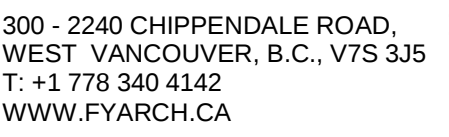
ROOF
PLAN

DRAWING NO.

A-2.12.P



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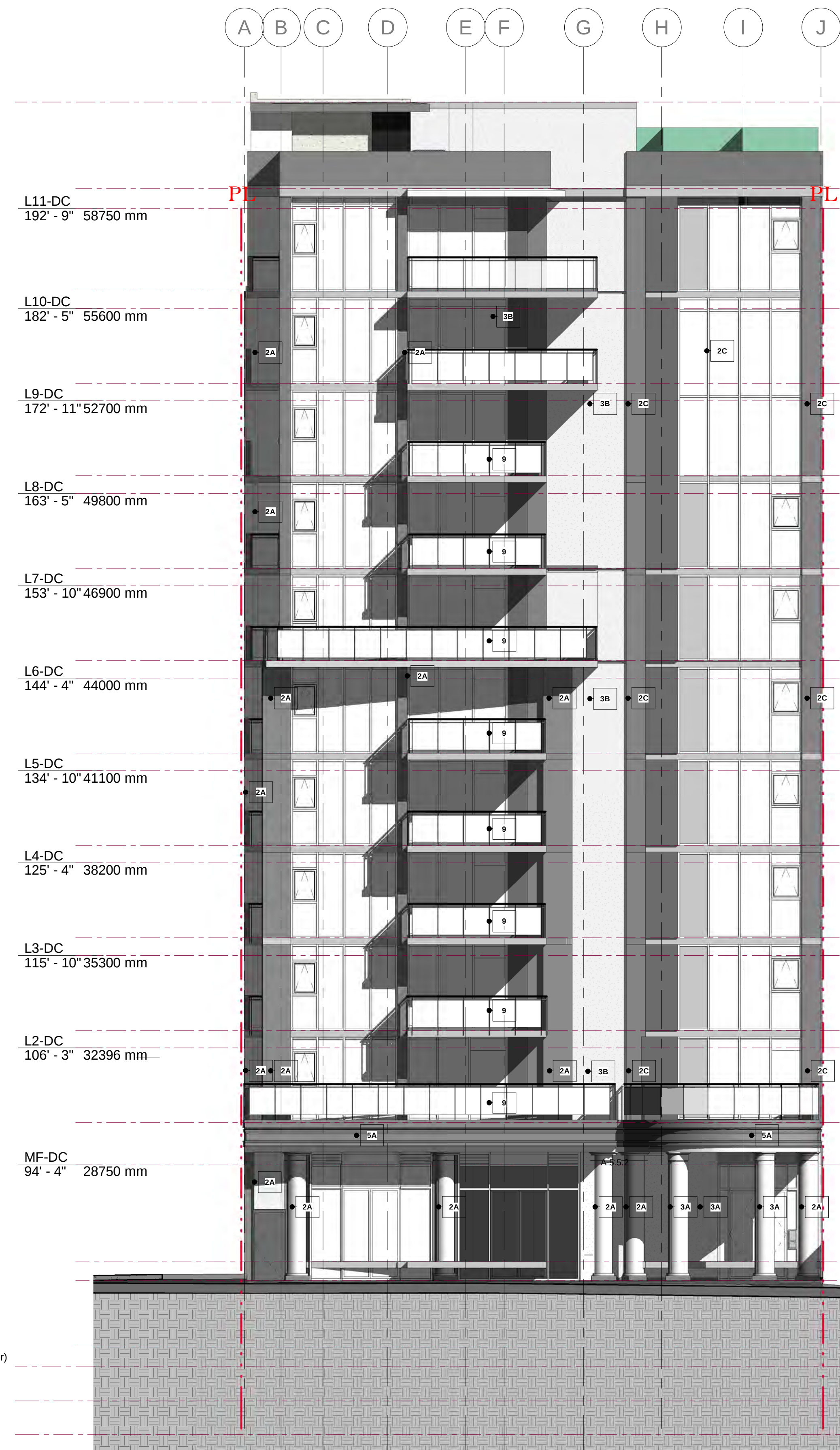
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NORTH &
SOUTH
ELEVATIONS

DRAWING NO.

A-3.2.P



NORTH ELEVATION



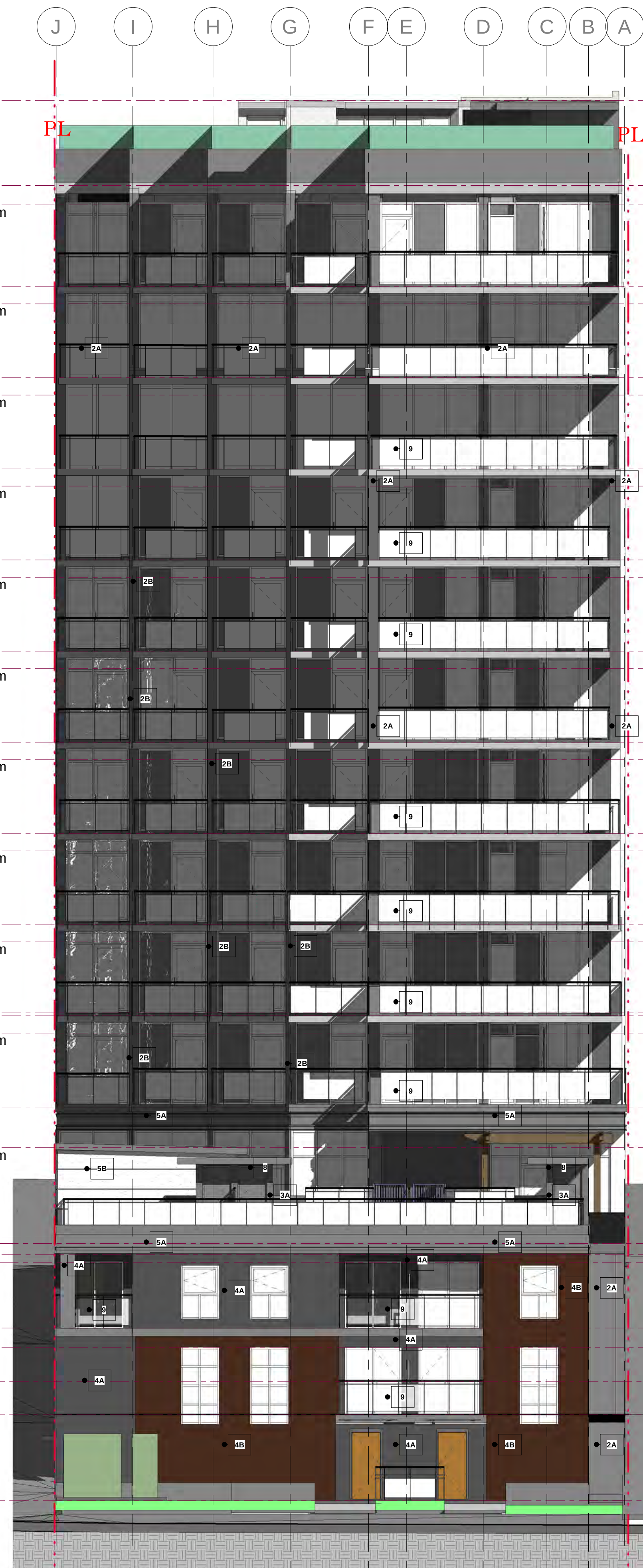
40.77 m
133' - 9"

25700 mm MAIN FLOOR 84' - 4"

COMMERCIAL LEVEL
25100 mm 82' - 4"

AVERAGE GRAD	
21315 mm	69' - 11"
20270 mm	66' - 6"

23010 mm 75' - 6" P1



SOUTH ELEVATION

HIGHEST BUILDING POINT
62080 mm 203' - 8"

40.77 m
133' - 9"

MAIN FLOOR
25700 mm² TH ROOF

25347 mm 83' - 2"

COMMERCIAL LEVEL

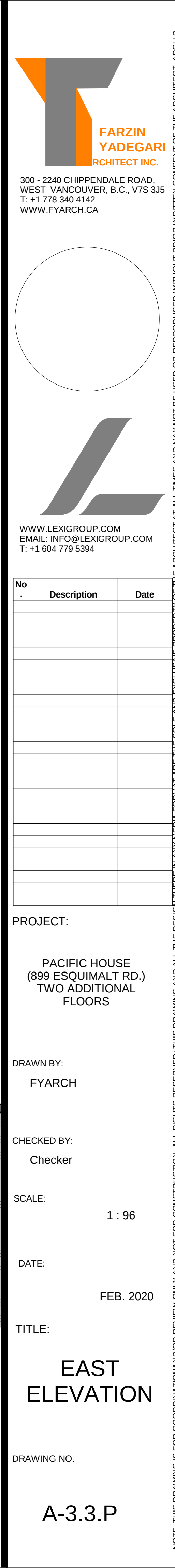
AVERAGE GRADE	
21315 mm	69' - 11"
	P2
20270 mm	66' - 6"

17530 mm 57' - 6" P3

LEGEND OF MATERIAL & COLOR

- 1- ALUMINUM WINDOW (Charcoal Grey exterior & White interior)
 - 1A- Light Glass
 - 1B- Dark Glass
- 2- CONCRETE WALL with ELASTOMERIC PAINT
 - 2A- Light Tone (Benjamin Moore 2125-60)
 - 2B- Mid Tone (Benjamin Moore 2125-40)
 - 2C- Dark Tone (Benjamin Moore 2124-20)
- 3- STUCCO
 - 3A- Light Tone (Benjamin Moore 2125-60)
 - 3B- Mid Tone (Benjamin Moore 2125-40)
 - 3C- Dark Tone (Benjamin Moore 2124-20)
- 4- NICHIIHA
 - 4A- Sliding / Gray (ED6821)
 - 4B- Sliding / Vintage Wood Redwood (EPC765F)
- 5- TEXTURED CONCRETE WALL with ELASTOMERIC PAINT
 - 5A- Molding / Light Tone (Benjamin Moore 2125-60)
 - 5B- Reveal- max 1-1/2" / Light Tone (Benjamin Moore 2125-60)
- 6- EXPANDED METAL FRAME (Dark Grey)
- 7- FEMENTITIOUS BOARD / Light Tone (Benjamin Moore 2125-60)
- 8- METAL FASILING / 24g-Light Tone (Benjamin Moore 2125-60)
- 9- GLASS RACIAL (Dark Grey Framed w Top Glass)

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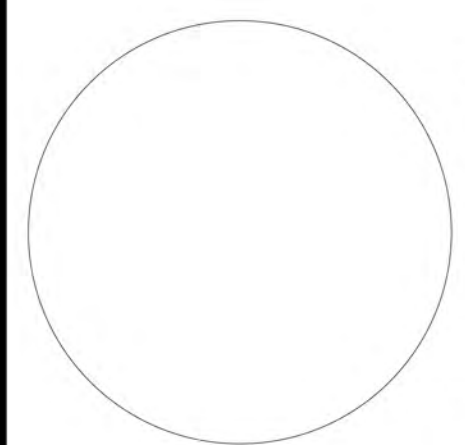


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 - 3A- Light Tone (Benjamin Moore 2125-60)
 - 3B- Mid Tone (Benjamin Moore 2125-40)
 - 3C- Dark Tone (Benjamin Moore 2124-20)
- 4- NICHEHA
 - 4A- Sidiny / Gray (E06821)
 - 4B- Sidiny / Vintage Wood Redwood (EPC765F)
- 5- TEXTURED CONCRETE WALL WITH ELASTOMERIC PAINT
 - 5A- Molding / Light Tone (Benjamin Moore 2125-60)
 - 5B- Reveal-mold 1-1/2" / Light Tone (Benjamin Moore 2125-60)
- 6- EXPANDED METAL FRAME (Dark Grey)
- 7- CEMENTITIOUS GISE BOARD / Light Tone (Benjamin Moore 2125-60)
- 8- METAL FASCIA / 24g-Light Tone (Benjamin Moore 2125-60)
- 9- GLASS RAILING (Dark Grey Framed w Top Glass)



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[illegible]

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TWO ADDITIONAL FLOORS

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FYARCH

CHECKED BY:
Checker

SCALE:

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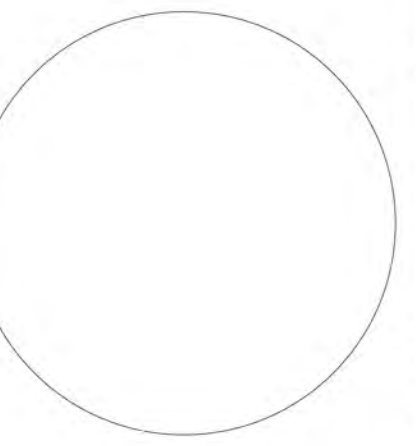
TITLE:

SOUTHWEST VIEW
COMPARISON

DRAWING NO.
A-9.1



00 - 2240 CHIPPENDALE ROAD,
WEST VANCOUVER, B.C., V7S 3J5
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WWW.FYARCH.CA

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PROJECT:

PACIFIC HOUSE (899
ESQUIMALT RD.)

TWO ADDITIONAL FLOORS

AWN BY:
FYARCH

ECKED BY:
Checker

SCALE:

ATE: FEB. 2020

TLE:

NORTHWEST VIEW
COMPARISON

AWING NO.

A-9.2

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[illegible]

PACIFIC HOUSE (899
ESQUIMALT RD.)
TWO ADDITIONAL FLOORS

DRAWING NO.

A-9.3



LEVEL 2 30050mm 98'.7"



LEVEL 2 30050mm 98'.7"





DRAWING NO.

A-9.4