

Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the ____ day of July XX, 2025 is

BETWEEN:

RENWEST INVESTMENTS LTD., INC. NO. BC1350656

Box 3734

Courtenay, B.C.

V9N 7P1

(the "Owner")

AND:

THE CITY OF COURTENAY

830 Cliffe Avenue

Courtenay, B.C.

V9N 2J7

(the "City")

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of lands in the City of Courtenay at 407 4th Street legally described as LOT 1 SECTION 61 COMOX DISTRICT PLAN EPP141927 (the "Parcel");
- B. Council has established a revitalization tax exemption program and has included within the Downtown Courtenay Revitalization Tax Exemption Program Bylaw No. 2937 the designation of areas which include the Parcel as a revitalization area; and
- C. The Owner proposes to construct new improvements on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

THIS AGREEMENT is evidence that in consideration of the promises exchanged below, the Owner and the City covenant and agree each with the other as follows:

1. **The Project** – the Owner will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the Downtown Courtenay Revitalization Tax Exemption Program Bylaw No. 2937. Without limiting the generality of the foregoing, the Owner covenants to use its best efforts to ensure that the Project will:

- a) Provide 36 units of residential housing in the downtown area and 499m² of commercial space, representing four commercial retail units (CRU);
 - b) Commence in the year 2025; and
 - c) Be completed by the end of the year 2027.
2. **Operation and Maintenance of the Project** – throughout the term of this agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.
3. **Revitalization Amount** – In this agreement, “**Revitalization Amount**” means the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the Parcel resulting from the construction of the Project as described in section 1;
4. **Revitalization Tax Exemption** – subject to fulfilment of the conditions set out in this agreement and in “Downtown Courtenay Revitalization Tax Exemption Program Bylaw No. 2937”, the City shall issue a revitalization tax exemption certificate (the “Tax Exemption Certificate”) to the British Columbia Assessment Authority entitling the Owner to a property tax exemption in respect of the property taxes due (not including local service taxes) in relation to the Revitalization Amount on the Parcel (the “Tax Exemption”) for the calendar year(s) set out in this agreement.
5. **Conditions** – the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:
 - a) The Owner must obtain a building permit from the City for the Project on or before December 31, 2025;
 - b) The Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the development permit, building permit and the plans and specifications attached hereto as Appendix “A”.
 - c) The Owner must submit a copy of the Occupancy Permit and Revitalization Tax Exemption Agreement to the City of Courtenay’s Finance Department before the City will issue the Tax Exemption Certificate.
6. **Calculation of Revitalization Tax Exemption** – the amount of the Tax Exemption shall be equal to:
 - i. 100% of the Revitalization Amount related to the construction of the mixed-use building consisting of 36 residential apartment units and 499m² of commercial space
7. **Term of Tax Exemption** – provided the requirements of this agreement, and of the

Downtown Courtenay Revitalization Tax Exemption Bylaw No. 2937, are met the Tax Exemption shall be for the **taxation years 2028 to 2032**, inclusive.

8. **Compliance with Laws** – the Owner shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel and the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules regulations policies guidelines criteria or the like made under or pursuant to any such laws.
9. **Effect of Stratification** – if the Owner stratifies the Parcel under the Strata Property Act, then the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:
 - a) the current and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office before May 1; or
 - b) for the next calendar year and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office after May 1.
10. **Cancellation** – the City may in its sole discretion cancel the Tax Exemption Certificate at any time:
 - a) on the written request of the Owner; or
 - b) effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met.
 - c) If the Owner is subject to a housing agreement with the City and is not in compliance with the agreement.

If such cancellation occurs, the Owner of the Parcel for which the Tax Exemption Certificate was issued will remit to the City an amount equal to the value of any Tax Exemption received after the cancellation of the Tax Exemption Certificate.

11. **No Refund** – for greater certainty, under no circumstances will the Owner be entitled under the City's revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.
12. **Notices** – any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:

- a) in the case of a notice to the City, at:

THE CITY OF COURTENAY
830 Cliffe Avenue
Courtenay, B.C.
V9N 2J7

Attention: Director of Development Services
Fax: 250-334-4241

- b) in the case of a notice to the Owner, at:

RENWEST INVESTMENTS LTD., INC. NO. BC1350656
BOX 3734
Courtenay, B.C.
V9N 7P1

Attention: Garry Renkema

Or at such other address as the party to whom such notice or other writing is to be given shall have last notified the party giving the same.

13. **No Assignment** – the Owner shall not assign its interest in this agreement except to a subsequent owner in fee simple of the Parcel.
14. **Severance** – if any portion of this agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this agreement.
15. **Interpretation** – wherever the singular or masculine is used in this agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.
16. **Further Assurances** – the parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this agreement.
17. **Waiver** – waiver by the City of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.
18. **Powers Preserved** – this agreement does not:
- a) Affect or limit the discretion, rights or powers of the City under any enactment or at

common law, including in relation to the use or subdivision of the Parcel;

- b) Affect or limit any enactment relating to the use or subdivision of the Parcel; or
 - c) Relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Parcel and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the City.
19. **Reference** – every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.
20. **Enurement** – this agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.
21. The maximum Revitalization Tax Exemption authorized under this Bylaw must not exceed the Revitalization Amount on the Property between:
- a) the calendar year before the construction or alteration began, as outlined under Section 1 of this agreement; and
 - b) the calendar year in which the construction or alteration, as outlined under Section 1 of this agreement, is completed.
22. The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

Executed by the CITY OF COURTENAY by

Its authorized signatories:

[Redacted Signature]

Kate O'Connell, Director of Corporate Services

Executed by RENWEST INVESTMENTS LTD., INC. NO. BC1350656 by

Its Authorized signatories:

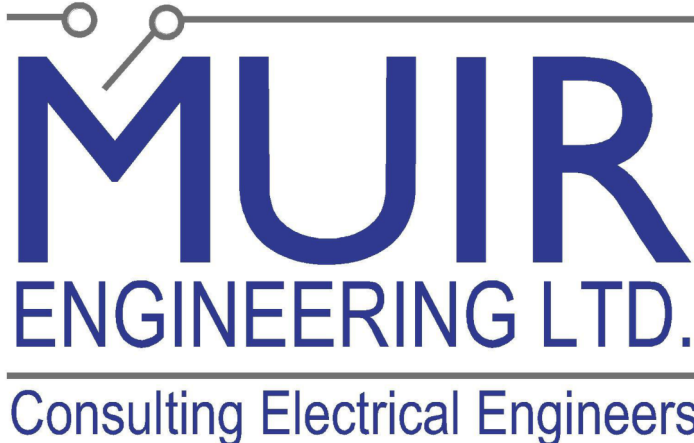
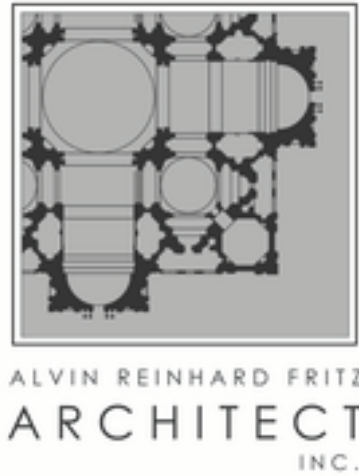
Name: Garry Renkema

Appendix "A": Plans and Specifications

APPENDIX “A” – Plans and Specifications
(Development Permit Plans and
Building Permit Plans)

Heritage Lane

407 4th Street Courtenay, BC



KEYPLAN:

CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date

Revision Schedule

CONSULTANT LOGO:

6	CAR	ISSUED FOR REVISED BUILDING PERMIT	2025 06 03
5	CAR	ISSUED FOR REVISED BUILDING PERMIT	2025 04 21
4	CAR	ISSUED FOR BUILDING PERMIT	2025 02 10
3	CAR	ISSUED FOR REVISED DEVELOPMENT PERMIT	2024 11 07
2	CAR	ISSUED FOR REVISED DEVELOPMENT PERMIT	2024 11 01
1	CAR	ISSUED FOR DEVELOPMENT PERMIT	2024 04 10

NO.	BY	DESCRIPTION	DATE
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Norland Coach House
10-90001 Range Road 212
Lethbridge County, Alberta
T1J 5N9
alvinfritzarchitect.com
ph. (403) 320-8100
Fax (403) 327-3373
general@alvinfritzarchitect.com

ALVIN REINHARD FRITZ
ARCHITECT
INC.

PROFESSIONAL SEAL:

PROJECT :
4th and England Multi Use Building

LOCATION :
407 4th Street Courtenay, BC

This design is and shall at all times remain the exclusive property of ALVIN REINHARD FRITZ ARCHITECT INC. and shall not be reproduced or used without the architect's written permission.

Do not scale this drawing. All dimensions, data and levels, shall be verified prior to construction and all errors or omissions shall be reported to the architect immediately.

DRAWING TITLE:
Cover Sheet

DRAWN BY : JMV	CHECKED BY : AF / CAR
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SCALE :
PROJECT : 22202CMMUB / 3021
ISSUE FOR:
ISSUED FOR REVISED BUILDING PERMIT
ISSUE DATE:
2025 06 03
REV. NO.
SHEET NO.
A0.0

Z:\ACAD STORAGE\STOR2021\3021 Monterra - Heritage Lane\Revit\3021 -J5-06-03 1:17:13 PM Building_wd14.rvt

PROJECT DISCIPTION

THIS NEW MIXED-USE DEVELOPMENT IN THE HEART OF COMOX, BC, OFFERS A BLEND OF RESIDENTIAL AND COMMERCIAL SPACES DESIGNED TO ENHANCE THE COMMUNITY'S VIBRANCY. FEATURING MODERN ARCHITECTURE AND HIGH-QUALITY CONSTRUCTION, THE PROJECT AIMS TO PROVIDE COMFORTABLE, STYLISH, AND FUNCTIONAL LIVING SPACES WHILE SUPPORTING LOCAL BUSINESSES WITH PREMIUM COMMERCIAL UNITS AT STREET LEVEL. THIS PROJECT IS DESIGNED TO COMPLEMENT COMOX'S GROWING DEMAND FOR HIGH-QUALITY, MIXED-USE DEVELOPMENTS WHILE MAINTAINING THE TOWN'S CHARM AND LIVABILITY. BY INTEGRATING COMMERCIAL AND RESIDENTIAL SPACES, THE BUILDING WILL CONTRIBUTE TO THE AREA'S ECONOMIC GROWTH AND PROVIDE DIVERSE HOUSING OPTIONS FOR THE COMMUNITY.

LEGAL ADDRESS:

LOT: 1
SECTION: 61
LAND DISTRICT: COMOX DISTRICT
PLAN NO. EPP141927
PID: 032-378-289

PROJECT DIRECTORY

PLANNING DEPARTMENT:

CITY OF COURTENAY
830 CLIFFE AVENUE
COURTENAY, BC V9N 2J7
E-MAIL: planning@courtenay.ca
PHONE: 250-703-4839

**BUILDING SAFETY
DEPARTMENT:**

CITY OF COURTENAY
830 CLIFFE AVENUE
COURTENAY, BC V9N 2J7
E-MAIL: building@courtenay.ca

OWNER:

MONTERRA PROJECTS LTD.
GARRY RENKEMA
515 DUNCAN AVENUE
COURTENAY, BC V9N 2M6
E-MAIL: garry@monterrabuilders.ca
PHONE: 250-338-2414

RENEWEST INVESTMENTS LTD

GARRY RENKEMA
PO BOX 3734
COURTENAY, BC V9N 7P1
E-MAIL: info@monterrabuilders.ca
PHONE: 250-338-2414
CELL: 250-331-1870

ARCHITECT:

ALVIN REINHARD FRITZ ARCHITECT INC
ALVIN FRITZ / CARLOS ROMAN
10 - 90001 RANGE RD 212
LETHBRIDGE COUNTY, ALBERTA T1J 5N5
E-MAIL: afritz@alvinfritzarchitect.com
croman@alvinfritzarchitect.com
PHONE: 403-320-8100
FAX: 403--327-3373

STRUCTURAL ENGINEER:

GLOTMAN SIMPSON GROUP OF COMPANIES
JAMES MACAULEY
1661 W 5TH AVE
VANCOUVER, BC V6J 1N5
E-MAIL: jmacauley@glotmansimpson.com
PHONE: 250-900-4915

MECHANICAL ENGINEER

AVALON MECHANICAL
TIM ROBERTSON
300 - 1245 ESQUIMALT RD
VICTORIA, BC V9A 3P2
E-MAIL: bnzzuto@avalonmechanical.com
PHONE: 250-585-9121

ELECTRICAL ENGINEER

MUIR ENGINEERING LTD.
BRIAN MUIR
1822 COMOX AVE UNIT E
COMOX, BC V9M 3M7
E-MAIL: brian@muireng.ca
PHONE: 250-890-0870

GENERAL NOTES :

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS & INSPECTIONS REQUIRED FOR CERTIFICATE OF OCCUPANCY. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE **NBC 2024 BC**, LAWS, RULES, & REGULATIONS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL PREVAIL.
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY SHORING AND BRACING FOR ALL STRUCTURAL ELEMENTS AS REQUIRED UNTIL NEW STRUCTURAL MEMBERS ARE PERMANENTLY INSTALLED, WHETHER INDICATED ON THE DRAWINGS OR NOT. IF THE CONTRACTOR IS UNSURE WHETHER OR NOT TO PROVIDE TEMPORARY SHORING AND BRACING, THE CONTRACTOR SHALL REQUEST INFORMATION FROM THE ARCHITECT OR STRUCTURAL ENGINEER, IN WRITING, PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND CRITICAL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY OWNER & ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. THIS VERIFICATION SHALL INCLUDE BUT IS NOT LIMITED TO LOCATION OF NEW FRAMING MEMBERS, LINES OF SUPPORT, LOCATIONS OF ANCHOR BOLTS, HOLD DOWNS, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO ORDERING MATERIALS.
4. CONTRACTOR TO VERIFY IF & FURNISH REQUIREMENTS FOR ALL PROJECT COMPONENTS, WITH OWNER, PRIOR TO ORDERING MATERIALS. REPORT DISCREPANCIES IMMEDIATELY TO ARCHITECT FOR APPROVALS. FOR APPROVALS, WALLS, CEILINGS, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS. ANY SUCH DIMENSIONS MISSING FROM THE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT IMMEDIATELY.
5. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, AS REQUIRED BY CODE, ARE TESTED BY INDEPENDENT LABORATORIES AND THAT RESULTS ARE FURNISHED TO LOCAL BUILDING AUTHORITIES, OWNER, AND THE PROJECT CONSULTANTS IF REQUESTED.
6. CONTRACTOR SHALL STENOGRAPHABLE ON ALL RATED WALLS IN CONCEALED AREAS THE FOLLOWING: "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS".
7. BY THE USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER REPRESENTS THAT THEY HAVE REVIEWED AND APPROVED THE DRAWINGS, AND THAT THE CONSTRUCTION DOCUMENTS, PHASE OF THE PROJECT IS COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LABOR, MATERIALS, AND ALL WORK, SO THAT THE WORK AS A WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT CONFLICT OR DELAY. THE OWNER AND THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR HOW THE WORK IS PERFORMED, SAFETY AND NEGLIGENT ACTS OR OMISSIONS BY THE GENERAL CONTRACTOR OR THE SUBCONTRACTORS ON THE JOB.
8. CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY AND ALL DRAWINGS INCLUDING, BUT NOT LIMITED TO, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND CIVIL. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT PRIOR TO ANY WORK.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUAINT THEMSELVES WITH THE DIMENSIONS OF ALL EQUIPMENT INCLUDED IN THIS PROJECT SO THAT PREPARATIONS CAN BE MADE TO PROVIDE ENTRY INTO THE FACILITY WITH SUFFICIENT CLEARANCE, AND TO ENSURE THAT ADEQUATE FLOOR SPACE IS AVAILABLE.
10. CONTRACTOR SHALL HAVE ALL SCALE, DIMENSIONS, FINISHES, WALLS, CEILINGS, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS. ANY SUCH DIMENSIONS MISSING FROM THE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT IMMEDIATELY.
11. THE CONTRACTOR SHALL ADHERE TO THE DRAWINGS AND SPECIFICATIONS. SHOULD ANY ERROR OR INCONSISTENCY APPEAR REGARDING THE TRUE MEANING AND/OR INTENT OF THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT FOR CLARIFICATION. SHOULD ANY NECESSARY CLARIFICATION, INTERPRETATION, OR REVISION BE REQUIRED, IF THE CONTRACTOR DISCOVERS AN ERROR OR INCONSISTENCY AND PROCEEDS WITH WORK WITHOUT NOTIFYING THE OWNER & ARCHITECT OF ANY SUCH DISCREPANCIES, THE CONTRACTOR SHALL ASSUME ALL CHARGES AND MAKE ANY CHANGES TO HIS WORK MADE NECESSARY BY THE CONTRACTORS FAILURE TO OBSERVE AND/OR REPORT THE CONDITION.
12. IF THE INTENT OF THE DRAWINGS & SPECIFICATIONS ARE UNCLEAR, THE CONTRACTOR SHALL ASK THE ARCHITECT FOR CLARIFICATION, PRIOR TO PROCEEDING WITH WORK. IN THE FORM OF A WRITTEN R.F.I. (REQUEST FOR INFORMATION), THE ARCHITECT SHALL THEN RESPOND IN WRITING TO ALL APPROPRIATE PARTIES.
13. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FUTURES, ETC. IN LEASED SPACE FROM LOSS, DAMAGE, FIRE, THEFT, ETC.
14. WHEREVER THE TERM "OR EQUIVALENT" IS USED, IT SHALL MEAN EQUIVALENT AS PROVIDED IN WRITING BY ARCHITECT.
15. IF THE CONTRACTOR PROPOSES A MATERIAL OR EQUIPMENT SUBSTITUTION THE CONTRACTOR SHALL PROVIDE ALL APPROPRIATE DOCUMENTATION AND JUSTIFICATION AVOIDED FROM THE ARCHITECT TO DETERMINE WHETHER OR NOT THE SUBSTITUTION IS EQUAL TO THE SPECIFICATION. ANY CHANGES TO THE DESIGN, AFTER ISSUANCE OF A BUILDING PERMIT, SHALL BE SUBMITTED TO THE PRESIDING BUILDING AGENCY FOR APPROVAL BY THE GENERAL CONTRACTOR.
16. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY IN-WALL FRAMING/BRACING REQUIRED TO CARRY SHELF, HANGING, AND VALANCE LOADS, RAILINGS, ETC. AS PER PLANS.
17. PROVIDE SUGGESTIONS AND INTERFACES OF ALL COUNTERTOPS, EQUIPMENT AND WALLS.
18. PROJECT SHALL BE LEFT CLEANED, POLISHED, AND MOVE-IN READY AS PER EACH PRODUCT SPECIFICATION/RECOMMENDATIONS AFTER COMPLETION OF WORK.
19. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL FOOD SERVICE EQUIPMENT AND COORDINATE LOCATION OF FOOD SINKS, FLOOR DRAINS, SLOPWAYS/DEPRESSIONS AND RASSED CURBS, ELECTRICAL AND PLUMBING STUDS OUTS, AND ALL OTHER WORK WITHIN THE SCOPE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS FOR SPECIFIC REQUIREMENTS & REFERENCES. EQUIPMENT DRAWINGS ARE INCLUDED FOR REFERENCE ONLY. ACTUAL SHOP DRAWINGS FOR THE SPECIFIC PROJECT MAY VARY. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE SUPPLIERS FOR THE MATERIALS REPRESENTED BY SHOP DRAWINGS.
20. CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UNCRATING, INSTALLATION AND HOOK-UP OF ALL FOOD SERVICE EQUIPMENT AND OTHER EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MECHANICAL REQUIREMENTS.
21. CONTRACTOR SHALL REFER TO THESE DOCUMENTS, AS WELL AS SPECIFICATIONS, FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. CONTRACTOR SHALL VERIFY WITH OWNER, PRIOR TO ORDERING, WHICH ITEMS THE OWNER SHALL SUPPLY. ALL ITEMS NOT MARKED AS "OWNER SUPPLIED" ARE TO BE SUPPLIED BY THE CONTRACTOR. UNLESS NOTED OTHERWISE ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.
22. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATION OF INTERIOR FINISHES SHALL CONFORM TO THE **NBC 2024 BC**, AND LOCAL GOVERNING BUILDINGS CODES/ORDINANCES.
23. CONTRACTOR SHALL CONTACT THE LOCAL FIRE MARSHAL, AND PROVIDE AND INSTALL FIRE EXTINGUISHERS PER THE FIRE MARSHAL'S DIRECTION, INCLUDING: TYPE, QUANTITY, AND LOCATIONS. AS A MINIMUM, CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS HAVING A RATING OF 2-A-10-BC FOR EVERY 3,000 S.F. OF FLOOR AREA AND TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. CONTRACTOR SHALL BE RESPONSIBLE FOR MECHANICAL REQUIREMENTS.
24. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURERS STANDARD DETAILS OR APPROVED SHOP DRAWINGS/DETAIL SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
25. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF WORK TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. NOTIFY ARCHITECT IMMEDIATELY IF CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND NEW CONSTRUCTION. PATCHES AND/OR REPLACE ALL ADVERSELY AFFECTED FINISHES AND/OR SURFACES AS REQD. UPON COMPLETION OF CONSTRUCTION, PARKING AREA PAVEMENT AND NEW CONCRETE PADS SHALL TRANSITION SMOOTHLY. DOCUMENTS MARKED "BID DOCUMENTS" SHALL NOT BE USED FOR CONSTRUCTION.
26. POST OCCUPANT LOAD SIGN LISTED IN SPECIFICATIONS PER AUTHORITIES HAVING JURISDICTION.
27. INSTALL ADDRESS NUMBERS PER SPECIFICATIONS OR LOCAL GOVERNING AGENCY DIRECTIONS.
28. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT WHO SHALL REVIEW THEM AND PROVIDE A NOTIFICATION INDICATING THAT THE SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THESE SUBMITTAL ITEMS MUST THEN BE SUBMITTED TO THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED SUBMITTALS ARE AS FOLLOWS:
- A. TRUSS DRAWINGS AND CALCULATIONS
- B. EXHAUST HOOD AUTOMATIC FIRE EXTINGUISHING SYSTEM (AS REQUIRED)
- C. ALARM MONITORING SYSTEM (AS REQUIRED)
29. SUBMIT SAMPLES IN TRIPPLICATE FOR **ALL FINISHES**. LABEL SAMPLES WITH ORIGIN & INTENDED USE. A **WRITTEN ENDORSEMENT** WILL BE SUBMITTED BACK TO THE GENERAL CONTRACTOR WITH ACCEPTANCE OF THE SAMPLE. COORDINATE WITH ARCHITECTURAL CONSULTANTS NEARLY AS EARLY AS POSSIBLE.
30. ALL WALLS THAT HAVE AN STC RATING OF 50 OR MORE REQUIRE ACOUSTICAL CAULKING AROUND ELECTRICAL BOXES AND OTHER OPENINGS, AS WELL AS AT THE JUNCTION OF INTERSECTING WALL FRAMING AND SLAB, STUD WALL AND FLOORS.

Sheet Number	Sheet Name
A0.0	Cover Sheet
A0.1	Project Information
A0.2	Architectural Abbreviations
A0.3	Construction Types
A0.4	Building Code Review
A0.5	Door & Window Schedules
A0.6	Curtain Wall Elevations
A1.0	Site Plan
A1.1	Site Plan Details
A2.0	Parade Plan
A2.1	Main Floor Plan
A2.2	Second Floor Plan (Typ. 2-3)
A2.3	Fourth Floor Plan
A2.4	Roof Plan
A2.5	Suite Plans
A2.6	Suite Plans
A2.7	Suite Plans
A3.0	Elevations
A4.0	Building Section
A4.1	Wall Sections
A5.1	Stair #1 - Plans & Sections
A5.2	Stair #2 - Plans & Sections
A5.3	Elevator Plans & Sections
A6.1	Ceiling Plan
A6.2	Suite - Ceiling Plans
A7.0	Building Details
A7.1	Building Details
A7.2	Building Details
A7.3	Building Details - Door & Window Details
A7.5	Building Details
A7.6	Building Details
A7.7	Building Details
A6.1	Interior Elevations

STRUCTURAL SHEET LIST	
SHEET	SHEET NAME
5100	TITLE SHEET
5101	GENERAL NOTES.
5102	GENERAL NOTES
5103	GENERAL NOTES
5104	GENERAL NOTES
5105	GENERAL NOTES
5111	LEGENDS AND ABBREVIATIONS
5121	SCHEDULES
5122	SCHEDULES
5201.1	LEVEL P1 - CONCRETE OUTLINE
5201.2	REINFORCING - LEVEL 01
5202.1	LEVEL 02 - CONCRETE OUTLINE
5203.1	LEVEL 02 - REINFORCING
5203.2	LEVEL 02 - CONCRETE & WOODFRAME PLAN
5204	LEVEL 02, LEVEL 03 - WOODFRAME FRAMING OVER
5205	LEVEL 03, LEVEL 04 - WOODFRAME FRAMING OVER
5206	LEVEL 04, ROOF - WOODFRAME FRAMING OVER
5207	COLUMN - KEYPLAN & TYPICAL DETAILS
5301	SHEARWALL - KEYPLAN & TYPICAL DETAILS
5401	WALL ELEVATIONS AND TYPICAL DETAILS
5501	WALL ELEVATIONS
5502	STRIP & SPREAD FOOTING DETAILS
5601	FLAT SLAB TYP DETAILS
5602	FLAT SLAB TYP DETAILS
5603	SLAB STEP TYP DETAILS
5604	CMU TYP DETAILS
5605	BUILT UP STRUCTURE & STAIR TYP DETAILS
5606	WOOD - WALL DETAILS
5621	WOOD - FULL HEIGHT WALL DETAILS
5622	WOOD - FLOOR TYP DETAILS
5624	HOLD DOWN & ROOF SCREEN TYP DETAILS
5625	WOOD - TYP ELEVATOR DETAILS

MECHANICAL SHEET LIST	
SHEET	SHEET NAME
M0.01	COVERSHEET
M1.01	FIRE SUPPRESSION - PARAKEAD PLAN
M1.02	FIRE SUPPRESSION - L1 FLOOR PLAN
M1.03	FIRE SUPPRESSION - L2 FLOOR PLAN
M1.04	FIRE SUPPRESSION - L3 FLOOR PLAN
M1.05	FIRE SUPPRESSION - L4 FLOOR PLAN
M1.06	FIRE SUPPRESSION - ATTIC PLAN
M2.00	PLUMBING - FOUNDATION PLAN
M2.01	PLUMBING - PARAKEAD PLAN
M2.02	PLUMBING - L1 FLOOR PLAN
M2.03	PLUMBING - L2 FLOOR PLAN
M2.04	PLUMBING - L3 FLOOR PLAN
M2.05	PLUMBING - L4 FLOOR PLAN
M2.06	PLUMBING - ROOF PLAN
M3.01	HVAC - PARAKEAD PLAN
M3.02	HVAC - L1 FLOOR PLAN
M3.03	HVAC - L2 FLOOR PLAN
M3.04	HVAC - L3 FLOOR PLAN
M3.05	HVAC - L4 FLOOR PLAN
M3.06	HVAC - ROOF PLAN
M4.01	SCHEMATICS
M4.02	SCHEMATICS
M5.01	SCHEDULES
M6.01	DETAILS
M6.02	DETAILS
M6.03	DETAILS
M7.01	SPECIFICATIONS
M7.02	SPECIFICATIONS

ELECTRICAL SHEET LIST	
SHEET	SHEET NAME
E01	SITE PLAN AND PARKADE
E02	ELECTRICAL ROOM & ONE LINE
E03	1ST FLOOR POWER AND SYSTEMS
E04	1ST FLOOR LIGHTS, CEILING AND CONTROLS
E05	UPPER FLOOR CORRIDORS, STAIRS AND ROOF
E06	TYPICAL SUITE PLANS
E07	FIRE ALARM
E08	SPECIFICATIONS, ACCESS CONTROL

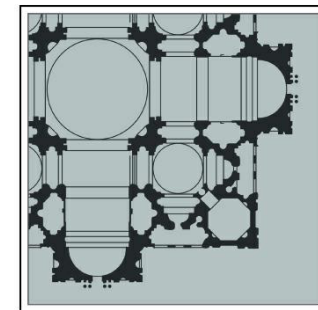
KEYPLAN:

CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date
Revision Schedule			

CONSULTANT LOGO:

6	CAR	ISSUED FOR REVISED BUILDING PERMIT	2025 06 03
5	CAR	ISSUED FOR REVISED BUILDING PERMIT	2025 04 21
4	CAR	ISSUED FOR BUILDING PERMIT	2025 02 10
3	CAR	ISSUED FOR REVISED DEVELOPMENT PERMIT	2024 11 07
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Norland Coach House
10-90001 Range Road 212
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T1J 5N9
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Fax (403) 327-3373
general@alvinfritzarchitect.com

PROFESSIONAL SEAL:



PROJECT:
4th and England Multi Use Building

LOCATION :
407 4th Street Courtenav, BC

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DRAWING TITLE: Project Information	
DRAWN BY : JMV	CHECKED BY : AF / CAR
SCALE : 1/4" = 1'-0"	
PROJECT : 22202CMMUB / 3021	
ISSUE FOR:	
ISSUED FOR REVISED BUILDING PERMIT	
ISSUE DATE: 2025 06 03	
REV. NO.	SHEET NO. A0.1

[illegible]

MATERIAL INDICATIONS

	ASPHALT ROOF		WOOD FRAMING THROUGH MEMBER
	BRICK MASONRY		WOOD FRAMING INTERRUPTED MEMBER
	BRICK & STONE MASONRY - SECTION		GLU-LAM BEAM
	CONCRETE MASONRY UNIT		CEMENTITIOUS BACKER BD
	CONCRETE MASONRY UNIT - SECTION		GLASS BLOCK
	CONCRETE		GLASS
	CULTURED STONE VENEER		CARPET
	GLASS		CERAMIC TILE, QUARRY TILE, OR RESIL. FLR. (SHOW PROFILE ONLY)
	GRANULAR BASE, CRUSHED ROCK		
	PLYWOOD		
	RIGID INSULATION		
	SAND, FILL SOIL		
	GYPSUM BOARD, SPRAY FOAM, PARGING		
	SHAKE ROOF		
	STEEL		
	WOOD FINISH		

DETAIL INDICATIONS

	CENTER LINE
	HIDDEN LINE
	OVERHEAD LINE
	SETBACK LINE
	PROPERTY LINE
	PEEL & STICK MEMBRANE LINE
	BUILDING PAPER LINE
	POLY A.V.B. LINE
	BATT INSULATION LINE

FLOOR PLAN INDICATIONS

	NEW FINISH GRADE DRAWN * 45 DEG.		EXISTING FINISH GRADE
	TOP OF WALL		MAJOR FINISH
	TOP OF CURB		MINOR FINISH
	TOP OF PAVEMENT		EXISTING FINISH
	RECESSED FIXTURE		WORK POINT
	SEMI-RECESSED FIXTURE		
	SURFACE MOUNTED FIXTURE		
	* SEE ABBREVIATIONS FOR FIXTURE TYPE		
	CEILING TRANSITION NUMBER INDICATES CEILING HEIGHTS		
	DIMENSION TO CENTER LINE - TYPICAL		
	DIMENSION TO FACE OF STUD OF EXTERIOR WALLS TYPICAL UNLESS OTHERWISE NOTED		
	DIMENSION TO CENTER LINE OF STUDS OF INTERIOR PARTITIONS TYPICAL UNLESS OTHERWISE NOTED		
	FIXTURE OR SPACE DESIGNED FOR HANDICAPPED ACCESS		

WALL & OPENING INDICATIONS

	DOOR		WINDOW / BORROWED LITE
	WALL OR PARTITION WHERE OCCURS 4" TO DOOR SIDE OF JAMB, U.O.N.		PLAN INDICATION
	DOOR NUMBER -SEE DOOR SCHEDULE		WINDOW MARK -SEE SCHEDULE
	BORROWED LITE MARK -SEE SCHEDULE		LOUVER MARK - SEE SCHEDULE
	LOUVER		

REFLECTED CEILING PLAN INDICATIONS

	LIGHT FIXTURE - RECESSED
	LIGHT FIXTURE - SURFACE MOUNTED
	SURFACE OR SUSPENDED FLUORESCENT STRIPLITE (1 LAMP)
	FLUORESCENT LAY-IN FIXTURES
	FLUORESCENT SURFACE MOUNTED FIXTURE
	FIRE ALARM RATE OF RISE DETECTOR
	FIRE ALARM FIXED TEMPERATURE DETECTOR
	FIRE ALARM IONIZATION SMOKE DETECTOR
	SUPPLY REGISTER
	RETURN REGISTER
	ACCESS PANEL
	SOUND SYSTEM SPEAKER LOCATION
	FIRE SPRINKLER
	EXIT LIGHT
	PROJECTION SCREEN - RECESSED
	PROJECTION SCREEN - SURFACE MOUNTED

REFERENCE INDICATIONS

	COLUMN/ GRID LINE
	LETTERS IN ONE DIRECTION. NUMBERS IN THE OTHER.
	SURVEY LINES FOR SURVEYOR'S GRID.
	SECTIONS
	MODULE IDENTIFICATION
	SECTION DRAWING LOCATION ON SHEET
	DETAIL CALLOUTS
	MODULE IDENTIFICATION
	DETAIL DRAWING LOCATION ON SHEET
	DRAWING TITLES
	MODULE IDENTIFICATION
	DRAWING NAME
	DRAWING SCALE
	ORIGIN DRAWING LOCATION ON SHEET
	REVISIONS
	REVISION NO.
	CLOUD AROUND REVISION
	ELEVATIONS
	ELEVATION MODULE IDENTIFICATION
	ELEVATION LOCATION ON SHEET
	ELEVATIONS UNFOLD CLOCKWISE
	NO NUMBER INDICATES NO ELEV.
	ROOM IDENTIFICATION - TYPE I
	ROOM NAME
	ROOM NUMBER
	ROOM MATERIAL CODE
	1st (number) - floorbase
	2nd (letter) - walls/ceiling
	3rd (number) - ceiling
	EQUIPMENT TYPE
	EQUIPMENT GROUP
	EQUIPMENT ITEM

BLUE TEXT & BOXES REFLECT REFERENCES & SPECIALIZED NOTES

RED TEXT & BOXES REFLECT BUILDING CODE REFERENCES & SPECIALIZED NOTES

GREEN TEXT & BOXES REFLECT ENERGY CODE REFERENCES & SPECIALIZED NOTES

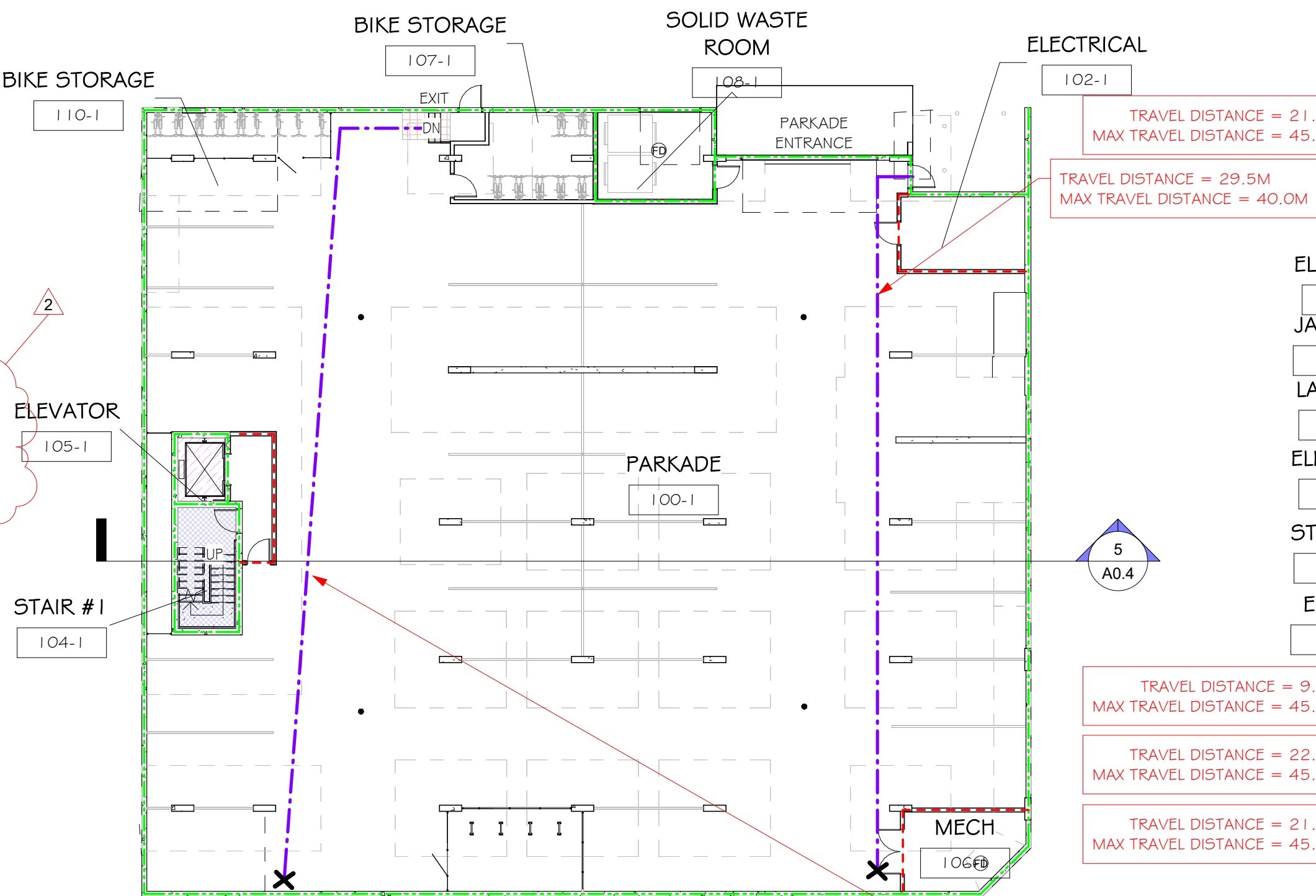
(LETTERS I AND O OMITTED IN ALL)

CLIENT INFORMATION:			
1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date
Revision Schedule			
CONSULTANT LOGO:			
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NO.	BY	DESCRIPTION	DATE
ALVIN REINHARD FRITZ ARCHITECT INC. Norland Coach House 10-90001 Range Road 212 Lethbridge County, Alberta T1J 5N9 alvinfritzarchitect.com ph. (403) 320-8100 Fax (403) 327-3373 general@alvinfritzarchitect.com			
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PROJECT :	407 4th and England Multi Use Building	This design is and shall at all times remain the exclusive property of ALVIN REINHARD FRITZ ARCHITECT INC. and shall not be reproduced or used without the architect's written permission.	
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LOCATION :	407 4th Street Courtenay, BC	DRAWING TITLE: Architectural Abbreviations	
DRAWN BY :	JMV	CHECKED BY : AF / CAR	
SCALE : 1/4" = 1'-0"			
PROJECT : 22202CMMUB / 3021			
ISSUE FOR:			
ISSUED FOR REVISED BUILDING PERMIT			
ISSUE DATE:			
2025 06 03			
REV. NO.		SHEET NO.	
A0.2		A0.2	

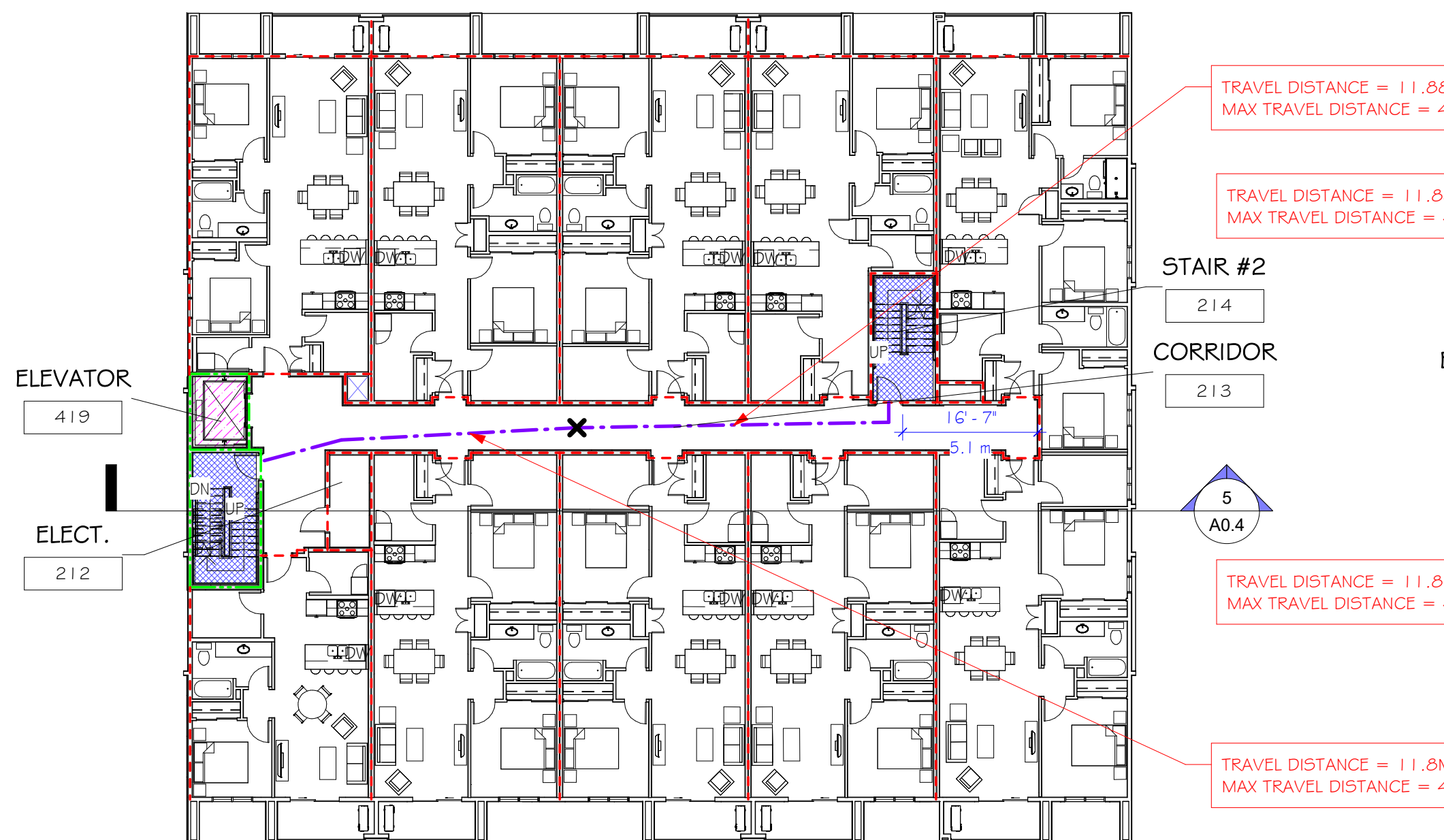
16		15		14		13		12							
Project Name		Monterra Mixed Use Building				Project #		222202CMMUR / 3021							
City		Courtenay				Date		2025 05 14							
Province		BC				By		DWJ / JMW / CAR / EVD							
British Columbia Building Code 2024 Edition - Data Matrix Parts 3 & 9															
M	1 Project Description:		☐ Change of Use		☐ New ☐ Addition ☐ Alteration		☐ Part 3 1.3.3.2 9.10.1.3 3.1.2.1 (1)		☐ Part 9 1.3.3.3 9.10.1.2 3.1.2.1 (1)						
	2 Major Occupancy(s):		Residential/Commercial/Industrial		Group: C/D/F3										
	3 Building Area (m ²)		1142 sq. m.	Existing	0.0	New	1142.0	Total	1142.0	1.4.1.2	1.4.1.2				
	4 Gross Area (m ²)		Group C	Existing	0.0	New	3314.9	Total	3314.9						
U			Group D	Existing	0.0	New	501.9	Total	501.9						
			Group F3	Existing	0.0	New	1142.0	Total	1142.0						
	5 Number of Storeys:		Above Grade:		Below Grade:		1		3.2.1.1 & 1.4.1.2		1.4.1.2				
	6 Height of Building:		14.5m						1.4.1.2		1.4.1.2				
L	7 Number of Streets/ Access Routes:		2						3.2.2.10						
	8 Building Classification:		3.2.2.50		Group C Up to 6 storeys				3.2.2.20-90		1.4.1.2				
	9 Sprinkler System Proposed		☐ Entire building ☐ Basement only ☐ In lieu of roof rating ☐ Not required						3.2.2.20-90 3.2.1.5.3.2.1.7 3.2.2.18		9.10.18.2				
	10 Standpipe required		☐ Yes ☐ No						3.2.5.8						
K	11 Fire Alarm required		☐ Yes ☐ No						3.2.4		9.10.18.1				
	12 Water Service/Supply is Adequate		☐ Yes ☐ No						3.2.5.7						
	13 High Building:		☐ Yes ☐ No						3.2.6						
	14 Permitted Construction		☐ Combustible ☐ Non-combustible						☐ Both 3.2.2.20-90		9.10.6				
K	Actual Construction		☐ Combustible ☐ Non-combustible						☐ Both						
	15 Mezzanine(s) Area (m ²)		n/a						3.2.1.1 (3)-(8)		9.10.4.1				
	16 Occupancy		☐ Occupant load based on seating capacity See Floor Plans (Total)		☐ Design of building				3.1.17		9.9.1.3				
			Residential 69 Bedrooms X 2 persons/bedroom = 138 persons Commercial 515.5 sq.m. / 3.7 sq.m. / person = 140 persons												
J	16.1 Barrier-free Design		☐ Yes ☐ No						3.8		9.5.2				
	17 Hazardous Substances		☐ Yes ☐ No						3.1.2.1(1)& 3.1.20 (1)		9.10.13.4)				
	18 Required Fire Resistance Rating		Horizontal Assemblies FRR (Hours)		Listed Design No. or Description (SG-2)				3.2.2.20-90 & 3.2.1.4		9.10.8 9.10.9				
	19 (FRR)		Floors: 1 hour Roof: 1 hour Mezzanine: n/a		FRR of Supporting		Listed Design No.								
J			Floors: 1 hour Roof: 1 hour Mezzanine: n/a												
	20 Spatial Separation - Construction of Exterior Walls								3.2.3		9.10.14 & 15				
H	20.1 North		Wall	of EBF(m ²)	L.D.(m)	L/W or H/L	permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Design or Description	Comb. Const.	Non-Comb. Constr.	Cladding (Non Comb. Or Comb.)		
	East			519.2	4.4m	Less than 3:1	27%	22.00%	1 (E-3)	☐	☐	☐	Non Comb.		
	South			438.7	9m+	Less than 3:1	42%	6.60%	45 min (E-1)	☐	☐	☐	Non Comb.		
	West			368	1.4m	Less than 3:1	8%	1.40%	1 (E-2)	☐	☐	☐	Non Comb.		
G	21 Fire Alarm and Fire Access												3.2.4	9.10.18.2	
	Fire Alarm & Detection System						REQUIRED						3.2.4.3	9.10.18.4	
	Signals to Fire Department						2 stage						3.2.4.7		
	Other conditions/Features:												3.2.4.7/8		
G	Smoke detectors in Group C public corridors						REQUIRED						3.2.4.11		
	Visual fire alarm signals in public corridors, public washrooms, principal living area of residential suites						REQUIRED						3.2.4.19		
	Smoke Alarms						Required in each sleeping room and between the sleeping rooms and the remainder of the storey						3.2.4.20 (4)		
	Roof Access						Direct access from storey below by a stairway or fixed ladder and a 550mm x 900mm hatch for a building greater than 3 storeys/14m building ht.						3.2.5.4 & 6	9.10.20.3	
F	Access Routes for Fire Department Vehicles, including turnaround						REQUIRED (to principal entrance)						3.2.5.4 & 6	9.10.20.3	
	Location of Hydrants						45m to fire dept connection						3.2.5.5 & 15		
	22 Sprinkler and/or Standpipe system connections						REQUIRED						3.2.5.8 & 9		
	23 Other conditions/ Features						Portable Fire Extinguishers req'd						3.2.5.16		
F	24 Emergency Lighting						REQUIRED						3.2.7	9.9.12.3	
	Mezzanines - 3.2.8.2 (1) and 3.2.1.1 (3 to 8)						n/a						3.2.8/3.2.1.1.	9.10.4.1 & 2	
													3.2.1.6		
	25 Interconnected Floor Space - 3.2.8.2 (4&5)						n/a						3.2.8.2(6)	9.10.9.5	
E	25 Safety Within Fire Areas - Fire Separation												3.3.1.1	9.10.9	
	Suite Separation						1 hour - Group C only						3.3.1.1	9.10.9.11	
	Major Occupancy Separation:						Group C to D - 1 hour / Group C & D to F3 - 2 hour (3.2.1.2)						3.1.3	9.10.2.3	
	Public Corridor						45 min for Group C - residential						3.3.1.4/3.1.8.1/	9.10.19.5	
E													3.3.4.2		
	Barrier-Free Protection						Sprinklered						3.3.1.7	9.5.2	
	Janitor Room						Sprinklered - no rating required						3.3.1.21		
	Storage Room						1 hour - sprinklered						3.3.4/3.6.2.1/	9.10.10.6	
D													3.3.2.16		
	Storage Garage						A basement used primarily as a storage garage is permitted to be considered as a separate building for the purposes of Section 3.2.1.2. provided the walls, floor, and roof assemblies above the basement are constructed as a non combustible fire separation with a 2 hour fire resistance rating. Min						3.3.5.4/3.3.5.6/	9.10.9.16	
													3.2.1.2		
	Other Conditions/ Features:														
D	26 Exits						REQUIRED						3.4	9.9	
	Minimum 2 exits required						YES						3.4.2.1	9.9.8.2	
	Single Exit Permitted						NO							9.9.8.2 (2)	
	Location of Exit / Travel Distance						45m for Group C / F3 & 40m Group D						3.4.2.5	9.9.8.2	
C	Mezzanine Exits						n/a						3.4.2.2	9.9.8.6	
	Exit Capacity (min width in mm)				Doors/Corr.		1708mm required		1828mm provided				3.4.3.2	9.8.2.1.	
	For Part 3, see 3.4.3.2 (6. 1mm/person on ramps, doorways & corridors 8mm/person on stairs)				Stairs		2208mm required		2742mm provided					9.8.5.2	
	Exit Stair Enclosure						1 hour						3.4.4	9.9.4	
C	Exit Lobby						YES						3.4.4.2	9.9.8.5	
	Exit Signage Required						YES						3.4.5	9.9.1.1	
	Other conditions/ Features 3.4.5.1(6) - Arrow & Pointer Indicators						YES								
	27 Vertical Transportation												3.5		
B	Elevator Shaft						YES - 1 hour rating						3.5.3		
	Elevator Machine Room						YES								
	Elevator Size (mm X mm) inside: 2010x610 REQ'D						TBD								
	28 Service Spaces												3.6	9.10.10	
B	Service (luncheon) Room						1 hour						3.6.2.1	9.10.10.3	
	Service (other) Room						Sprinklered						3.6.2.1 (7)		
	Roof-top Appliance & Building						Fire separation not required						3.6.2.1 (10)		
	Plenums Flame Spread<25, Smoke Development<50						Non-combustible						3.6.4.3		
A	Attic/ Roof Space Access						550x900						3.6.4.4 & 7	9.19.2.1	
	Crawl Space						N/A						3.6.4.6	9.18.2.1	
	Other conditions/ Features:						N/A								
	29 Vertical Service Spaces												3.6.3	9.10.9.18	
A	Service Spaces						45 minutes						3.6.3.1		
	30 Washrooms												3.7.2.2	10.5.2	
	Number of Water Closets and Lavatory		Group D	Female	1	(up to 25 persons)									
				Male	1	(up to 25 persons)									
A			Group C		1	water closet per dwelling unit									
	31 Barrier-Free Design						YES						3.8	9.5.2	
	Barrier-free access provided to all of Floor Areas						YES						3.8.2.3		
	Public entrance doors will be equipped w/ power door operator						YES - active leaf / exterior and vestibule doors						3.8.2.7		
A															
	Barrier-free washrooms are provided						YES - within barrier free path of travel / not in residential units						3.8.2.8		
	Barrier-free required at exterior						YES - intercom at principal entrance						3.8.2.2 & 3.8.2.5		
	Other Conditions/Features:						Max. ramp slope 1 in 12, landings every 9m of length						3.8.3.5		
16		15		14		13		12							

CODE REVIEW LEGEND :

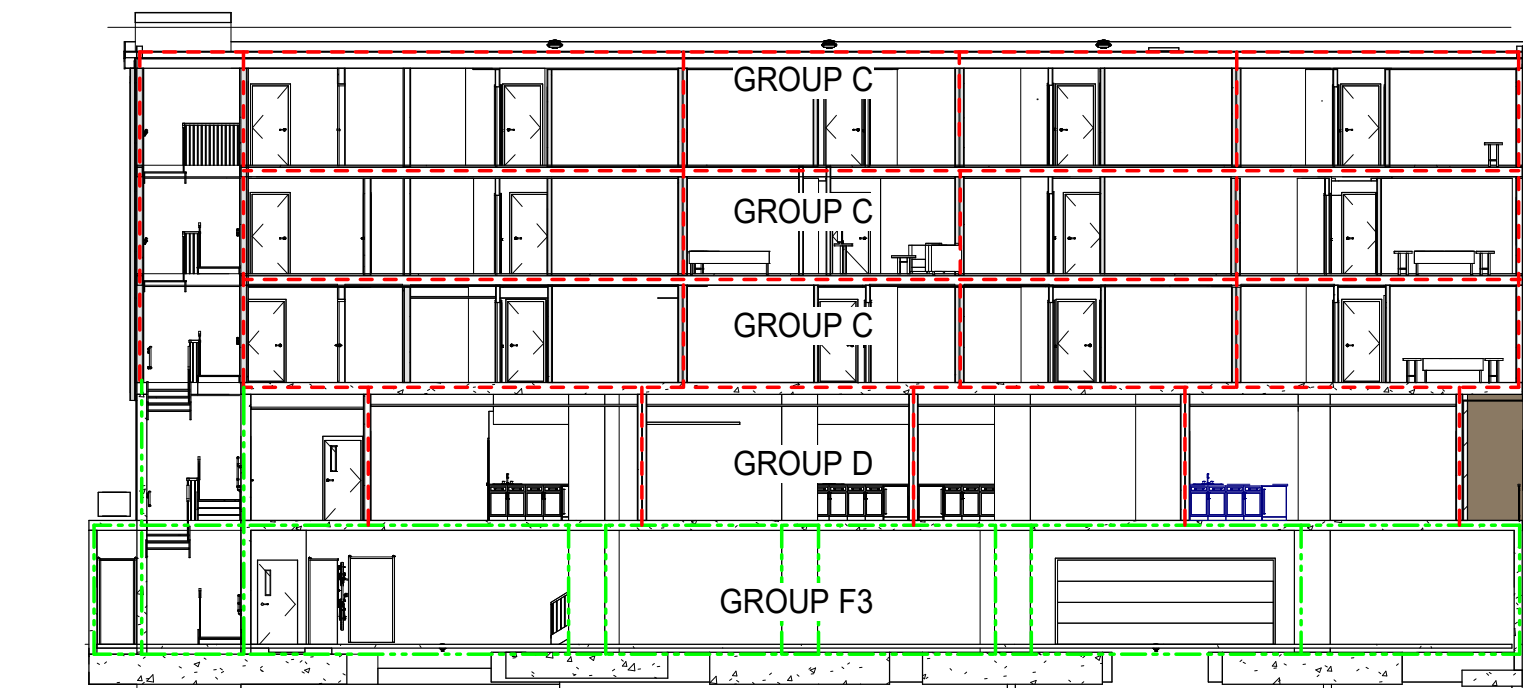
	OCCUPANT LOAD
	1.0 HR. RATED FIRE SEPARATIONS
	1.5 HR. RATED FIRE SEPARATIONS
	2.0 HR. RATED FIRE SEPARATIONS
	SMOKE DRAFT STOP EXTENT
	TRAVEL DISTANCE
	HORIZONTAL EGRESS
	VERTICAL EGRESS
	ELEVATOR



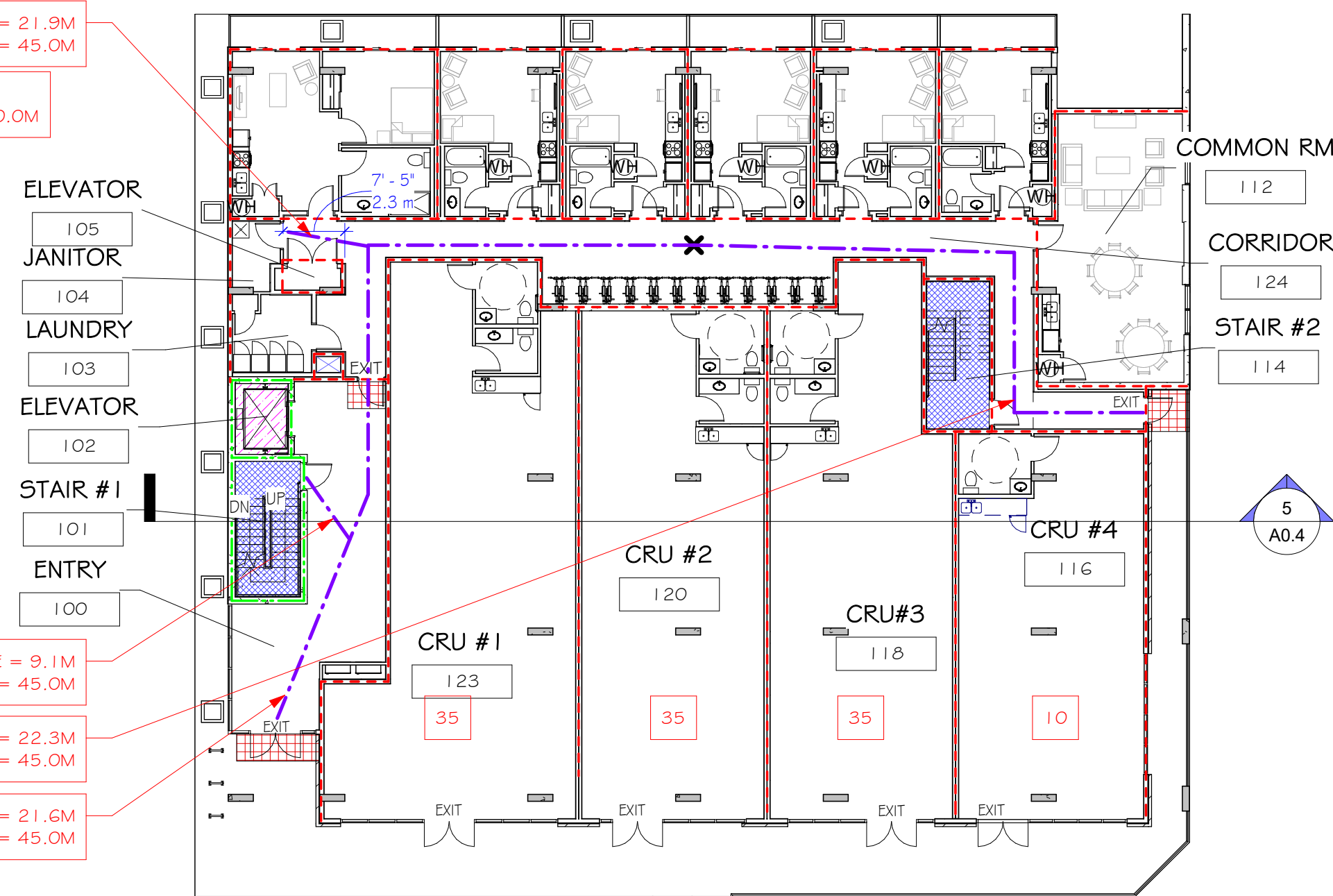
1	00b Parkade Level 1 - Code Review
A0.4	1/16" = 1'-0"



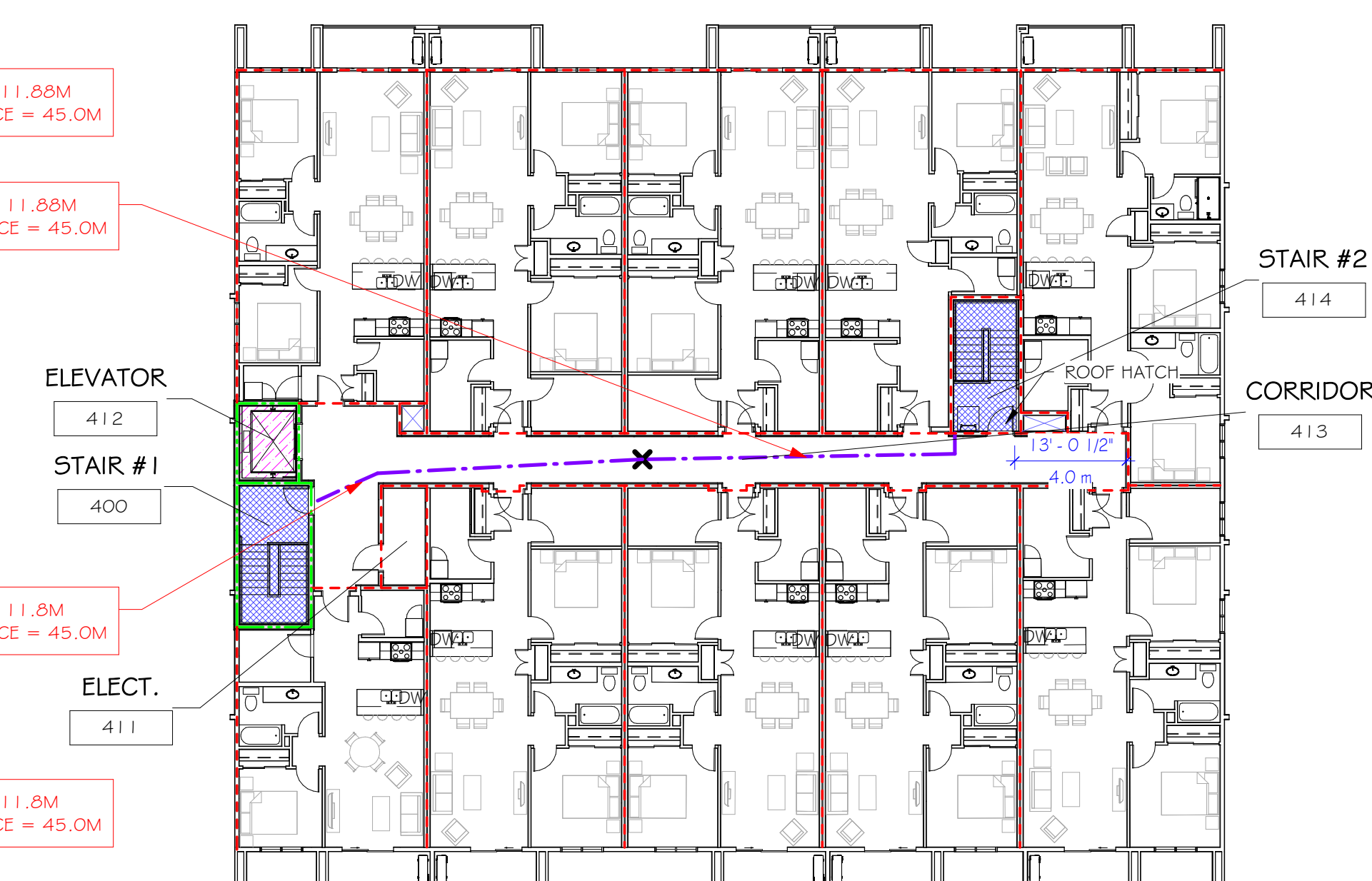
3	02 Base Second Floor (Sim 2-3) - Code Review
A0.4	1/16" = 1'-0"



5	Building Section - Code Review
A0.4	1/16" = 1'-0"



2	01 Base First Floor - Code Review
A0.4	1/16" = 1'-0"



4	04 Base Fourth Floor - Code Review
A0.4	1/16" = 1'-0"

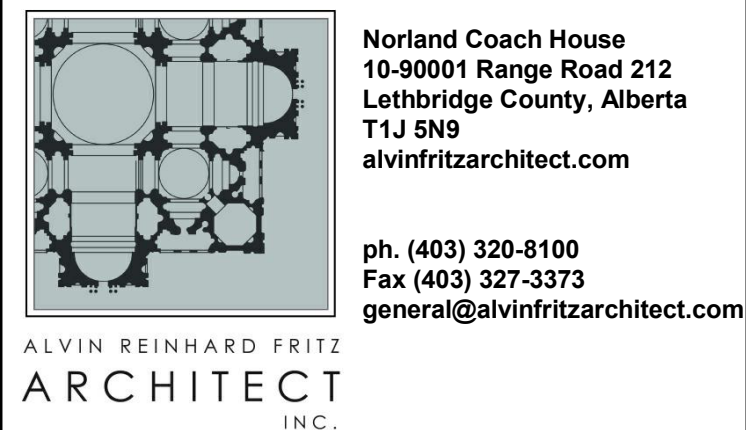
KEYPLAN:

CLIENT INFORMATION:

2	JMV	AHJ Revisions	2025 05 15
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NO.	BY	DESCRIPTION	DATE



PROFESSIONAL SEAL:



PROJECT: **4th and England Multi Use Building**

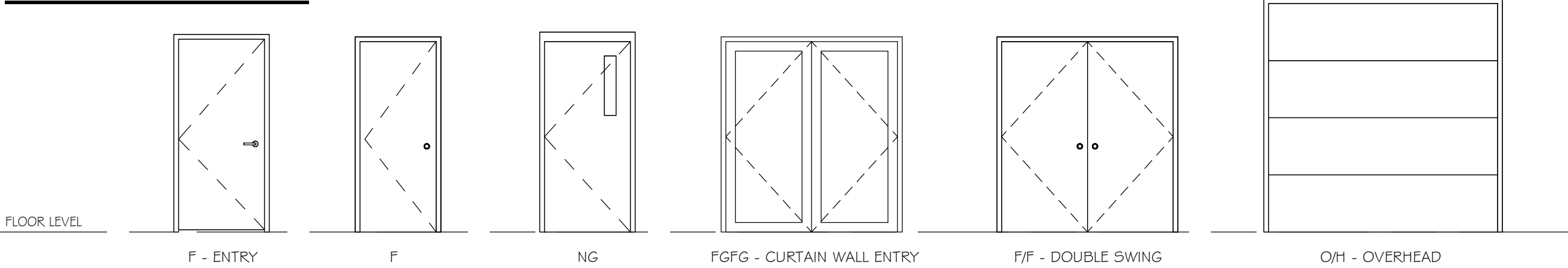
LOCATION :
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DRAWING TITLE: Building Code Review	
DRAWN BY : JMV	CHECKED BY : AF / CAR
SCALE : As indicated	
PROJECT : 22202CMMUB / 3021	
ISSUE FOR:	
ISSUED FOR REVISED BUILDING PERMIT	
ISSUE DATE:	
2025 06 03 REV. NO. 2 SHEET NO. A0.4	

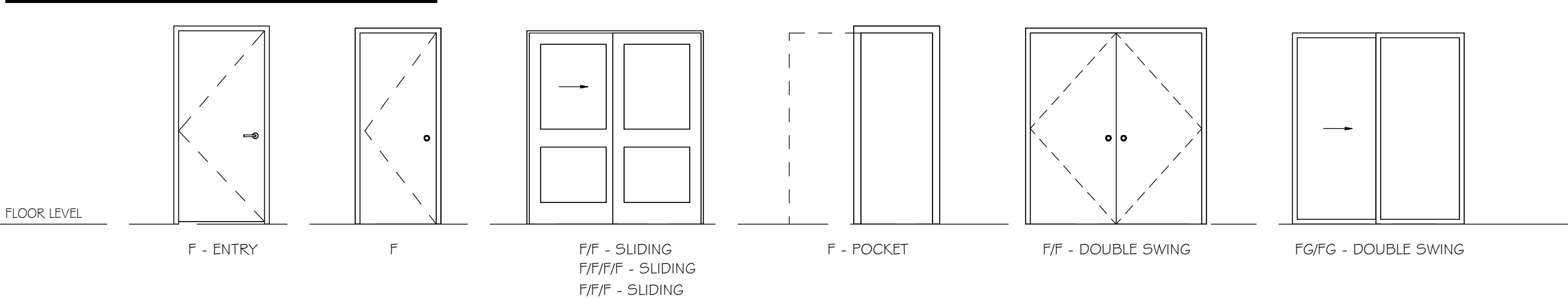
Door Schedule													
Door Type	Size			Operation	Type	Material	Finish	Glazing	Frame		Hardware	Fire Rating	Comments
	Width	Height	Thickness						Type	Finish			
100-1a	1'6" - 0"	7" - 0"	1 1/2"	OHD	OH	-	PT	-	CUST	PT	HW1	-	Parkade Entry
100-1b	3' - 0"	6' - 8"	1 1/2"	SWING	F	IHM	PT	-	WPS	PT	HW2	90 mm	Parkade Entry
100a	6' - 0"	7" - 9 1/2"	1 1/2"	DOUBLE SWING	FGFG	AL	PF	SG-B	AL	PF	HW3	-	Building Entry
100b	3' - 0"	6' - 8"	1 1/2"	SWING	NG	HM	PT	FG-E	WPS	PT	HW4	45 mm	Corridor
101a	3' - 0"	6' - 8"	1 1/2"	SWING	NG	HM	PT	FG-E	WPS	PT	HW4	90 mm	Stair
102-1a	3' - 0"	6' - 8"	1 1/2"	SWING	F	IHM	PT	-	WPS	PT	HW6	45 mm	Mechanical
103-1a	3' - 0"	6' - 8"	1 1/2"	SWING	NG	HM	PT	FG-E	WPS	PT	HW5	90 mm	Vestibule
103a	3' - 0"	6' - 8"	1 1/2"	SWING	F	HM	PT	-	WPS	PT	HW10	-	Laundry
104-1a	3' - 0"	6' - 8"	1 1/2"	SWING	NG	HM	PT	FG-E	WPS	PT	HW5	90 mm	Stair
104a	3' - 0"	6' - 8"	1 1/2"	SWING	F	HM	PT	-	WPS	PT	HW9	-	Janitor
105a	3' - 0"	6' - 8"	1 1/2"	DOUBLE SWING	F	HM	PT	-	WPS	PT	HW11	-	Elevator Closet
106-1a	3' - 0"	6' - 8"	1 1/2"	DOUBLE SWING	F	HM	PT	-	WPS	PT	HW6	45 mm	Mechanical
107-1a	3' - 0"	6' - 8"	1 1/2"	SWING	F	IHM	PT	-	WPS	PT	HW6	45 mm	Bike Storage
108-1a	3' - 0"	6' - 8"	1 1/2"	SWING	F	IHM	PT	-	WPS	PT	HW10	45 mm	Garbage
108-1b	8' - 0"	7" - 0"	1 1/2"	OH	F	IHM	PT	-	CUST	PT	HW1	90 mm	Garbage
111-1a	3' - 0"	6' - 8"	1 1/2"	SWING	F	IHM	PT	-	WPS	PT	HW2	90 mm	Parkade Entry
114a	3' - 0"	6' - 8"	1 1/2"	SWING	NG	HM	PT	FG-E	WPS	PT	HW4	90 mm	Stair
115a	3' - 0"	6' - 8"	1 1/2"	SWING	F	HM	PT	-	WPS	PT	HW7	-	Washroom
115c	3' - 0"	6' - 8"	1 1/2"	SWING	NG	IHM	PT	SG-B	WPS	PT	HW2	-	Building Entry
116a	6' - 0"	7" - 7"	1 1/2"	DOUBLE SWING	FGFG	AL	PF	-	AL	PF	HW3	-	CRU
118a	6' - 0"	7" - 9 1/2"	1 1/2"	DOUBLE SWING	FGFG	AL	PF	SG-B	AL	PF	HW3	-	CRU
119a	3' - 0"	6' - 8"	1 1/2"	SWING	F	HM	PT	-	WPS	PT	HW7	-	Washroom
120a	6' - 0"	7" - 9 1/2"	1 1/2"	DOUBLE SWING	FGFG	AL	PF	SG-B	AL	PF	HW3	-	CRU
121a	3' - 0"	6' - 8"	1 1/2"	SWING	F	HM	PT	-	WPS	PT	HW7	-	Washroom
122a	3' - 0"	6' - 8"	1 1/2"	SWING	F	HM	PT	-	WPS	PT	HW7	-	Washroom
123a	6' - 0"	7" - 9 1/2"	1 1/2"	DOUBLE SWING	FGFG	AL	PF	SG-B	AL	PF	HW3	-	CRU
124a	3' - 0"	6' - 8"	1 1/2"	SWING	F	HM	PT	-	WPS	PT	HW7	-	Washroom
125a	3' - 0"	6' - 8"	1 1/2"	SWING	F	HM	PT	-	WPS	PT	HW7	-	Washroom
126a	3' - 0"	6' - 8"	1 1/2"	SWING	F	HM	PT	-	WPS	PT	HW7	-	Washroom
212a	3' - 0"	6' - 8"	1 1/2"	SWING	F	IHM	PT	-	WPS	PT	HW5	45 mm	Electrical
214a	3' - 0"	6' - 8"	1 1/2"	SWING	NG	HM	PT	FG-E	WPS	PT	HW4	90 mm	Stair
218a	3' - 0"	6' - 8"	1 1/2"	SWING	NG	HM	PT	FG-E	WPS	PT	HW4	90 mm	Stair
301a	3' - 0"	6' - 8"	1 1/2"	SWING	NG	HM	PT	FG-E	WPS	PT	HW4	90 mm	Stair
306a	3' - 0"	6' - 8"	1 1/2"	SWING	NG	HM	PT	FG-E	WPS	PT	HW4	90 mm	Stair
312a	3' - 0"	6' - 8"	1 1/2"	SWING	F	IHM	PT	-	WPS	PT	HW6	45 mm	Electrical
400a	3' - 0"	6' - 8"	1 1/2"	SWING	NG	HM	PT	FG-E	WPS	PT	HW4	90 mm	Stair
411a	3' - 0"	6' - 8"	1 1/2"	SWING	F	IHM	PT	-	CUST	PT	HW6	45 mm	Electrical
414a	3' - 0"	6' - 8"	1 1/2"	SWING	NG	HM	PT	FG-E	WPS	PT	HW4	90 mm	Stair

Door Schedule - Suites														
Door Type	Size			Door				Frame		Hardware	Fire Rating	Comments		
	Width	Height	Thickness	Operation	Type	Construction	Finish	Glazing	Type				Finish	
51	3' - 0"	6' - 8"	1 1/2"	SWING	F	SCW	CU			WPS	CU	HW1	20 min	Suite Entry w/ Seal
52	6' - 0"	6' - 8"	1 1/2"	SLIDING	FG1	AL	PF			AL	PF	HW3	-	Suite Balcony Door w/ Weatherstripping
53	2' - 4"	6' - 8"	1 1/2"	SWING	F	HCW	PT			CO	PT	HW7	-	Suite Utility
54	2' - 8"	6' - 8"	1 1/2"	SLIDING	FFF	HCW	PT			CO	PT	HW5	-	Suite Bedroom
55	2' - 8"	6' - 8"	1 1/2"	SWING	F	HCW	PT			CO	PT	HW7	-	Suite Bedroom
56	2' - 8"	6' - 8"	1 1/2"	SWING	F	HCW	PT			CO	PT	HW7	-	Suite Bedroom
57	2' - 6"	6' - 8"	1 1/2"	SWING	F	HCW	PT			CO	PT	HW2	-	Suite Bathroom
58	2' - 6"	6' - 8"	1 1/2"	SWING	F	HCW	PT			CO	PT	HW7	-	Suite Closet
59	8' - 0"	6' - 8"	1 1/2"	SLIDING	FFF	HCW	PT			CO	PT	HW5	-	Suite Closet
510	2' - 0"	6' - 8"	1 1/2"	DOUBLE SWING	FF	HCW	PT			CO	PT	HW7	-	Suite Closet
515	6' - 0"	6' - 8"	1 1/2"	SLIDING	FF	HCW	PT			CO	PT	HW5	-	Suite Closet
516	3' - 0"	6' - 8"	1 1/2"	SWING	F	HCW	PT			CO	PT	HW2	-	Suite Bathroom
517	3' - 0"	6' - 8"	1 1/2"	SWING	F	HCW	PT			CO	PT	HW5	-	Suite Bedroom
518	7' - 6"	6' - 8"	1 1/2"	SLIDING	FFF	HCW	PT			CO	PT	HW5	-	Suite Closet
520	4' - 0"	6' - 8"	1 1/2"	SLIDING	FF	HCW	PT			CO	PT	HW5	-	Suite Closet
521	5' - 0"	6' - 8"	1 1/2"	SLIDING	FF	HCW	PT			CO	PT	HW5	-	Suite Closet
523	1' - 6"	6' - 8"	1 1/2"	DOUBLE SWING	FF	HCW	PT			CO	PT	HW7	-	Suite Closet
528	2' - 8"	6' - 8"	1 1/2"	SWING	F	HCW	PT			CO	PT	HW7	-	Suite Bedroom
531	2' - 8"	6' - 8"	1 1/2"	SWING	F	HCW	PT			CO	PT	HW7	-	Suite Bedroom

DOOR LEGEND:



SUITE DOOR LEGEND:



Window Schedule							
Window No.	Frame Dimensions		Head Height	Operation	Material	Glazing	Count
	Width	Height					
W1	6' - 0"	5' - 0"	7' - 6"	F/C-L	PVC	-	2
W2	5' - 0"	5' - 0"	<varies>		PVC	-	33
W3	4' - 0"	4' - 0"	6' - 6"		PVC	-	12

GLASS & GLAZING:

DRAWING REFERENCE:

- 1 - SINGLE PAIN
- 2 - DOUBLE PAIN
- 3 - TRIPLE PAIN
- A - ARGON FILLED
- LE - LOW E
- RC - REFLECTIVE COATING
- OB - OBSCURED
- C - CLEAR
- IR - IMPACT RESISTIVE
- AF - APPLIED FILM

SPECIFICATION REFERENCE:

- FG-A - SHEET GLASS
- FG-B - FLOAT GLASS
- FG-C - SAFETY GLASS
- FG-D - TINTED GLASS
- FG-E - HEAT ABSORBING GLASS
- FG-F - REFLECTIVE GLASS
- FG-G - SILVERED MIRROR GLASS
- FG-H - TRANSPARENT (ONE-WAY) MIRROR GLASS
- FG-I - LOW EMISSIVITY (LOW-E) GLASS
- FG-J - WIRED GLASS TYPE
- FG-K - SPANDREL GLASS
- FG-L - PATTERN GLASS
- FG-M - LEADED GLASS
- SG-A - INSULATED GLASS UNITS
- SG-B - INSULATED GLASS UNITS (LOW EMISSIVITY)
- SG-C - ACOUSTIC INSULATED GLASS UNITS
- BG-A - BENT GLASS TYPE A
- BG-B - BENT GLASS TYPE B
- PS-A - POLYCARBONATE (SECURITY)
- PS-B - ACRYLIC SHEET
- PS-C - FIBRE REINFORCED POLYESTER SHEET

WINDOW ABBREVIATIONS:

MATERIAL TYPES:

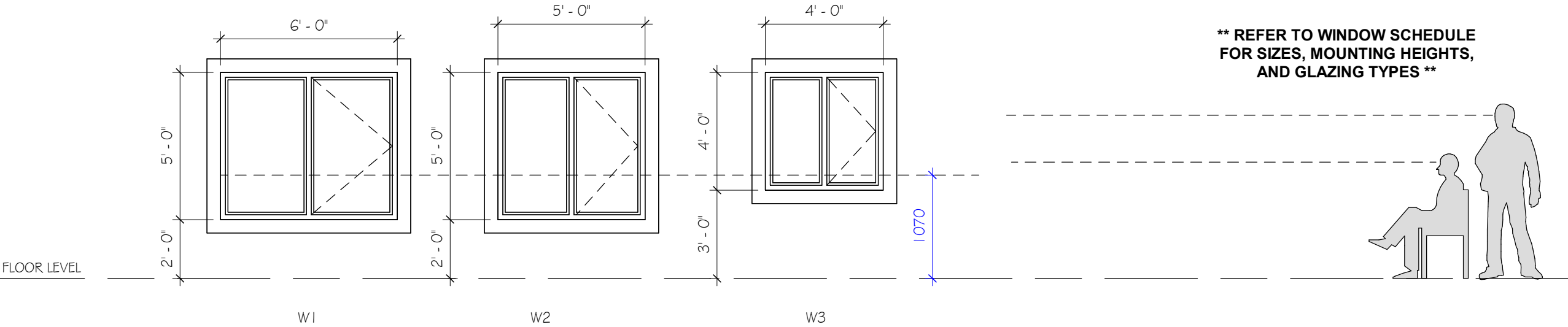
- PVC - POLYVINYL CHLORIDE
- WD - WOOD
- AL - ALUMINUM
- MET - METAL

OPERATION TYPES:

- P - PICTURE
- C-L - CASEMENT (LEFT OPENING)
- C-R - CASEMENT (RIGHT OPENING)
- A - AWNING
- S-L/R - SLIDING (LEFT OR RIGHT)
- BL - BORROWED LITE

WINDOW NOTES:

- CONTRACTOR RESPONSIBLE SUPPLYING, RECEIVING, UNCRATING, INSTALLATION, & CLEAN-UP.
- ALL INTERIOR GLAZING TO BE 1/4" SAFETY TYPE GLAZING, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BIDDING / ORDERING / FABRICATION.
- WINDOWS SHOWN ARE ACTUAL SIZE. VERIFY ROUGH-OPENING SIZE REQUIREMENTS WITH MANUFACTURER. ENSURE ADEQUATE GAP AT TOP OF WINDOW TO ACCOMMODATE FOR FRAME SHORTENING.
- WINDOWS IN SUITES SHALL BE PROTECTED WITH A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE OPERABLE PART OF THE WINDOW SO AS TO LIMIT ANY CLEAR UNOBSTRUCTED OPENING TO NOT MORE THAN 100MM IN ANY DIRECTION WHERE THE OTHER DIMENSION IS GREATER THAN 380MM. NATIONAL BUILDING CODE 2024 - BC EDITION 3.3.4.8
- ALL WINDOWS TO BE 1/4" U OR BETTER (NECB 2024 3.2.2.3)
- ALL COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL COUNTS PRIOR TO BIDDING / ORDERING / FABRICATION.



DOOR NOTES:

- ALL DOORS ARE TO HAVE LEVER TYPE HARDWARE, UNLESS OTHERWISE NOTED AS PANIC HARDWARE (LEVER AT FULL SIDE), & THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED WHAT IS SPECIFIED IN THE NATIONAL BUILDING CODE 2024 - BC EDITION FOR EXTERIOR & INTERIOR DOORS AS WELL AS DOORS IN A BARRIER FREE PATH OF TRAVEL.
- JAMB DESIGN FOR ALL ALUMINUM DOORS SHALL BE CONSTRUCTED TO WITHSTAND 1,600 POUNDS OF PRESSURE IN BOTH A VERTICAL DISTANCE OF 3' & A HORIZONTAL DISTANCE OF 1' EACH SIDE OF THE STRIKE.
- PANIC HARDWARE WHERE INSTALLED SHALL COMPLY W/ THE NATIONAL BUILDING CODE 2025 - BC EDITION.
- ALL HOLLOW METAL DOOR FRAMES SHALL BE OF THE WELDED TYPE, NO KNOCK-DOWN FRAMES ARE ALLOWED.
- ALL DIMENSIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION / ORDERING.
- ALL DOOR GLAZING SHALL BE 1/4" SAFETY TYPE GLAZING, UNLESS OTHERWISE NOTED.
- PROVIDE ALUMINUM BREAK METAL AT JAMBS
- PROVIDE STICKER TYPE SIGNAGE ON EXTERIOR FACE OF EMERGENCY DOORS (REFER TO DOOR SCHEDULE) THAT READS: "NOT AN ENTRANCE - EMERGENCY EXIT ONLY" AND A STICKER ON THE INTERIOR FACE THAT READS: "EMERGENCY EXIT ONLY - ALARM WILL SOUND".
- ALL DOORS SHALL NOT HAVE HOLD OPEN HINGES UNLESS SPECIFICALLY DEFINED BY THE DOOR SCHEDULE AND/OR THE HARDWARE SCHEDULE.
- ALL FINISHES ARE TO BE FACTORY APPLIED.
- ALL FINISHES/MATERIALS TO BE CONFIRMED W/ INTERIOR DESIGN DRAWINGS.

HARDWARE:

- HW-1 OVERHEAD DOOR HARDWARE
- HW-2 INTERIOR PUSH BAR, EXTERIOR PULL BAR, CLOSER, ALUMINUM THRESHOLD, WEATHERSTRIPPING, DOOR SWEEP, KEYPAD
- HW-3 KAWNEER STORE FRONT HARDWARE - EXTERIOR PULL BAR, INTERIOR PUSH BAR
- HW-4 EXTERIOR PUSH BAR, INTERIOR PULL BAR, CLOSER, DOORSTOP
- HW-5 INTERIOR PULL BAR, EXTERIOR PUSH BAR, CLOSER, DOORSTOP
- HW-6 FOOT & HEAD BOLT ON INACTIVE LEAF, EXTERIOR PULL HANDLE, CLOSER, DEADBOLT ON ACTIVE LEAF
- HW-7 PRIVACY SET, DOOR STOP, COAT HOOK
- HW-8 LOCKSET, DOORSTOP, CLOSER
- HW-9 LOCKSET, DOORSTOP, CLOSER, COAT HOOK
- HW-10 PASSAGE SET, DOORSTOP, CLOSER
- HW-11 FOOT & HEAD BOLT ON INACTIVE LEAF, EXTERIOR PULL HANDLE, DEADBOLT ON ACTIVE LEAF

DOOR ABBREVIATIONS:

TYPE:

- F - FLUSH
- FG - FULL GLASS
- OH - OVERHEAD
- GP - SIX PANEL
- NG - NARROW LITE

CONSTRUCTION:

- SCW - SOLID CORE WOOD
- HCW - HOLLOW CORE WOOD
- AL - ALUMINUM
- HM - HOLLOW METAL
- IHM - INSULATED HOLLOW METAL
- IS - INSULATED CORE

MATERIAL FINISH:

- PT - PAINT
- PF - PRE-FINISHED
- CU - CLEAR URETHANE FINISH
- PL - PLASTIC LAMINATE
- GL - GLASS

FRAME TYPE:

- AL - ALUMINUM
- CO - CASSED OPENING
- SST - STAINLESS STEEL
- WO - WOOD
- WLD - FULLY WELDED METAL
- WPS - WELDED PRESSED STEEL

FRAME MATERIAL FINISH:

- PT - PAINT
- PF - PRE-FINISHED
- CU - CLEAR URETHANE FINISH
- PL - PLASTIC LAMINATE
- GL - GLASS
- BA - BRONZE ANODIZED

SUITE HARDWARE:

- HW-1 LOCKSET, CLOSER, DOOR STOP, PEEP HOLE
- HW-2 PRIVACY SET, DOOR STOP
- HW-3 LOCK SET, SLIDING DOOR HARDWARE, WEATHERSTRIPPING
- HW-4 PASSAGE SET, DOOR STOP
- HW-5 SLIDING DOOR HARDWARE
- HW-6 POCKET DOOR HARDWARE
- HW-7 DUMBY HARDWARE

** ALL FINISHES/MATERIALS TO BE CONFIRMED W/ INTERIOR DESIGN DRAWINGS **

KEYPLAN:

CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date

Revision Schedule

CONSULTANT LOGO:

6	CAR	ISSUED FOR REVISED BUILDING PERMIT	2025 06 03
5	CAR	ISSUED FOR REVISED BUILDING PERMIT	2025 04 21
4	CAR	ISSUED FOR BUILDING PERMIT	2025 02 10
3	CAR	ISSUED FOR REVISED DEVELOPMENT PERMIT	2024 11 07
2	CAR	ISSUED FOR REVISED DEVELOPMENT PERMIT	2024 11 01
1	CAR	ISSUED FOR DEVELOPMENT PERMIT	2024 04 10
NO.	BY	DESCRIPTION	DATE

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PROFESSIONAL SEAL:

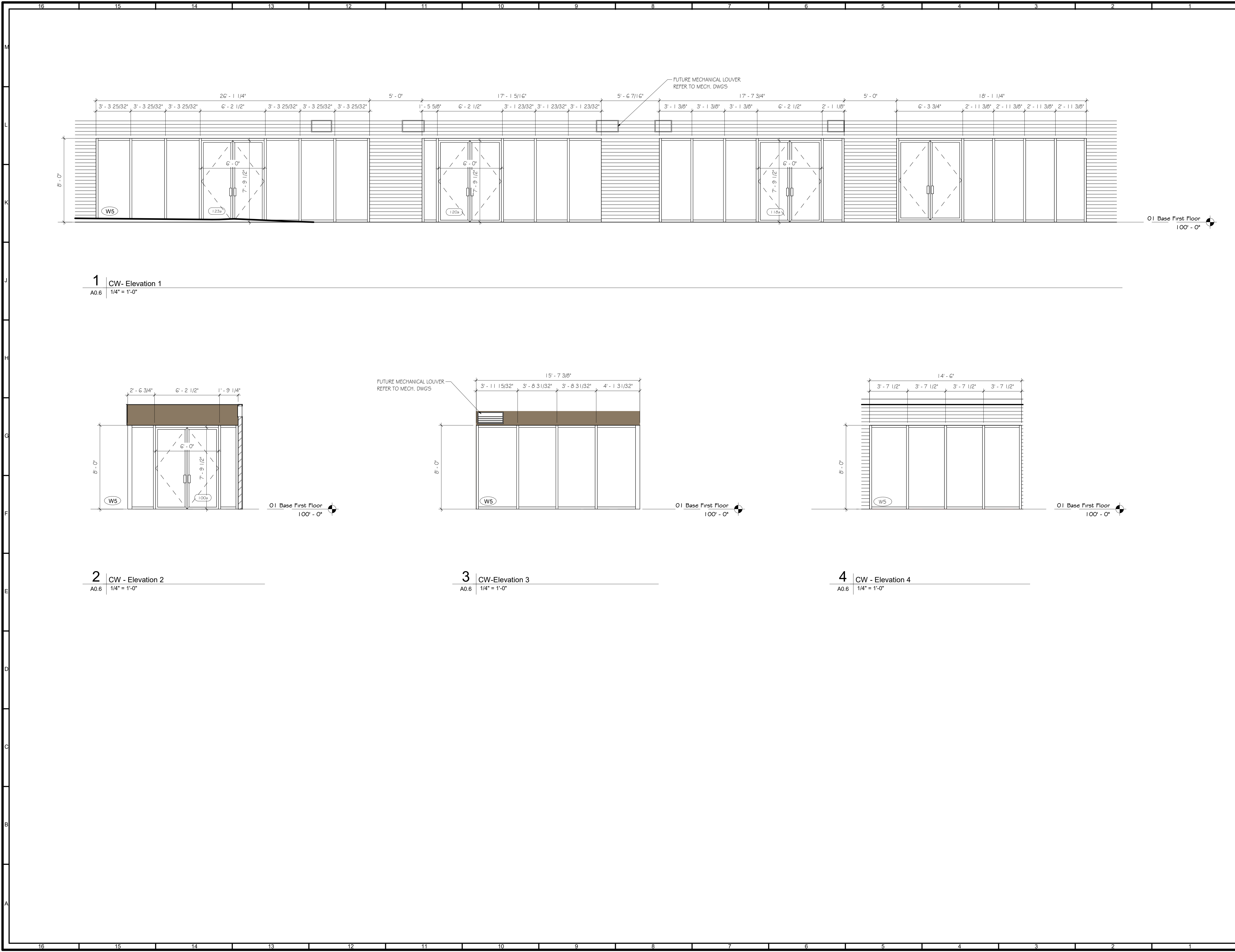


4th and England Multi Use Building

407 4th Street Courtenay, BC

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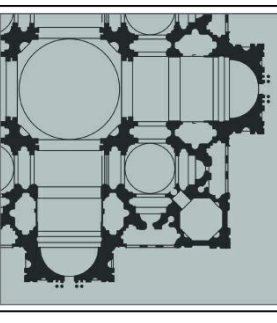
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ALVIN REINHARD FRITZ
ARCHITECT
INC.

PROFESSIONAL SEAL:



PROJECT :

4th and England Multi Use Building

LOCATION :

407 4th Street Courtenay, BC

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DRAWING TITLE:
Curtain Wall Elevations

DRAWN BY:	CHECKED BY:
JMV	AF / CAR
SCALE:	1/4" = 1'-0"
PROJECT:	22202CMMUB / 3021
ISSUE FOR:	ISSUED FOR REVISED BUILDING PERMIT
ISSUE DATE:	2025 06 03
REV. NO.	SHEET NO.
	A0.6

4th and England Mixed Use
407 4th Street Courtenay, BC

STATISTICS:

LEGAL DESCRIPTION
LOT 1, SECTION 61,
COMOX DISTRICT, PLAN NO. EPP141927

CIVIC ADDRESS
407 4th STREET
COURTENAY, BC V9N 1G9

P.I.D. 032-37-289

EXISTING ZONING
COMMERCIAL ZONING (C1)

PROPOSED USE
RESIDENTIAL / COMMERCIAL / INDUSTRIAL
MULTIPLE DWELLING UNITS
4 CRU SPACES

SURVEY INFORMATION:
COMPLETED BY HOERBURGER LAND SURVEYORS

HOUSING AGREEMENT:

CIVIL:
COMPLETED BY ONSITE ENGINEERING

GEOTECHNICAL:
REPORT COMPLETED BY GEOTECHNICAL ENGINEER

SITE COVERAGE
PERMITTED SITE COVERAGE:
AS PER SECTION 8.18.4 THERE IS NO LIMIT TO LOT COVERAGE

PROPOSED SITE COVERAGE:
12,295 SQ. FT. / 13,212 SQ. FT. = 93.0%

LANDSCAPED AREA
PROPOSED LANDSCAPE AREA = 556 SQ. FT. (51.8 SQ. M.)
= 2.6% SITE COVERAGE

BUILDING SETBACKS

AS PER SECTION 8.18.6 THERE ARE NO SETBACK REQUIREMENTS

LOCATION:
FRONT YARD (4TH STREET) = 1.1m
SIDE YARD (NORTHWEST NEIGHBOR) = 1.4m
REAR YARD (LANE) = 0.2m
SIDE YARD (ENGLAND AVENUE) = 0m

CAR PARKING:
REQUIRED:
OFF STREET PARKING REQUIREMENTS:
1 STALL PER RESIDENTIAL UNIT REQ'D (2.75m x 5.5m) = 36 STALLS

PROPOSED:
REGULAR STALLS PROVIDED (2.87m x 5.5m W/ COLUMN ENCROACHMENTS) = 20 STALLS

SMALL CAR STALLS PROVIDED (2.5m x 4.6m) = 7 STALLS

SHORT TERM VISITOR PARKING AVAILABLE ALONG STREET FRONTAGES.

BICYCLE PARKING:
REQUIRED:
AS PER PART 3 BICYCLE PARKING REQUIREMENTS:
7.3.1 MINIMUM REQUIRED NUMBER OF BICYCLE PARKING SPACES:
MULTI RESIDENTIAL
CLASS 2 BICYCLE PARKING SPACES PER DWELLING UNIT - 2
2 PER 36 UNITS = 72 SPACES

CLASS 1 BICYCLE PARKING SPACES - CALCULATED
AS 10% OF THE MINIMUM NUMBER OF CLASS 2 SPACES REQUIRED.
78 SPACES x 10% = 8 SPACES

TOTAL REQ'D BICYCLE SPACES: 80 SPACES

PROPOSED:
CLASS 2 SPACES PROVIDED:
VERTICAL = 46 SPACES
HORIZONTAL = 16 SPACES
OVERSIZE = 4 SPACES
TOTAL CLASS 2: = 66 SPACES
*ALL SPACES ARE LOCATED IN THE PARKADE & L1

CLASS 1 SPACES PROVIDED:
HORIZONTAL = 6 STALLS
*ALL SPACES ARE LOCATED UNDER THE COVERED ENTRY

TOTAL BICYCLE SPACES PROVIDED: = 72 STALLS

DEVELOPMENT DATA SUMMARY

TOTAL SITE AREA
13,212 SQ. FT. (1,227.4 SQ. M.)

FLOOR AREA AND DENSITY
PROPOSED:
BUILDING NET AREA: = 54302 SQ. FT. (5044.8 SQ. M.)

DWELLING UNIT DENSITY
PROPOSED:
= 36 UNITS

GARBAGE & RECYCLING
PER GARBAGE & RECYCLING STORAGE AMENITY DESIGN SUPPLEMENT
BASED ON MULTI-FAMILY

REQUIRED:
3 YARD BIN (2294 L): 1 FOR THE DEVELOPMENT (PICK UP IN LANE)

PROVIDED:
3 YARD BIN (2294 L): 1 FOR THE DEVELOPMENT (PICK UP IN LANE)

COMMERCIAL AREA
CRU #1 = 1393 SQ. FT.
CRU #2 = 1658.5 SQ. FT.
CRU #3 = 1317.4 SQ. FT.
CRU #4 = 998.4 SQ. FT.

UNIT COUNT:
LEVEL 1: (6 UNITS)
MICRO SUITE 'A' (4 UNITS) = 311 SQ. FT.
MICRO SUITE 'B' (1 UNIT) = 288 SQ. FT.
SUITE 'G' (1 UNIT) = 520 SQ. FT.

LEVELS 2: (10 UNITS)
SUITE 'A' (1 UNIT) = 884 SQ. FT.
SUITE 'B' (4 UNITS) = 988 SQ. FT.
SUITE 'C' (1 UNIT) = 838 SQ. FT.
SUITE 'D' (1 UNIT) = 1075 SQ. FT.
SUITE 'E' (1 UNIT) = 991 SQ. FT.
SUITE 'F' (1 UNIT) = 653 SQ. FT.
SUITE 'H' (1 UNIT) = 1020 SQ. FT.

LEVELS 3: (10 UNITS)
SUITE 'A' (1 UNIT) = 884 SQ. FT.
SUITE 'B' (4 UNITS) = 988 SQ. FT.
SUITE 'C' (1 UNIT) = 838 SQ. FT.
SUITE 'D' (1 UNIT) = 1075 SQ. FT.
SUITE 'E' (1 UNIT) = 991 SQ. FT.
SUITE 'F' (1 UNIT) = 653 SQ. FT.
SUITE 'H' (1 UNIT) = 1020 SQ. FT.

LEVELS 4: (10 UNITS)
SUITE 'A' (1 UNIT) = 884 SQ. FT.
SUITE 'B' (4 UNITS) = 988 SQ. FT.
SUITE 'C' (1 UNIT) = 838 SQ. FT.
SUITE 'D' (1 UNIT) = 1075 SQ. FT.
SUITE 'E' (1 UNIT) = 991 SQ. FT.
SUITE 'F' (1 UNIT) = 653 SQ. FT.
SUITE 'H' (1 UNIT) = 1020 SQ. FT.

TOTAL UNIT BREAKDOWN:
MICRO UNITS = 5 UNITS (288 SQ. FT. - 311 SQ. FT.)
1 BEDROOM UNITS = 7 UNITS (520 SQ. FT. - 838 SQ. FT.)
2 BEDROOM UNITS = 21 UNITS (884 SQ. FT. - 1020 SQ. FT.)
3 BEDROOM UNITS = 3 UNITS (1075 SQ. FT.)

TOTAL NUMBER OF UNITS = 36 UNITS

HEIGHT:
BUILDING HEIGHT:
AS PER 8.18.7 BUILDING HEIGHT SHALL NOT EXCEED 13.5m

PROPOSED BUILDING HEIGHT:
14.6m AT BUILDING MID POINT

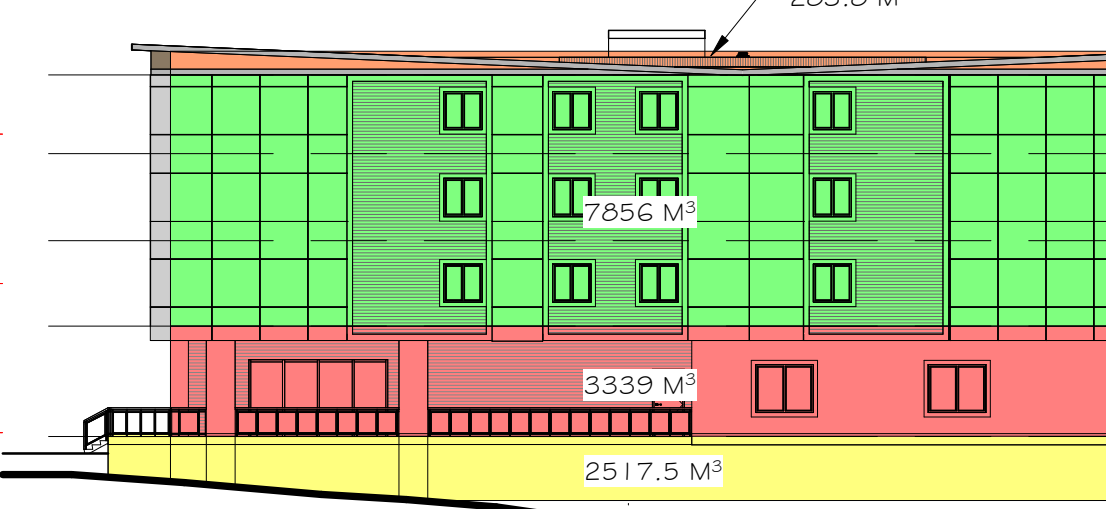
OVERALL BUILDING AREA BREAKDOWN:
PARKADE = 12313 SQ. FT. (1144 SQ. M.)
LEVEL ONE = 10272 SQ. FT. (954.3 SQ. M.)
LEVEL TWO = 10572 SQ. FT. (982.2 SQ. M.)
LEVEL THREE = 10572 SQ. FT. (982.2 SQ. M.)
LEVEL FOUR = 10572 SQ. FT. (982.2 SQ. M.)

CLASS 1 BIKE STORAGE:
6 BIKES (2 BIKES PER U-RACK)

1 Site Plan
A1.0 1/8" = 1'-0"

BUILDING CODE SUMMARY:

PROJECT NAME	MONTERRA MIXED USE BUILDING
CIVIC ADDRESS / LEGAL DESCRIPTION	407 4th Street / Lot A & B, Section 61, Comox District 15, Plan No 45735
MAJOR OCCUPANCY	RESIDENTIAL / COMMERCIAL / INDUSTRIAL
PART 3 OR PART 9	PART 3
OVERALL BUILDING AREA (m2)	5044.8 m ²
BUILDING GRADE (m)	
NUMBER OF STOREYS	4 STOREYS - 1 BELOW GRADE
NUMBER OF STREETS FACING	2 STREETS (CORNER SITE)
SPRINKLER SYSTEM	PROVIDED (REFER TO MECH. DRAWINGS)
PERMITTED CONSTRUCTION	COMBUSTIBLE AND NON-COMBUSTIBLE CONSTRUCTION
PARTY WALL ASSEMBLY (SEPERATING RESIDENTIAL SUITES)	1 h FIRE SEPERATION
PARTY FLOOR ASSEMBLY (BETWEEN DWELLING UNITS)	1 h FIRE SEPERATION
FLOOR ASSEMBLY (WITHIN DWELLING UNIT) (REAR BUILDING)	1 h FIRE SEPERATION
FLOOR ASSEMBLY (WITHIN DWELLING UNIT) (FRONT BUILDING)	1 h FIRE SEPERATION
ROOF ASSEMBLY OF DWELLING UNIT	1 h FIRE SEPERATION
WALL ASSEMBLY OF LOADBERING EXTERIOR WALLS	1 h FIRE SEPERATION
SPATIAL SEPERATION	45 MIN. FIRE SEPERATION
SMOKE ALARM	SMOKE ALARMS TO COMPLY WITH BC NBC



2 East Elevation - Volume
A1.0 1" = 20'-0"

AREA CALCULATIONS

SITE AREA: 13,212 SQ. FT. (1,227.4 SQ. M.)

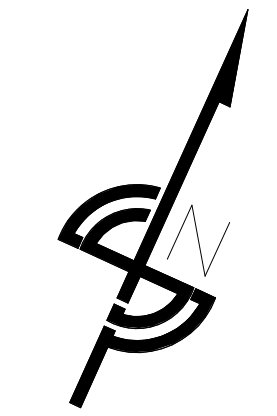
PERMITTED DENSITY / AREA: 1,227.4 5F x 1.0 x 13.5 = 16,569.9 M³

PROPOSED DENSITY / AREA:

PARKADE:	1144.3 5M x 2.2m	= 2517.46 M ³
MAIN FLOOR:	954 5M x 3.5m	= 3339 M ³
SECOND-FOURTH FLOOR:	982 5M x 8.0m	= 7856 M ³
ROOF:	1135.28 5M x 0.25m	= 283.82 M ³
TOTAL PROPOSED DENSITY:		13996.28 M ³

GROSS FLOOR AREA (GFA): 54302 SQ. FT. (5044.85Q. M.)

FLOOR AREA RATIO (FAR): 3.19 FAR



KEYPLAN:

CLIENT INFORMATION:

3	JMV	AHJ Revisions	2025 05 27
2	JMV	AHJ Revisions	2025 05 15
1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date

Revision Schedule

CONSULTANT LOGO:

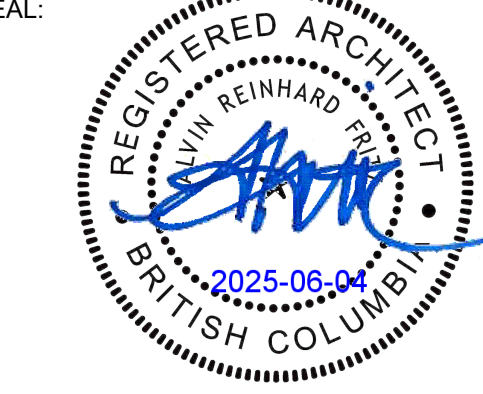
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1	CAR	ISSUED FOR DEVELOPMENT PERMIT	2024 04 10
NO.	BY	DESCRIPTION	DATE

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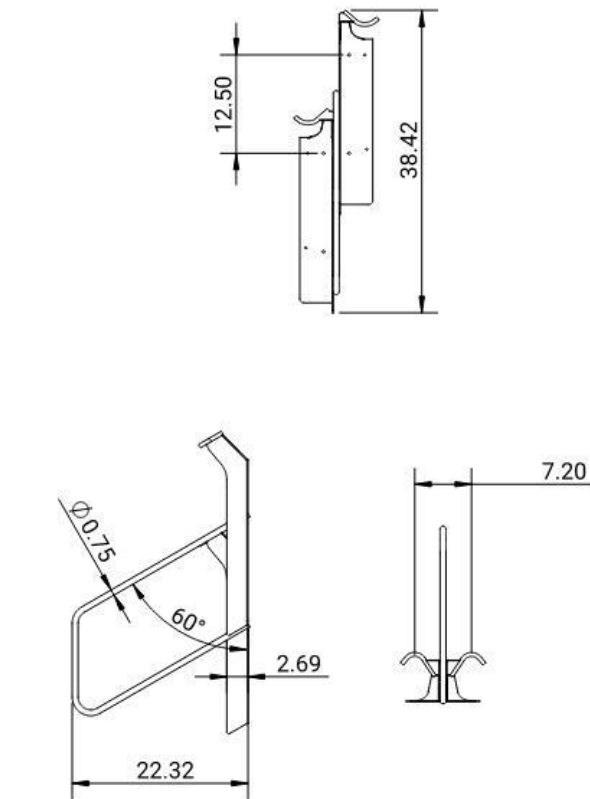
PROFESSIONAL SEAL:



PROJECT :
4th and England Multi Use Building

LOCATION :
407 4th Street Courtenay, BC

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DRAWING TITLE: Site Plan	
DRAWN BY: JMV	CHECKED BY: AF / CAR
SCALE: As indicated	
PROJECT: 22202CMMUB / 3021	
ISSUE FOR: ISSUED FOR REVISED BUILDING PERMIT	
ISSUE DATE: 2025 06 03	
REV. NO. 3	SHEET NO. A1.0



MATERIALS & FEATURES

- 2 bicycles secured - long term or short-term parking solution*
- ASTM A36 Steel for all structural plate (**standard**)
- 1/2" Solid Steel Rod
- Polyvinyl protective sleeve

FINISH

Black Polyester Powder Coat

MOUNTING OPTIONS

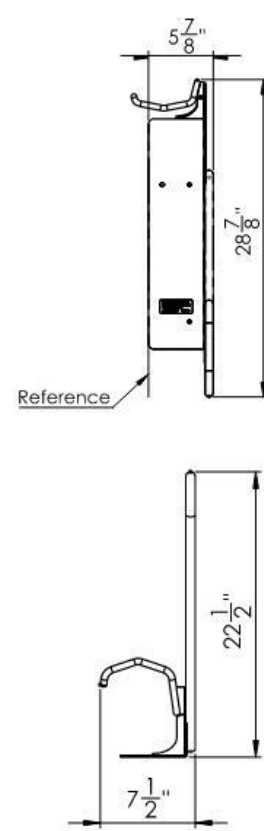
- Wall Mount
Each Offset Vertical Bike Rack mounts to concrete masonry walls and wooden ledger boards
- Staging Systems
Staging systems available. See Side Stage* and Center Stage* product pages for additional info.
- Rail Wall Mount
May require Unistrut® rails for wood studded wall mounting, call for details.

SPACE USE RECOMMENDATIONS

Distance from ground to lowest mounting edge: 42"
Ceiling height: Minimum 92" (**no obstructions**)
Side wall to rack center:
Minimum 20", recommended 24"
Distance between racks center to center:
Minimum 28", recommended 31"
*Please contact us for additional information on Offset as a long-term parking solution.

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www.groundcontrolsystems.com | 800-630-7225
For layout, ordinance or planning assistance, please contact our planning team @ 800-630-7225
Visit GoConfigure: www.goconfigure.com/groundcontrolsystems to build parking layouts and downloadable PDFs
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6
A1.1 | Int. - Class Two Bike Stall
1/2" = 1'-0"



MATERIALS & FEATURES

- Steel ASTM A36 sheet metal
- Laser cut steel bent and welded forms the base plate
- Lock bar made from 3/4" A36 solid steel rod controls bikes and prevents rubbing
- Polyvinyl sleeve on hook to prevent metal-to-metal contact when parking and removing bike
- Tire hook has a large profile to accommodate fat tire bikes (up to 4.8" rims), and has a dimpled center to locate smaller mountain bike and road bike tires.

FINISH

Black Polyester Powder Coat

MOUNTING OPTIONS

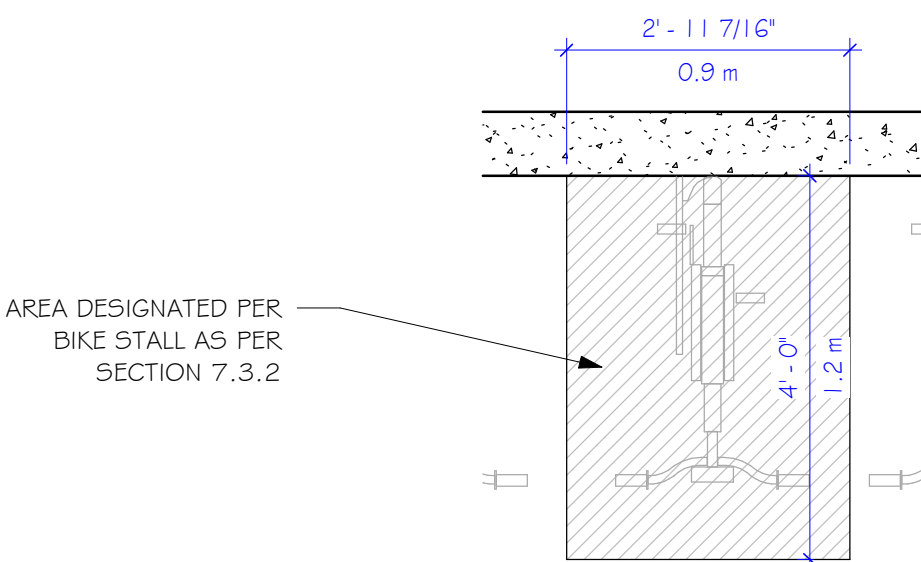
- Direct surface mount to concrete walls
- Can be anchored directly into concrete masonry units
- Wood studs/ledgerboard
- Product can be mounted onto Side Stage* and
- Center Stage* systems when no appropriate backing exists, or wall mounting is not desirable

SPACE USE RECOMMENDATIONS

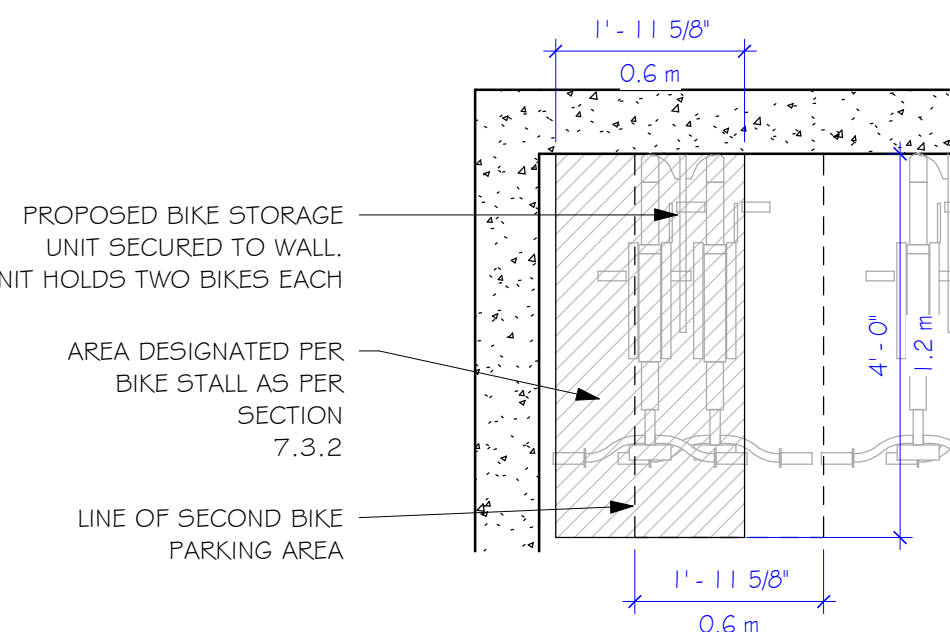
Distance from ground to bottom of rack minimum: 47"
Ceiling height: 82" minimum, 92" for offset installation
Side wall to center of rack: 18" Minimum, 22" Recommended
Distance between racks center to center:
For racks not offset: 24" Minimum, 28" Recommended
For racks offset: 12" Minimum, 14" Recommended

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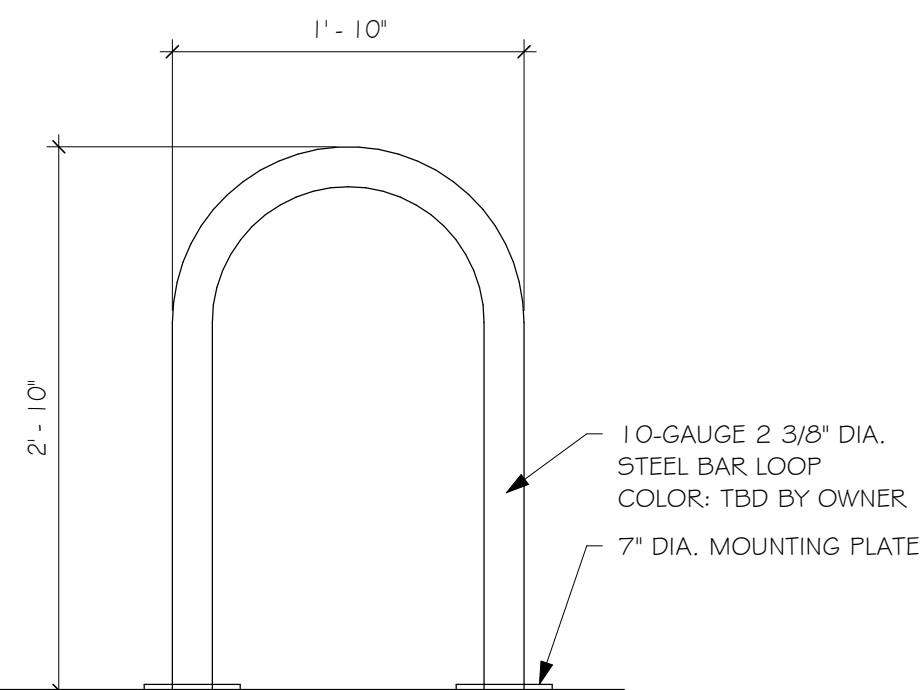
7
A1.1 | Int. - Class Two Bike Stall - Oversized
1/2" = 1'-0"



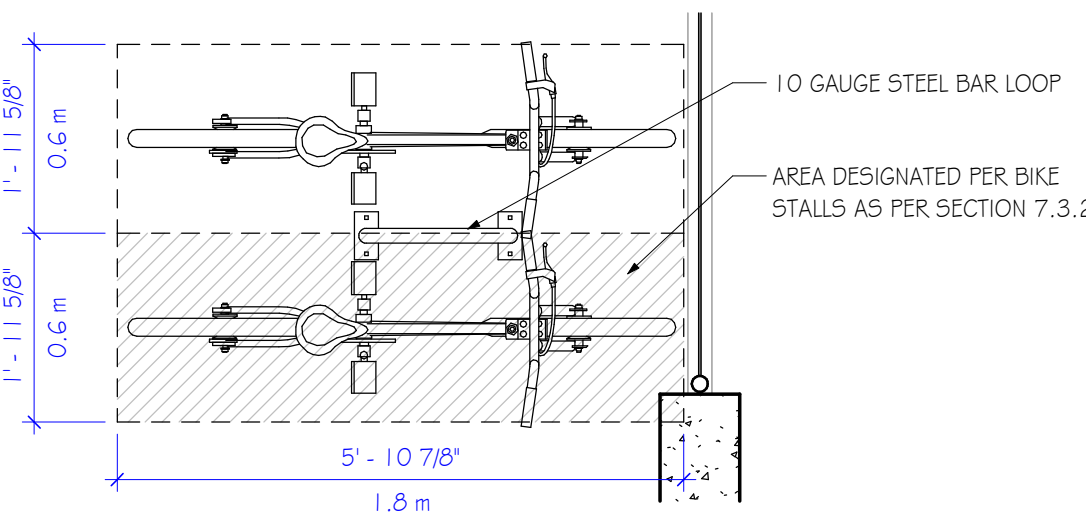
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A1.1 | Int. - Typical Class 2 Oversized Bike Stall - Wall Mounted
1/2" = 1'-0"



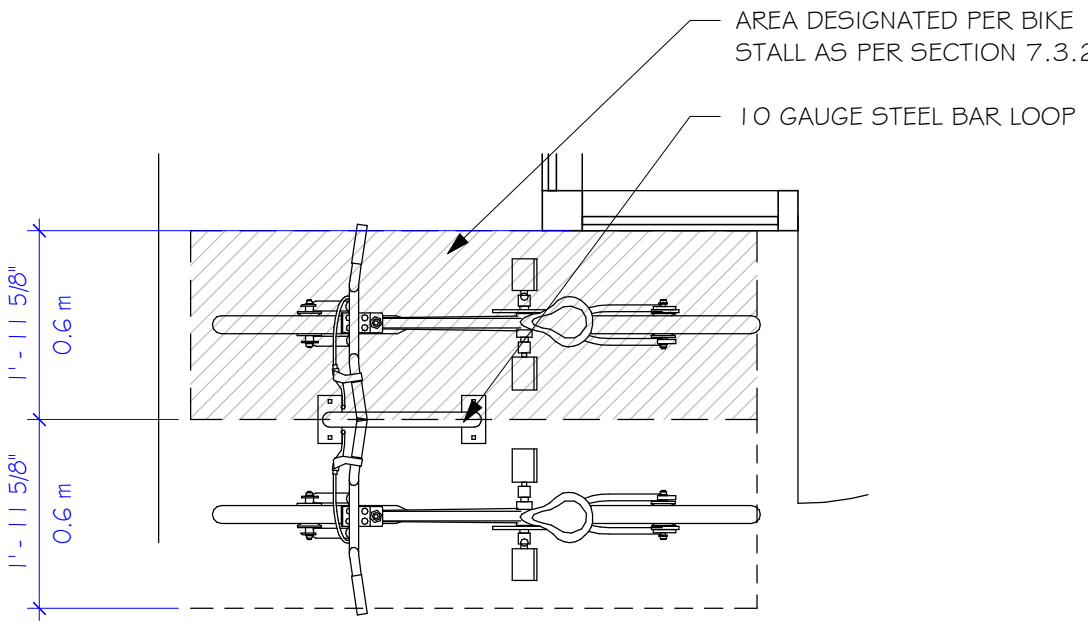
1
A1.1 | Int. - Typical Class 2 Bike Stall - Wall Mounted
1/2" = 1'-0"



5
A1.1 | Ext. - Class 1 Bike Stall - Floor Mounted
1" = 1'-0"



3
A1.1 | Int. - Class 2 Horizontal Bike Stall
1/2" = 1'-0"



4
A1.1 | Ext. - Class 1 Bike Stall
1/2" = 1'-0"

KEYPLAN:

CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date

Revision Schedule

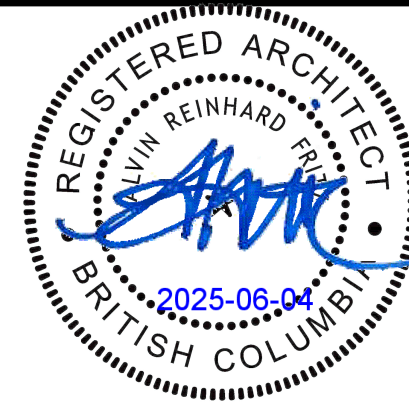
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ALVIN REINHARD FRITZ
ARCHITECT
INC.

PROFESSIONAL SEAL:



PROJECT : 4th and England Multi Use Building

LOCATION : 407 4th Street Courtenay, BC

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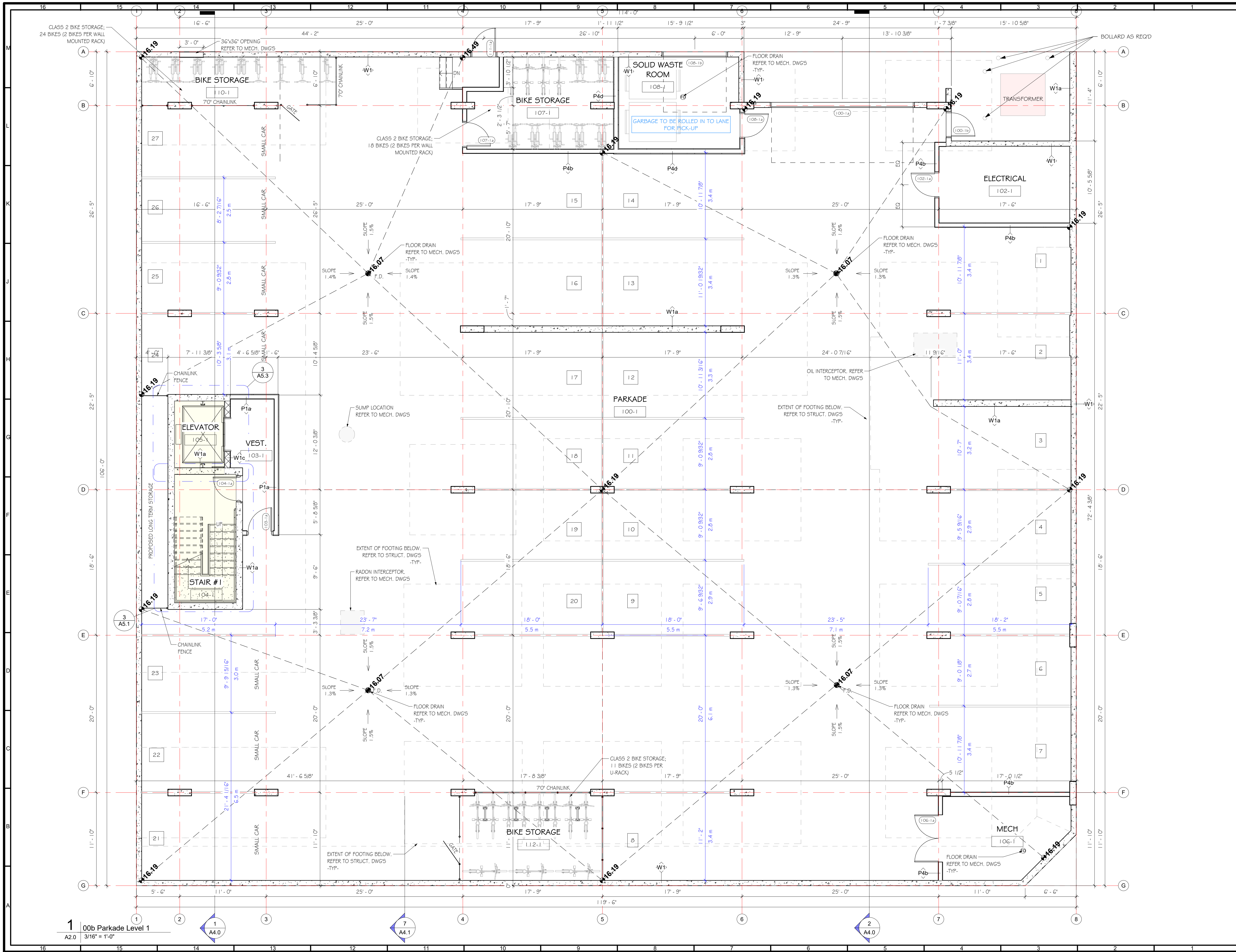
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DRAWING TITLE:
Site Plan Details

DRAWN BY : JMV
SCALE : As indicated
PROJECT : 22202CMMUB / 3021
ISSUE FOR: ISSUED FOR REVISED BUILDING PERMIT

CHECKED BY : AF / CAR
ISSUE DATE: 2025 06 03

REV. NO. SHEET NO.
A1.1



KEYPLAN:

CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date
Revision Schedule			

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PROFESSIONAL SEAL:

2025-06-04

PROJECT: 4th and England Multi Use Building

LOCATION: 407 4th Street Courtenay, BC

DRAWING TITLE: Parkade Plan

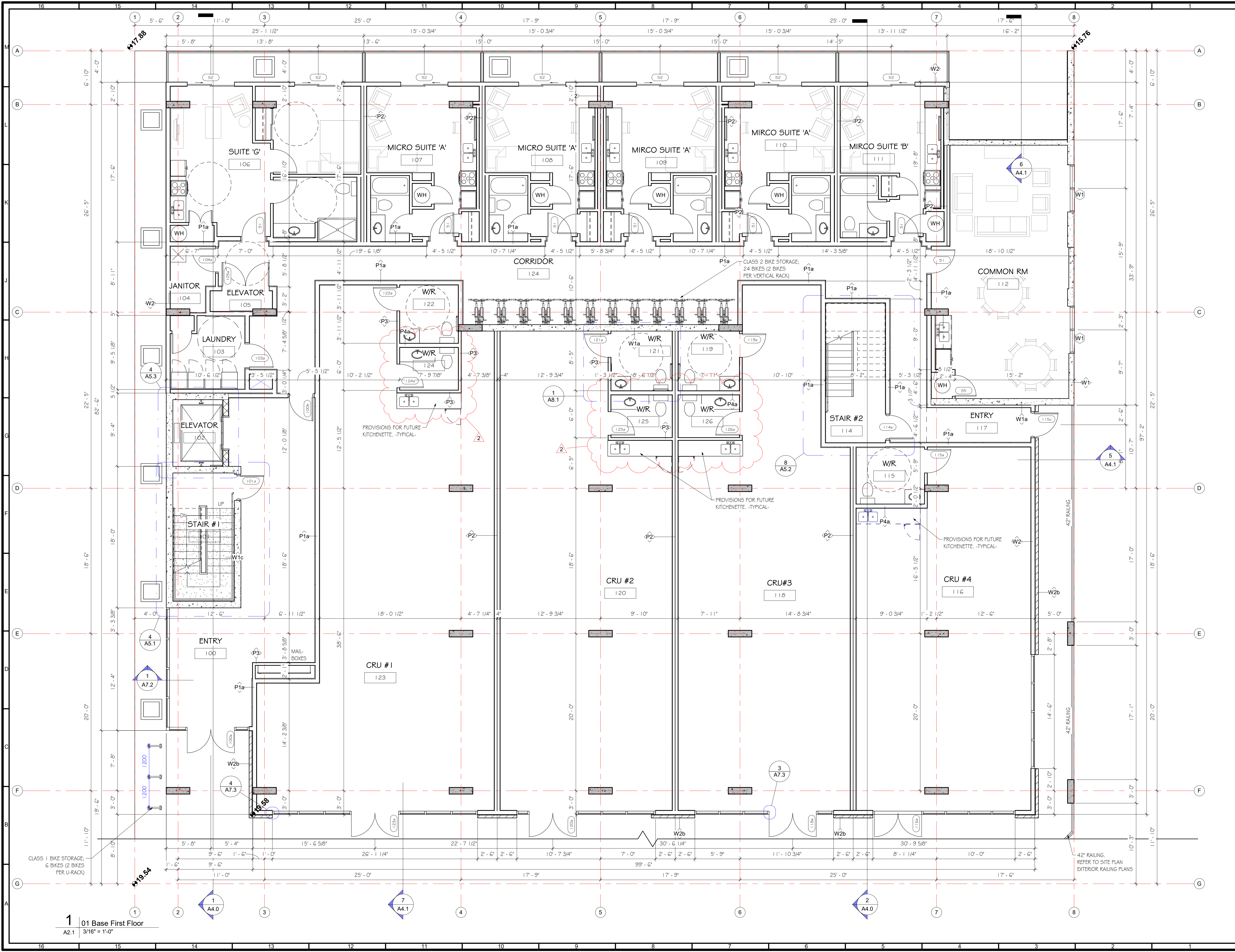
DRAWN BY: JMV
SCALE: 3/16" = 1'-0"
PROJECT: 22202CMMUB / 3021
ISSUE FOR: ISSUED FOR REVISED BUILDING PERMIT
ISSUE DATE: 2025 06 03
REV. NO. SHEET NO. A2.0

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1 00b Parkade Level 1
A2.0 3/16" = 1'-0"

1 A4.0 7 A4.1 2 A4.0



KEYPLAN:

CLIENT INFORMATION:

2	JMV	AHJ Revisions	2025 05 15
1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date

Revision Schedule

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1	CAR	ISSUED FOR DEVELOPMENT PERMIT	2024 04 10

NO.	BY	DESCRIPTION	DATE
1	CAR	ISSUED FOR DEVELOPMENT PERMIT	2024 04 10

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BRITISH COLUMBIA
2025-06-04

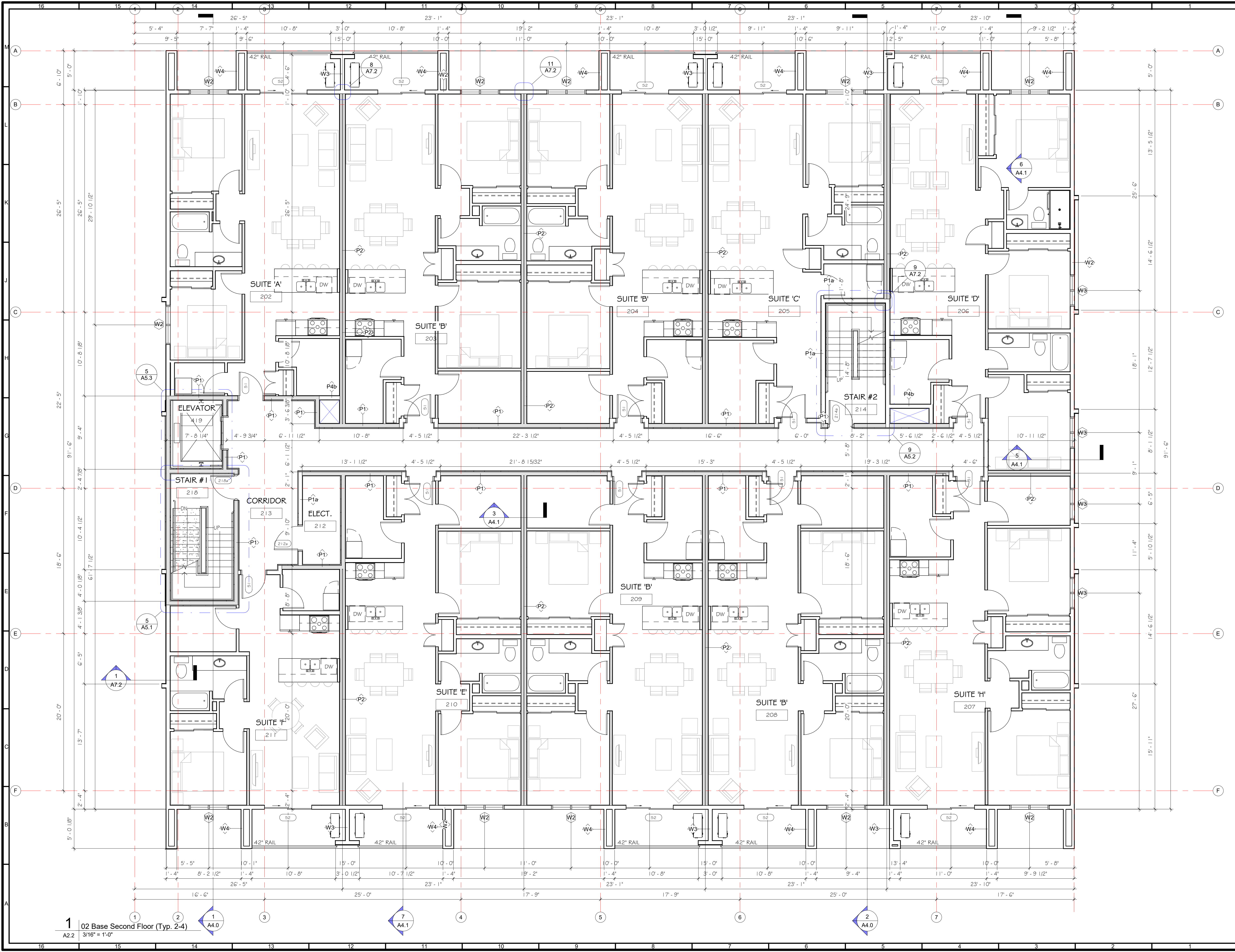
PROJECT: 4th and England Multi Use Building
LOCATION: 407 4th Street Courtenay, BC

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DRAWING TITLE: Main Floor Plan

DRAWN BY:	CHECKED BY:
JMV	AF / CAR
SCALE:	3/16" = 1'-0"
PROJECT:	22202CMMUB / 3021
ISSUE FOR:	ISSUED FOR REVISED BUILDING PERMIT
ISSUE DATE:	2025 06 03
REV. NO.	SHEET NO.
2	A2.1



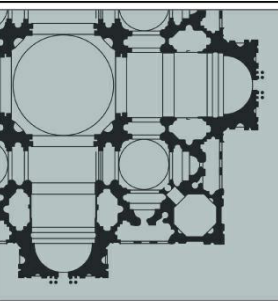
KEYPLAN:

CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date
Revision Schedule			

CONSULTANT LOGO:

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PROFESSIONAL SEAL:



PROJECT: 4th and England Multi Use Building

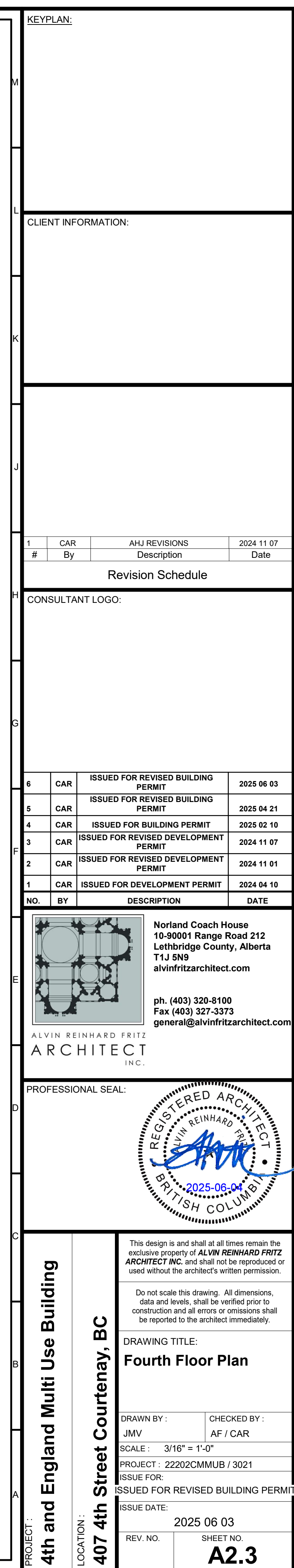
LOCATION: 407 4th Street Courtenay, BC

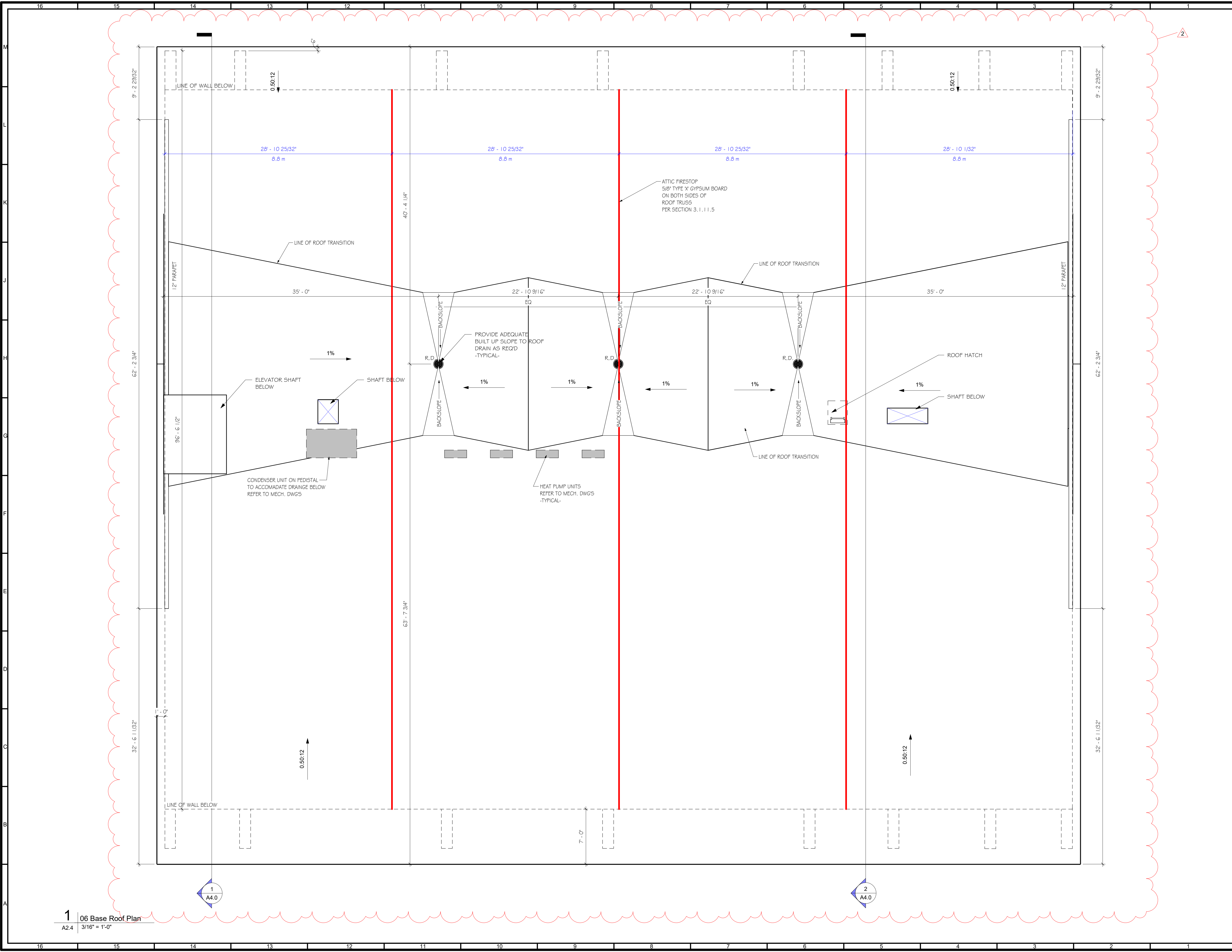
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DRAWING TITLE:
Second Floor Plan
(Typ. 2-3)

DRAWN BY:	CHECKED BY:
JMV	AF / CAR
SCALE:	3/16" = 1'-0"
PROJECT:	22202CMMUB / 3021
ISSUE FOR:	ISSUED FOR REVISED BUILDING PERMIT
ISSUE DATE:	2025 06 03
REV. NO.	SHEET NO.
	A2.2





KEYPLAN:

CLIENT INFORMATION:

2	JMV	AHJ Revisions	2025 05 15
1	CAR	AHJ REVISIONS	2024 11 07
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Revision Schedule

CONSULTANT LOGO:

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1	CAR	ISSUED FOR DEVELOPMENT PERMIT	2024 04 10

NO.	BY	DESCRIPTION	DATE
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PROFESSIONAL SEAL:

PROJECT :

4th and England Multi Use Building

LOCATION :

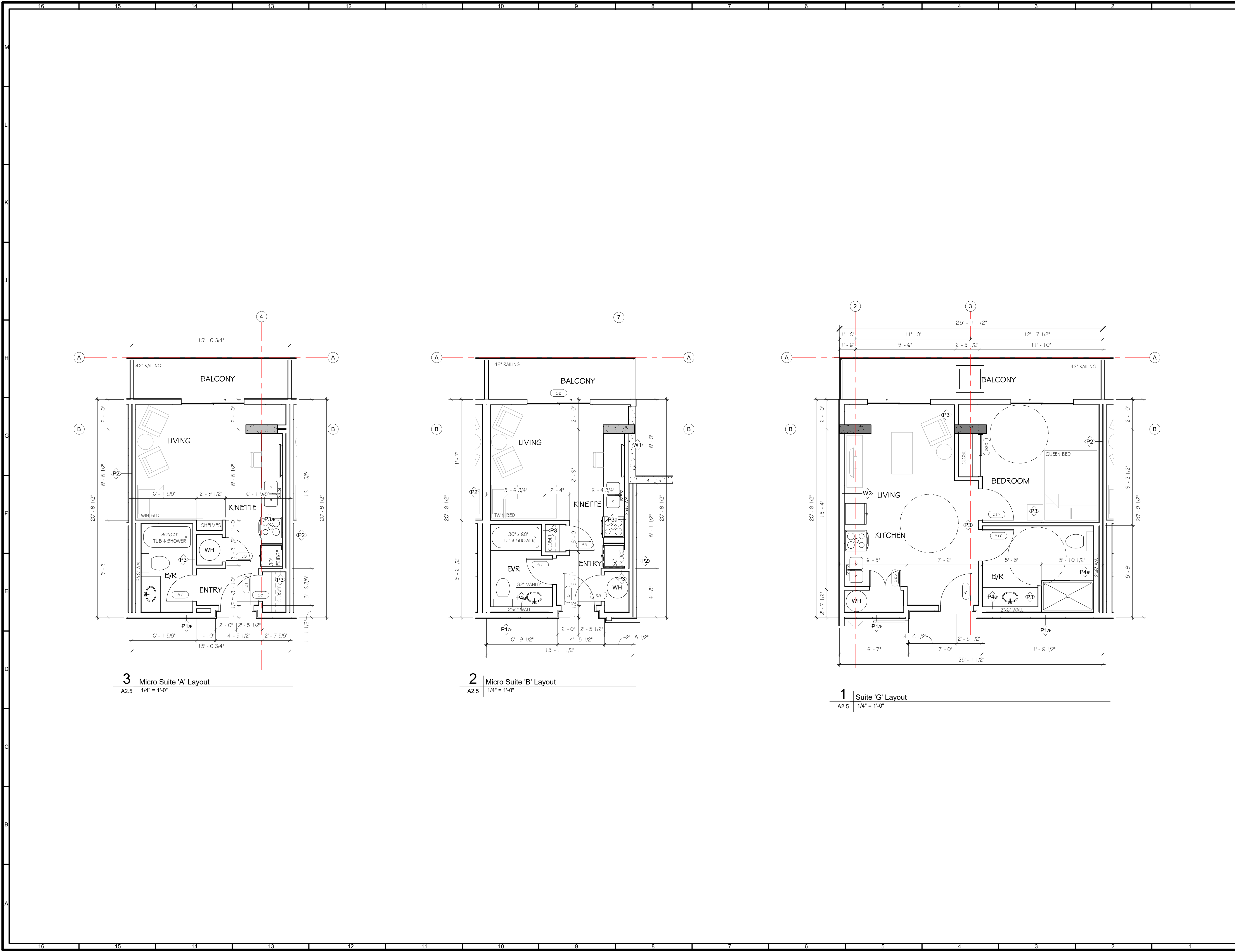
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DRAWING TITLE:
Roof Plan

DRAWN BY:	CHECKED BY:
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SCALE:	3/16" = 1'-0"
PROJECT:	22202CMMUB / 3021
ISSUE FOR:	ISSUED FOR REVISED BUILDING PERMIT
ISSUE DATE:	2025 06 03
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2	A2.4



KEYPLAN:

CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
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Revision Schedule			

CONSULTANT LOGO:

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PROFESSIONAL SEAL:

PROJECT :

4th and England Multi Use Building

LOCATION :

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DRAWING TITLE:
Suite Plans

DRAWN BY:	CHECKED BY:
JMV	AF / CAR
SCALE:	1/4" = 1'-0"
PROJECT: 22202CMMUB / 3021	
ISSUE FOR: ISSUED FOR REVISED BUILDING PERMIT	
ISSUE DATE: 2025 06 03	
REV. NO.	SHEET NO.
	A2.5



1 Suite 'A' Layout
A2.6 1/4" = 1'-0"

2 Suite 'B' Layout
A2.6 1/4" = 1'-0"

3 Suite 'C' Layout
A2.6 1/4" = 1'-0"

KEYPLAN:

CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date
Revision Schedule			

CONSULTANT LOGO:

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PROFESSIONAL SEAL:

REGISTERED ARCHITECT
ALVIN REINHARD FRITZ
BRITISH COLUMBIA
2025-06-04

PROJECT : 4th and England Multi Use Building

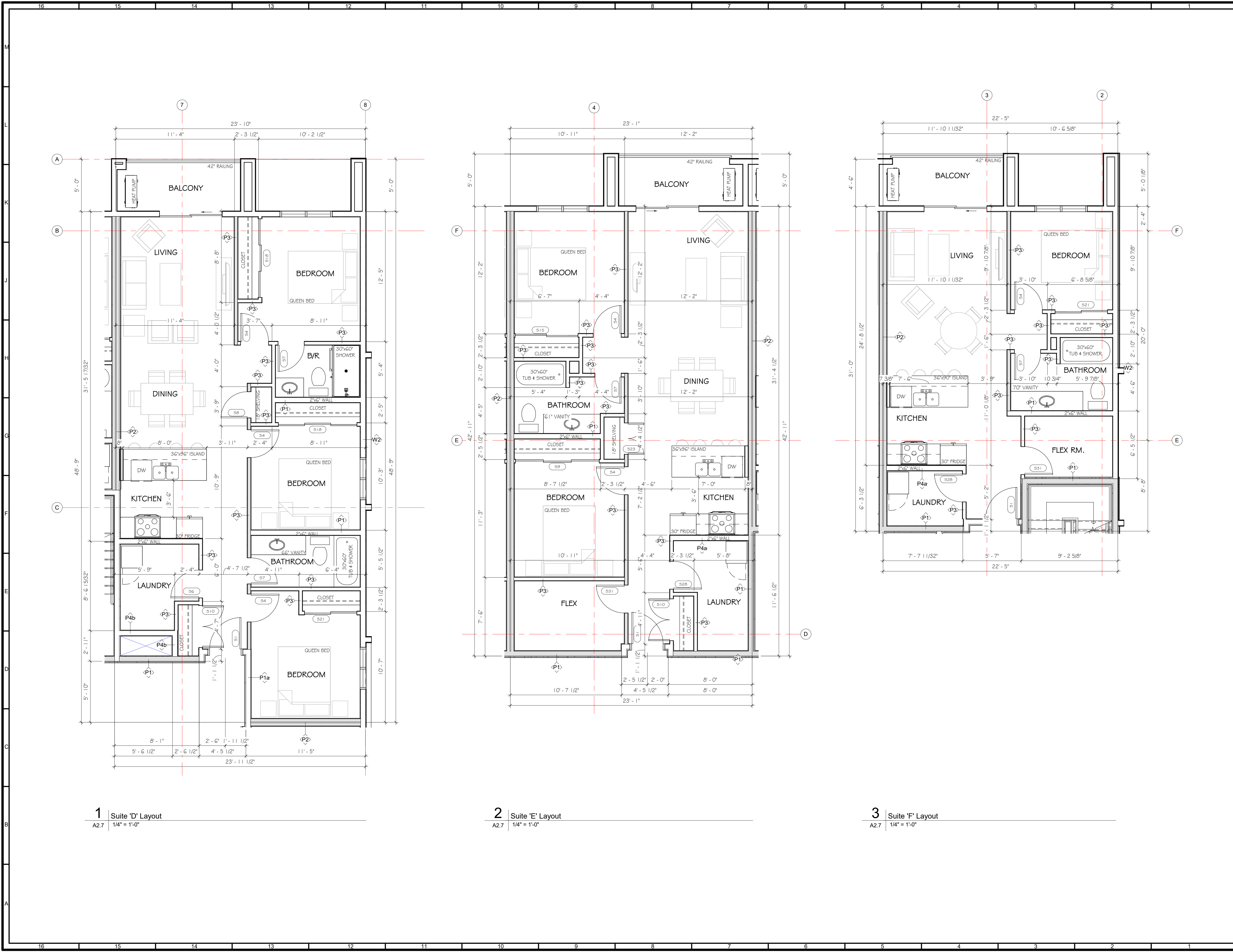
LOCATION : 407 4th Street Courtenay, BC

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DRAWING TITLE:
Suite Plans

DRAWN BY: JMV	CHECKED BY: AF / CAR
SCALE: 1/4" = 1'-0"	
PROJECT: 22202CMMUB / 3021	
ISSUED FOR: ISSUED FOR REVISED BUILDING PERMIT	
ISSUE DATE: 2025 06 03	
REV. NO.	SHEET NO.
	A2.6



1 Suite 'D' Layout
1/4" = 1'-0"

2 Suite 'E' Layout
1/4" = 1'-0"

3 Suite 'F' Layout
1/4" = 1'-0"

KEYPLAN:

CLIENT INFORMATION:

1	CAR	AHU REVISIONS	2024 11 07
#	By	Description	Date
Revision Schedule			

CONSULTANT LOGO:

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PROFESSIONAL SEAL:

REGISTERED ARCHITECT
ALVIN REINHARD FRITZ
BRITISH COLUMBIA
2025-06-04

PROJECT :
4th and England Multi Use Building

LOCATION :
407 4th Street Courtenay, BC

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DRAWING TITLE:
Suite Plans

DRAWN BY: JMV	CHECKED BY: AF / CAR
SCALE: 1/4" = 1'-0"	
PROJECT: 22202CMMUB / 3021	
ISSUE FOR: ISSUED FOR REVISED BUILDING PERMIT	
ISSUE DATE: 2025 06 03	
REV. NO.	SHEET NO. A2.7



EXTERIOR FINISHES LEGEND
(TO BE CONFIRMED BY CLIENT)

A	SOLID BOARD HARDIE PANEL COLOR: COBBLESTONE	F	TRIM COLOR: MATCH TO LOCATION (COBBLESTONE OR MONTEREY TAUPE)
B	HARDIE BOARD LAP SIDING COLOR: COBBLESTONE	G	42" HT. ALUMINUM GLASS RAILING COLOR: COMMERCIAL BROWN
C	WOOD TONE - RUSTIC SERIES COLOR: WINCHESTER BROWN	H	BRICK ACCENT (OWNER SUPPLIED) COLOR: NATURAL
D	SOLID BOARD HARDIE PANEL COLOR: MONTEREY TAUPE	I	PRE-FINISHED METAL SIDING COLOR: BLACK
E	FASCIA/ GUTTER/ SOFFIT COLOR: COMMERCIAL BROWN		

KEYPLAN:

CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date
Revision Schedule			

CONSULTANT LOGO:

6	CAR	ISSUED FOR REVISED BUILDING PERMIT	2025 06 03
5	CAR	ISSUED FOR REVISED BUILDING PERMIT	2025 04 21
4	CAR	ISSUED FOR BUILDING PERMIT	2025 02 10
3	CAR	ISSUED FOR REVISED DEVELOPMENT PERMIT	2024 11 07
2	CAR	ISSUED FOR REVISED DEVELOPMENT PERMIT	2024 11 01
1	CAR	ISSUED FOR DEVELOPMENT PERMIT	2024 04 10

NO.	BY	DESCRIPTION	DATE
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ALVIN REINHARD FRITZ
ARCHITECT
INC.

PROFESSIONAL SEAL:

REGISTERED ARCHITECT
ALVIN REINHARD FRITZ
2025-06-04
BRITISH COLUMBIA

PROJECT :
4th and England Multi Use Building

LOCATION :
407 4th Street Courtenay, BC

DRAWING TITLE:
Elevations

DRAWN BY :
JMV

CHECKED BY :
AF / CAR

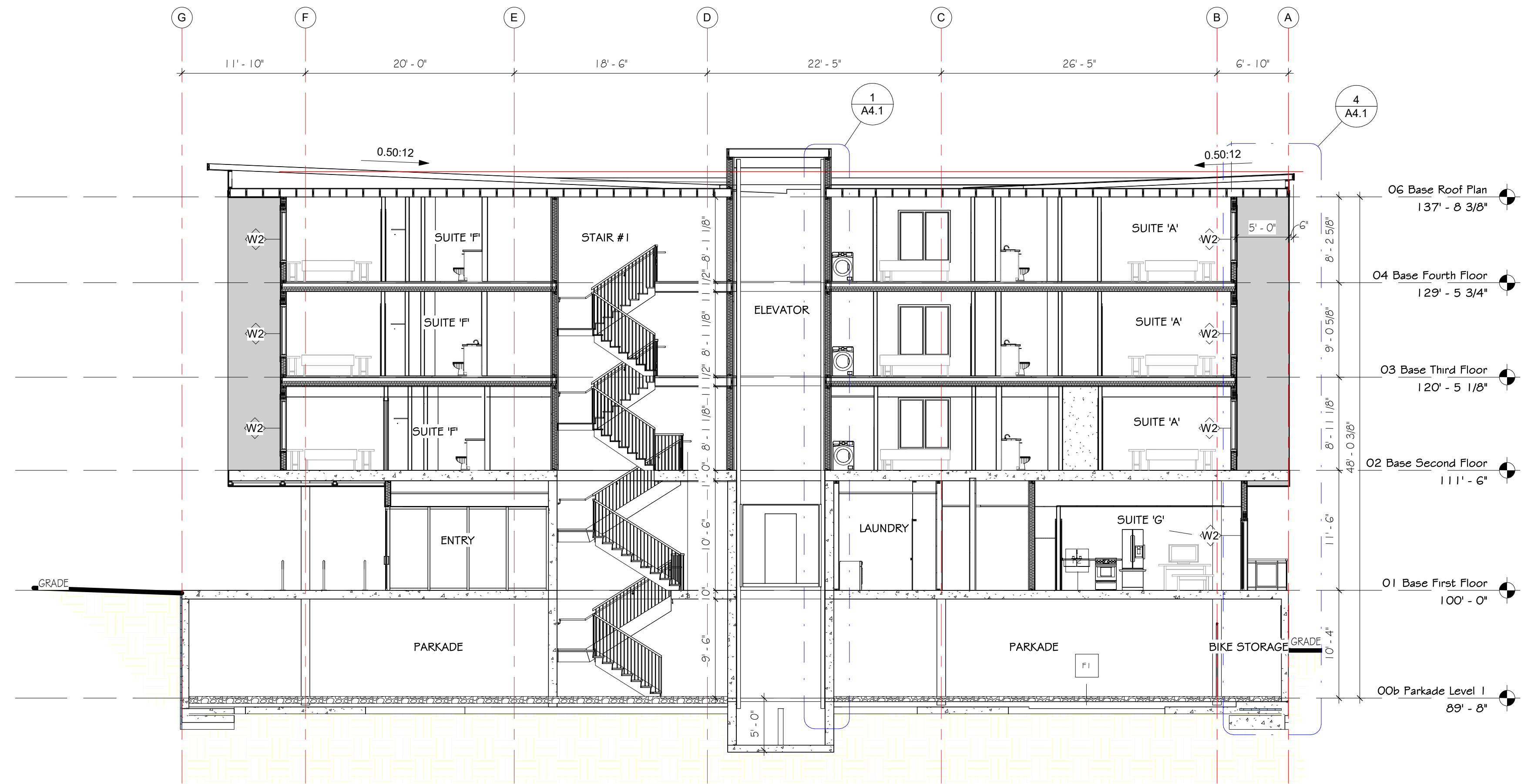
SCALE :
As indicated

PROJECT :
22202CMMUB / 3021

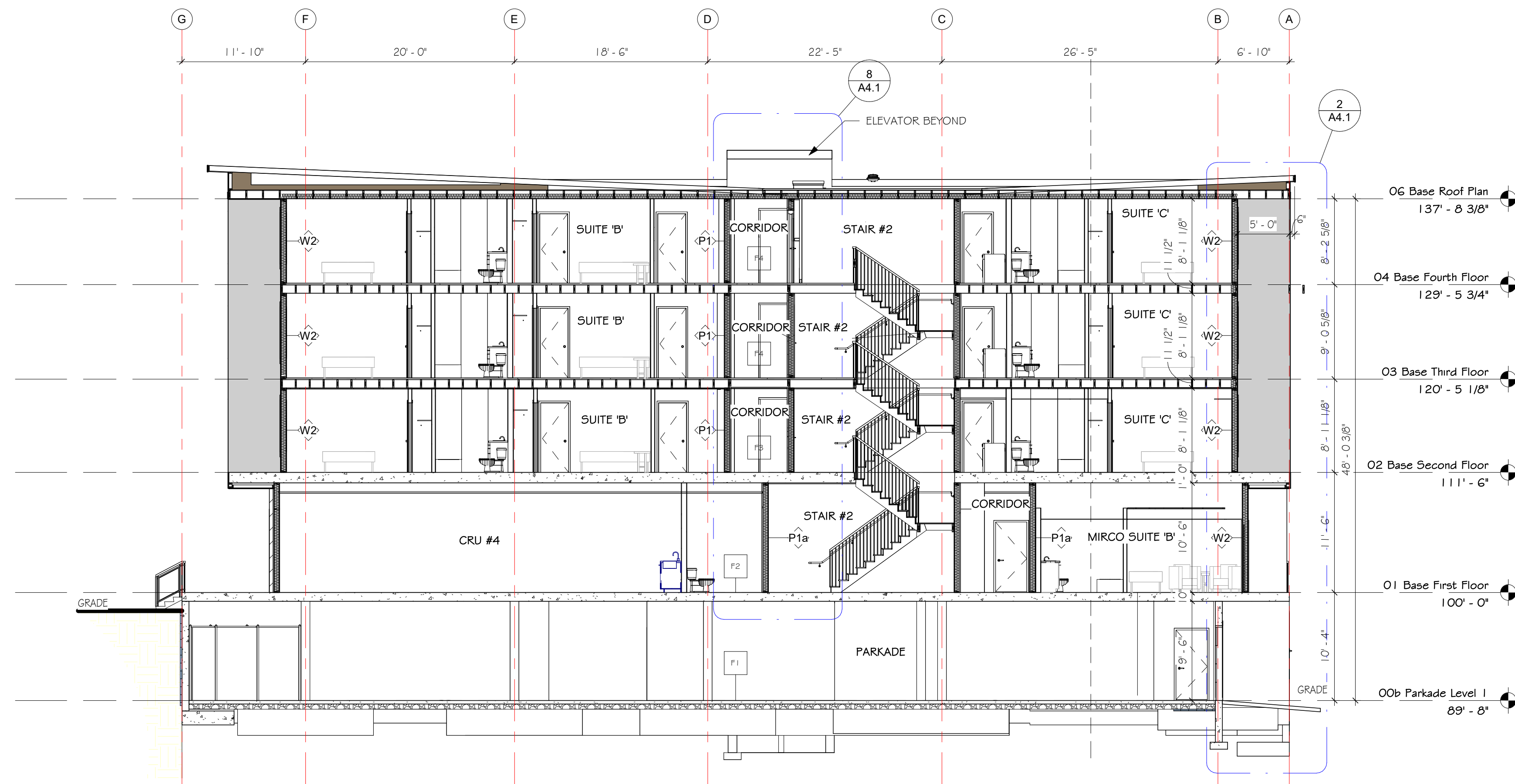
ISSUE FOR:
ISSUED FOR REVISED BUILDING PERMIT

ISSUE DATE:
2025 06 03

REV. NO.
SHEET NO.
A3.0



1 Building Section (North South)
A4.0 1/8" = 1'-0"



2 Building Section 2 (North South)
A4.0 1/8" = 1'-0"

KEYPLAN:

CLIENT INFORMATION:

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Revision Schedule			

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ALVIN REINHARD FRITZ ARCHITECT INC.

PROFESSIONAL SEAL:



PROJECT: 4th and England Multi Use Building

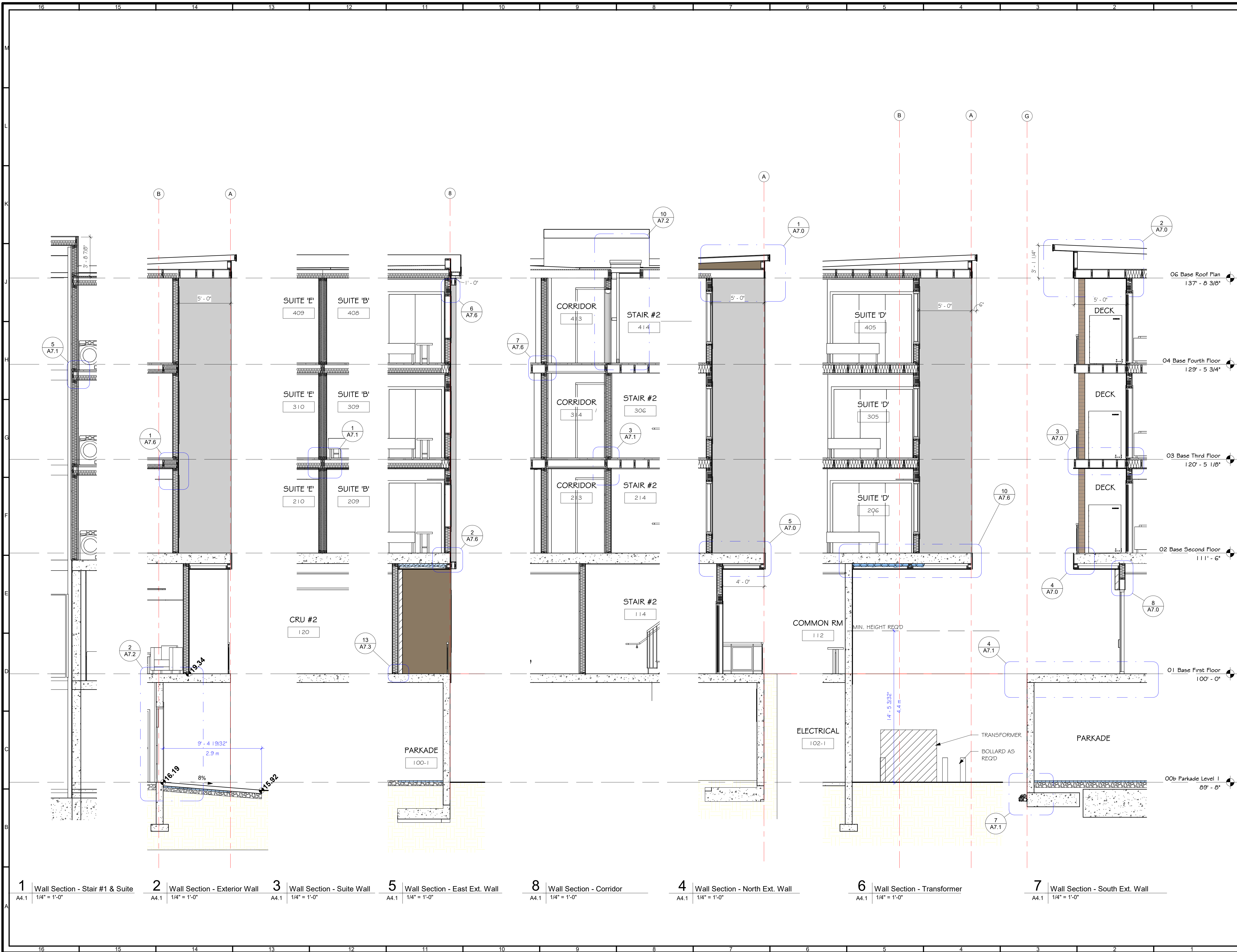
LOCATION: 407 4th Street Courtenay, BC

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DRAWING TITLE:
Building Section

DRAWN BY: JMV	CHECKED BY: AF / CAR
SCALE: 1/8" = 1'-0"	
PROJECT: 22202CMMUB / 3021	
ISSUE FOR: ISSUED FOR REVISED BUILDING PERMIT	
ISSUE DATE: 2025 06 03	
REV. NO.	SHEET NO. A4.0



1 Wall Section - Stair #1 & Suite
A4.1 1/4" = 1'-0"

2 Wall Section - Exterior Wall
A4.1 1/4" = 1'-0"

3 Wall Section - Suite Wall
A4.1 1/4" = 1'-0"

5 Wall Section - East Ext. Wall
A4.1 1/4" = 1'-0"

8 Wall Section - Corridor
A4.1 1/4" = 1'-0"

4 Wall Section - North Ext. Wall
A4.1 1/4" = 1'-0"

6 Wall Section - Transformer
A4.1 1/4" = 1'-0"

7 Wall Section - South Ext. Wall
A4.1 1/4" = 1'-0"

KEYPLAN:

CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date
Revision Schedule			

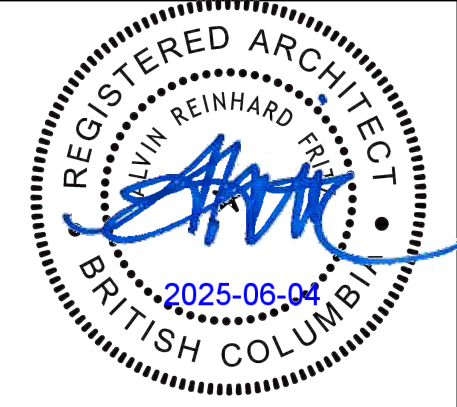
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PROJECT:
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DRAWING TITLE:
Wall Sections

DRAWN BY:
JMV

CHECKED BY:
AF / CAR

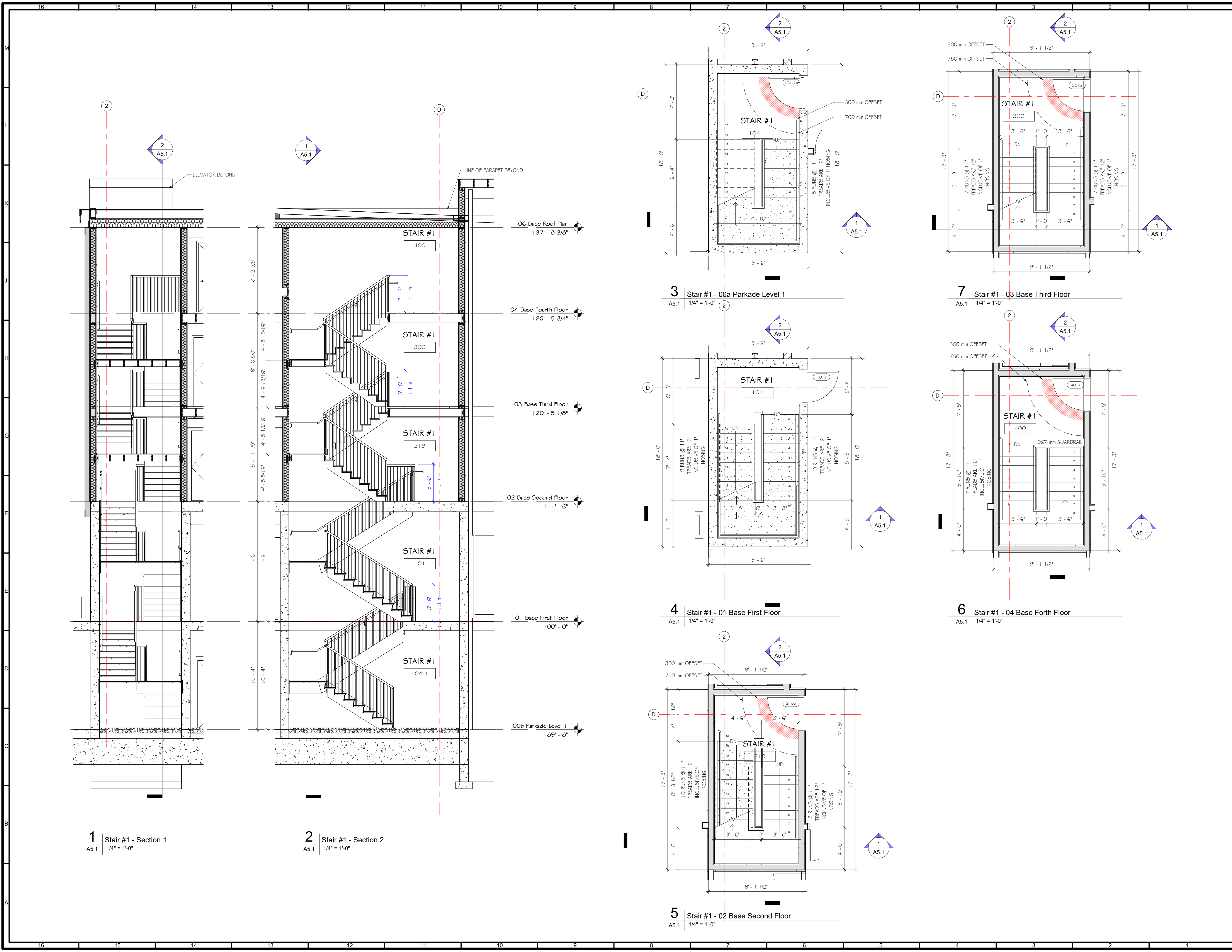
SCALE:
1/4" = 1'-0"

PROJECT:
22202CMMUB / 3021

ISSUE FOR:
ISSUED FOR REVISED BUILDING PERMIT

ISSUE DATE:
2025 06 03

REV. NO.
SHEET NO.
A4.1



KEYPLAN:

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ALVIN REINHARD FRITZ
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PROFESSIONAL SEAL:

PROJECT :
4th and England Multi Use Building

LOCATION :
407 4th Street Courtenay, BC

DRAWING TITLE:
Stair #1 - Plans & Sections

DRAWN BY:
JMV

CHECKED BY:
AF / CAR

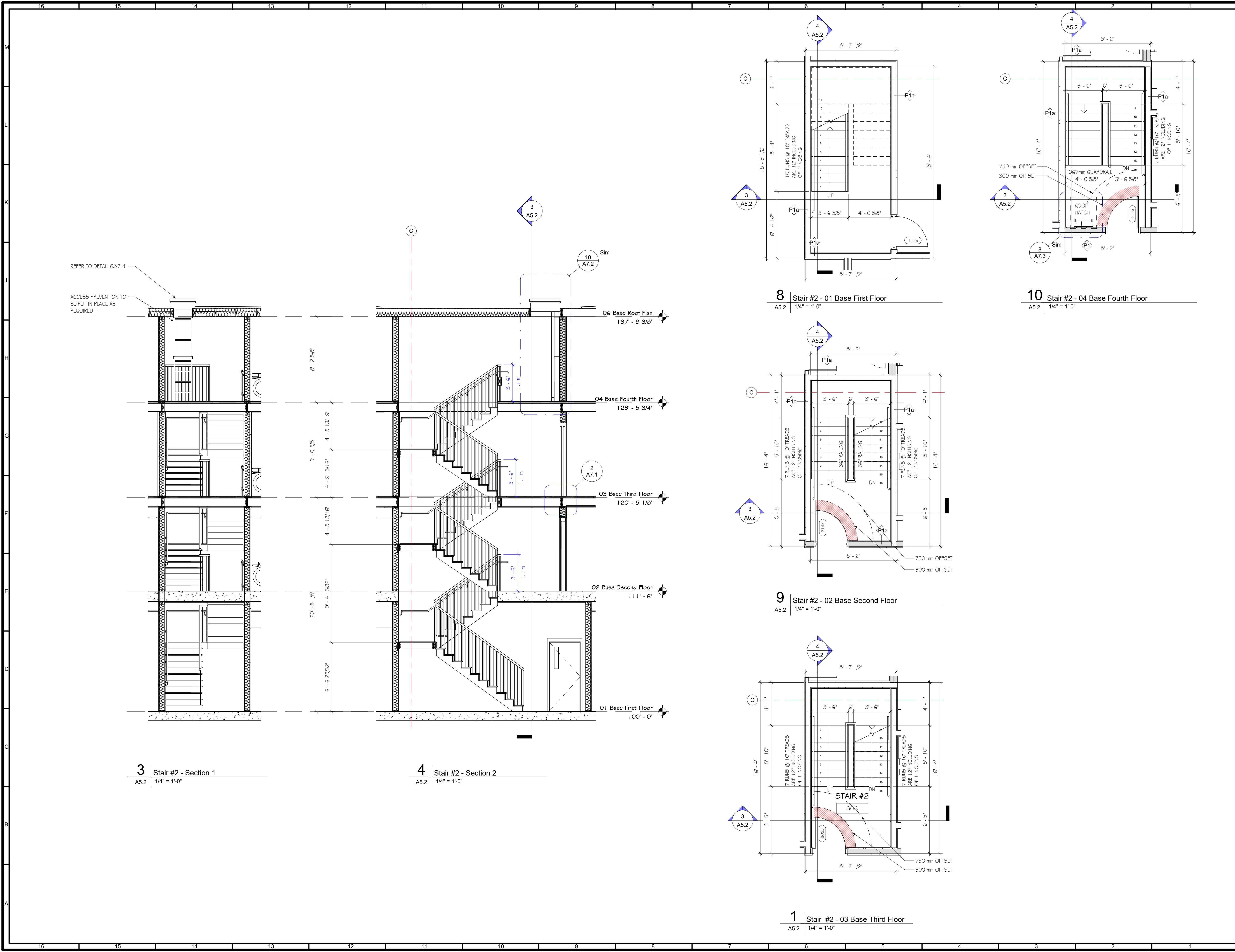
SCALE: 1/4" = 1'-0"

PROJECT: 22202CMMUB / 3021

ISSUE FOR: ISSUED FOR REVISED BUILDING PERMIT

ISSUE DATE: 2025 06 03

REV. NO. SHEET NO.
A5.1



KEYPLAN:

CLIENT INFORMATION:

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1	CAR	ISSUED FOR DEVELOPMENT PERMIT	2024 04 10

NO. BY DESCRIPTION DATE

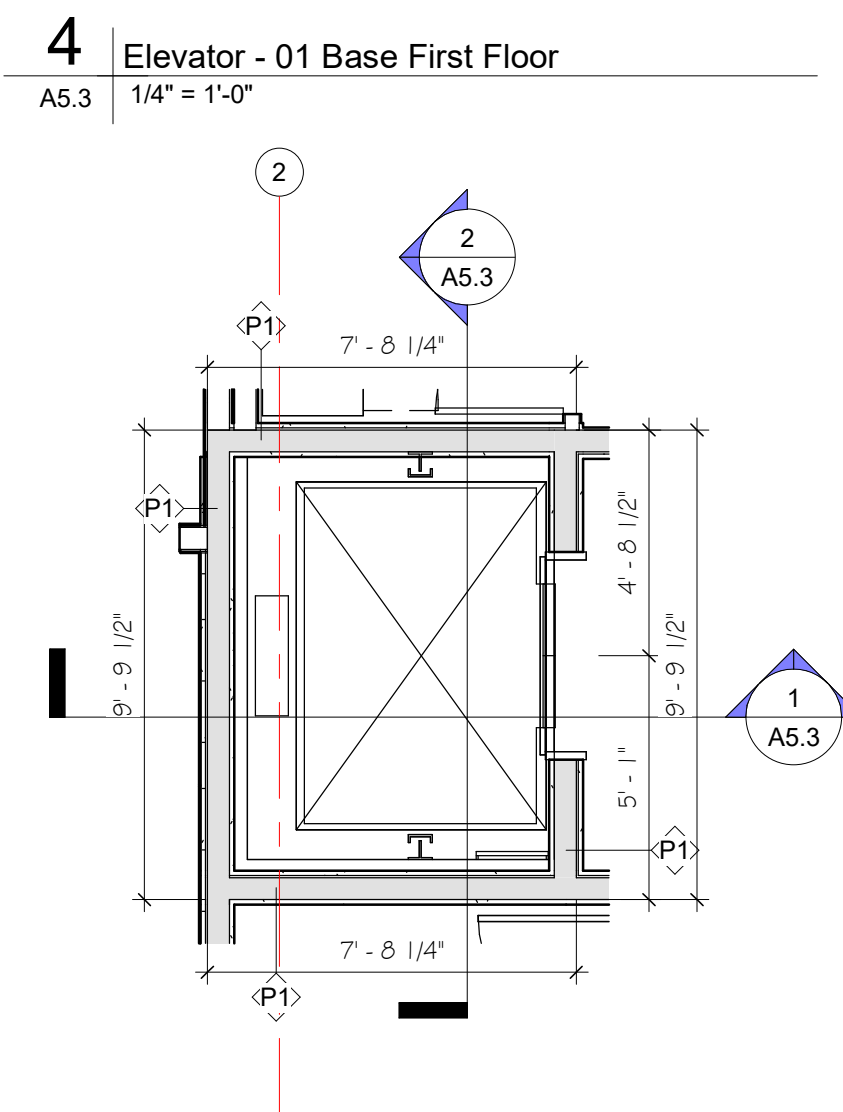
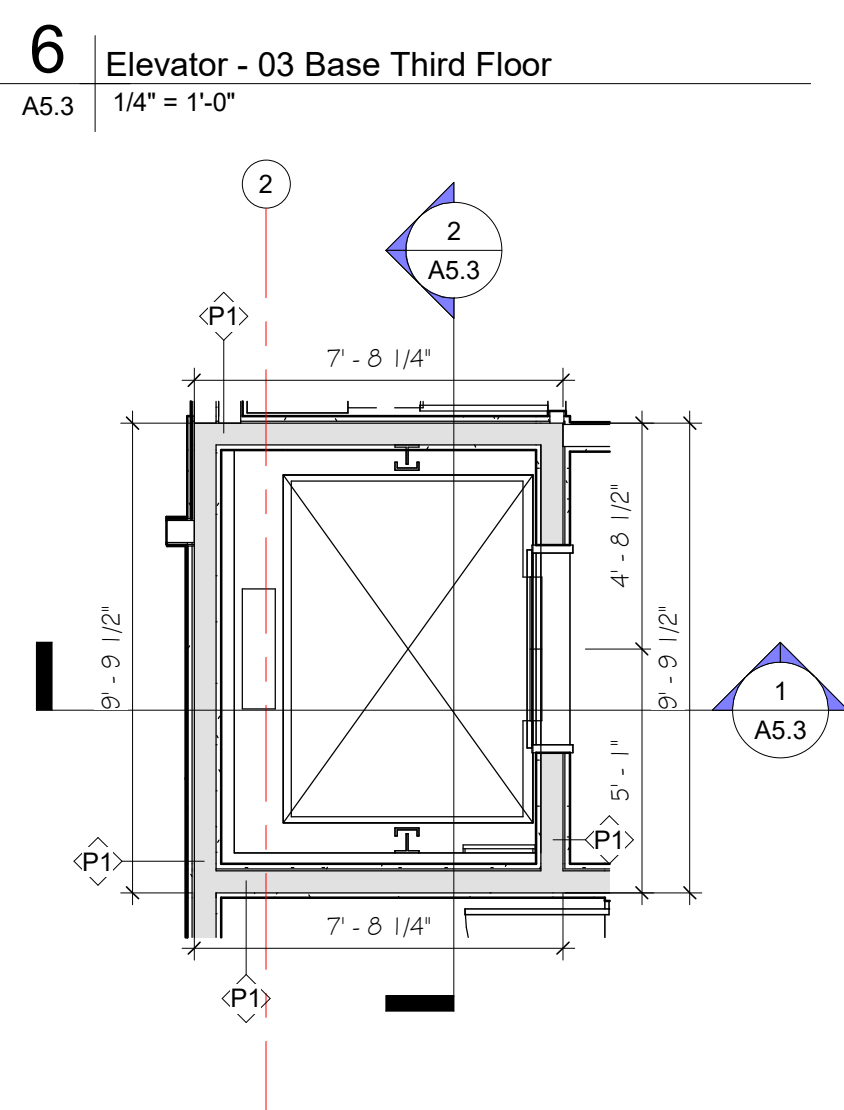
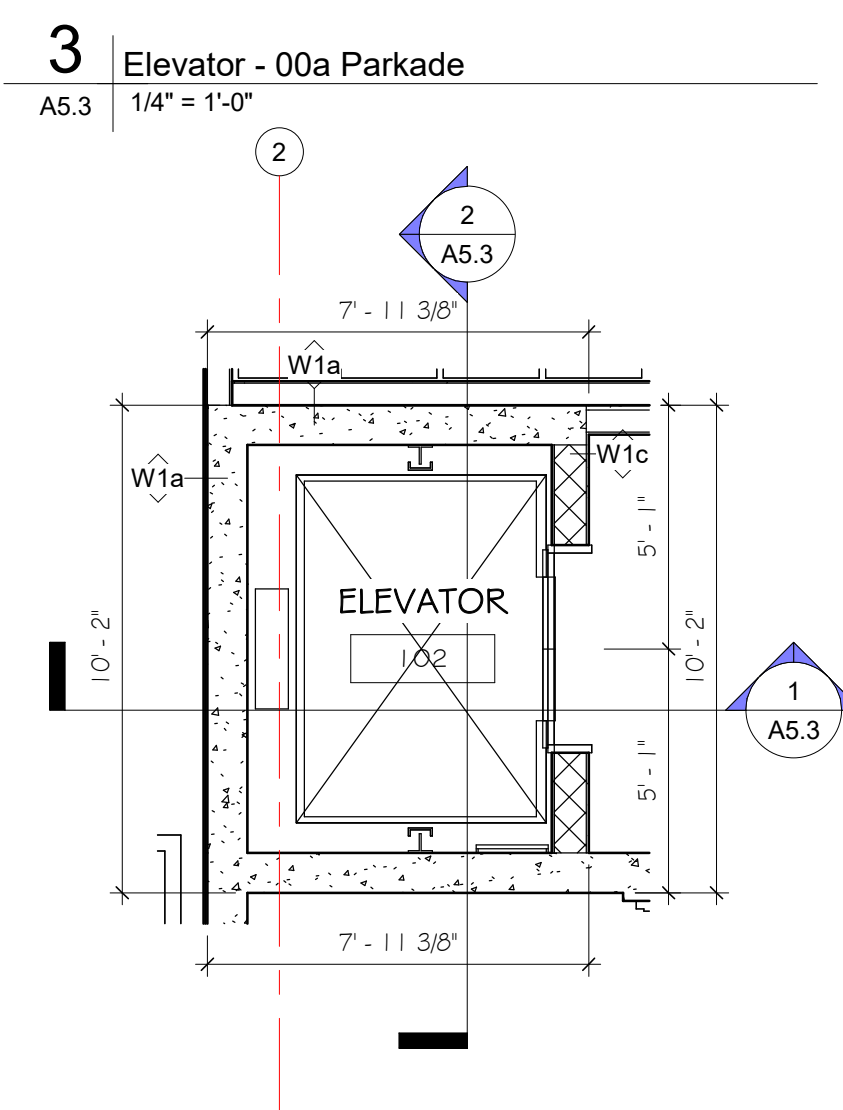
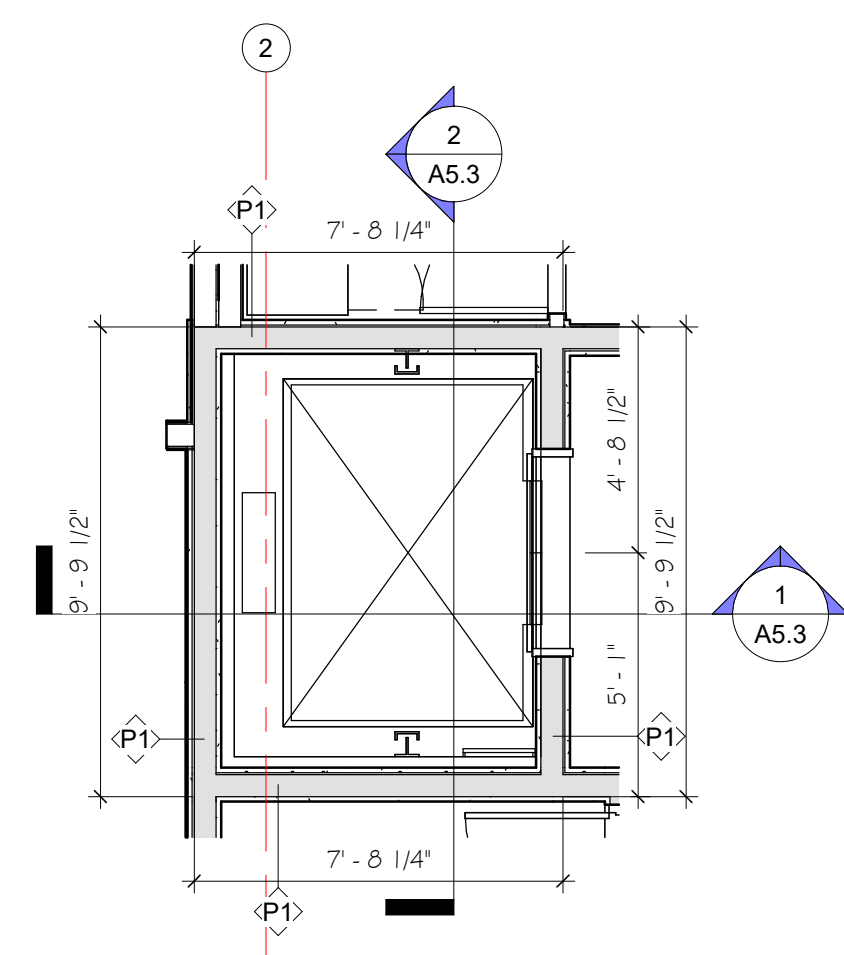
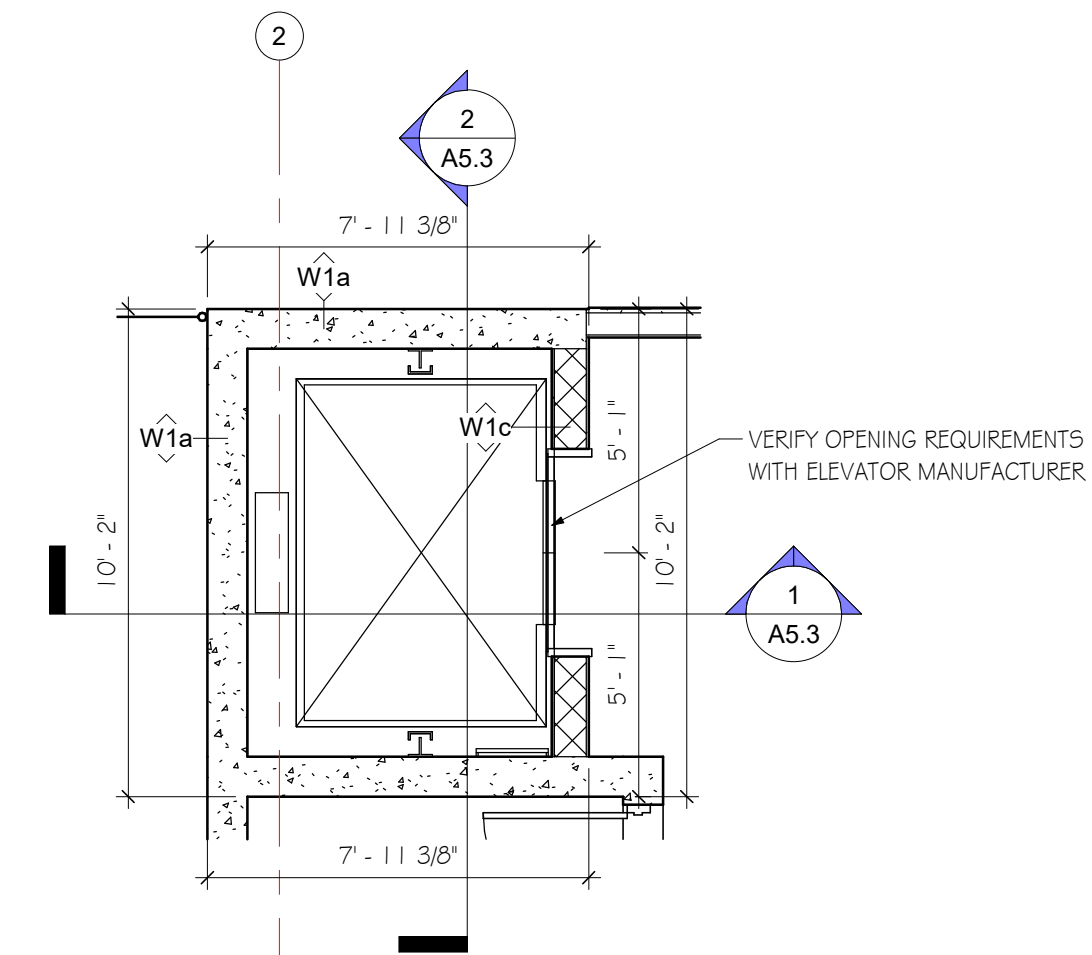
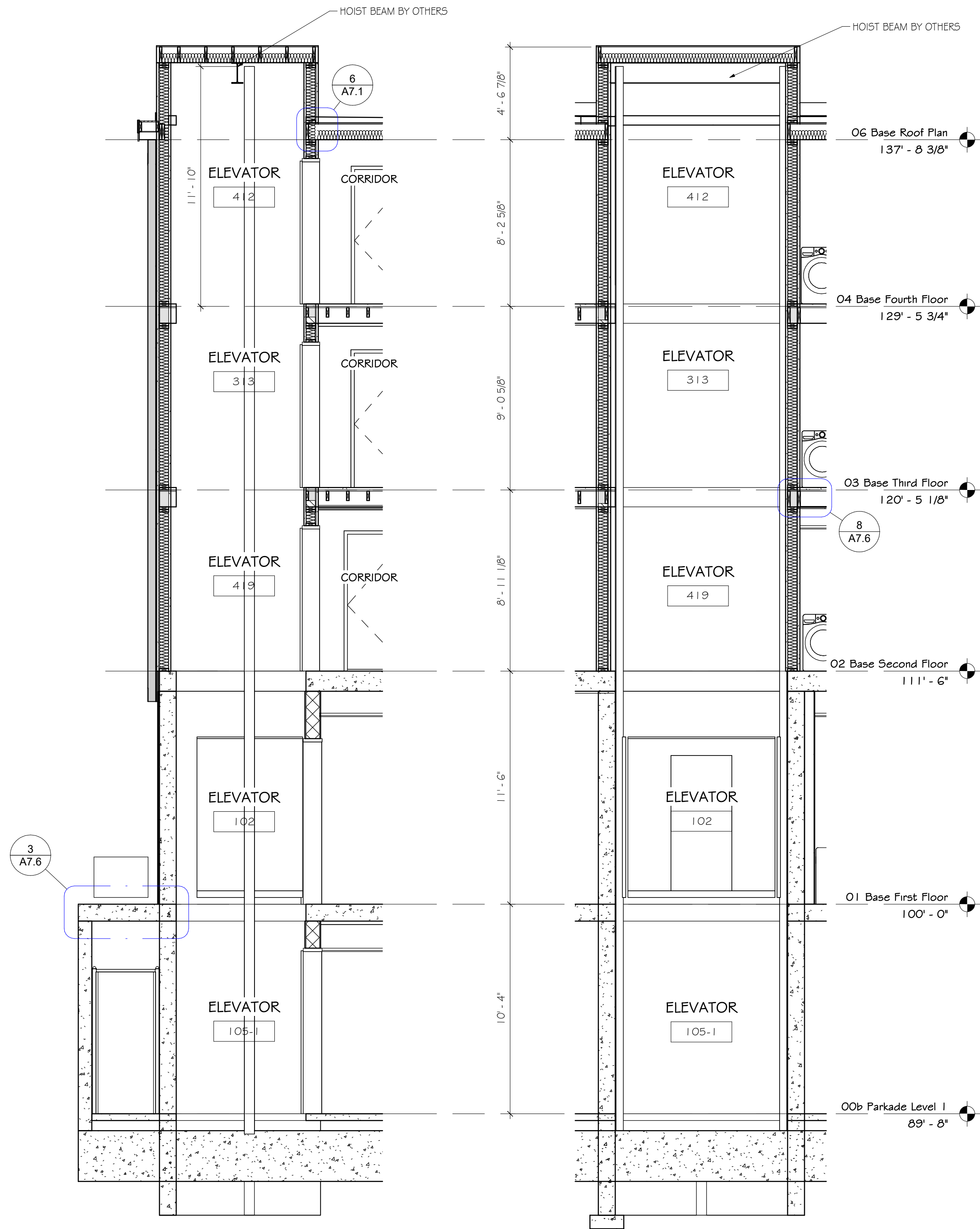
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ALVIN REINHARD FRITZ
ARCHITECT
INC.

PROFESSIONAL SEAL:

DRAWING TITLE:
Stair #2 - Plans & Sections

DRAWN BY: JMV	CHECKED BY: AF / CAR
SCALE: 1/4" = 1'-0"	
PROJECT: 22202CMMUB / 3021	
ISSUE FOR: ISSUED FOR REVISED BUILDING PERMIT	
ISSUE DATE: 2025 06 03	
REV. NO.	SHEET NO.
	A5.2



KEYPLAN:

CLIENT INFORMATION:

#	CAR	AHJ REVISIONS	Date
1	CAR	AHJ REVISIONS	2024 11 07
2	CAR	AHJ REVISIONS	2024 11 07
3	CAR	AHJ REVISIONS	2024 11 07
4	CAR	AHJ REVISIONS	2024 11 07
5	CAR	AHJ REVISIONS	2024 11 07
6	CAR	AHJ REVISIONS	2024 11 07

Revision Schedule

CONSULTANT LOGO:

NO.	BY	DESCRIPTION	DATE
1	CAR	ISSUED FOR DEVELOPMENT PERMIT	2024 04 10
2	CAR	ISSUED FOR REVISED DEVELOPMENT PERMIT	2024 11 01
3	CAR	ISSUED FOR REVISED DEVELOPMENT PERMIT	2024 11 07
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5	CAR	ISSUED FOR REVISED BUILDING PERMIT	2025 04 21
6	CAR	ISSUED FOR REVISED BUILDING PERMIT	2025 06 03

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ALVIN REINHARD FRITZ
ARCHITECT
INC.

PROFESSIONAL SEAL:

REGISTERED ARCHITECT
ALVIN REINHARD FRITZ
2025-06-04
BRITISH COLUMBIA

PROJECT: 4th and England Multi Use Building

LOCATION: 407 4th Street Courtenay, BC

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DRAWING TITLE:
Elevator Plans & Sections

DRAWN BY: JMV
CHECKED BY: AF / CAR

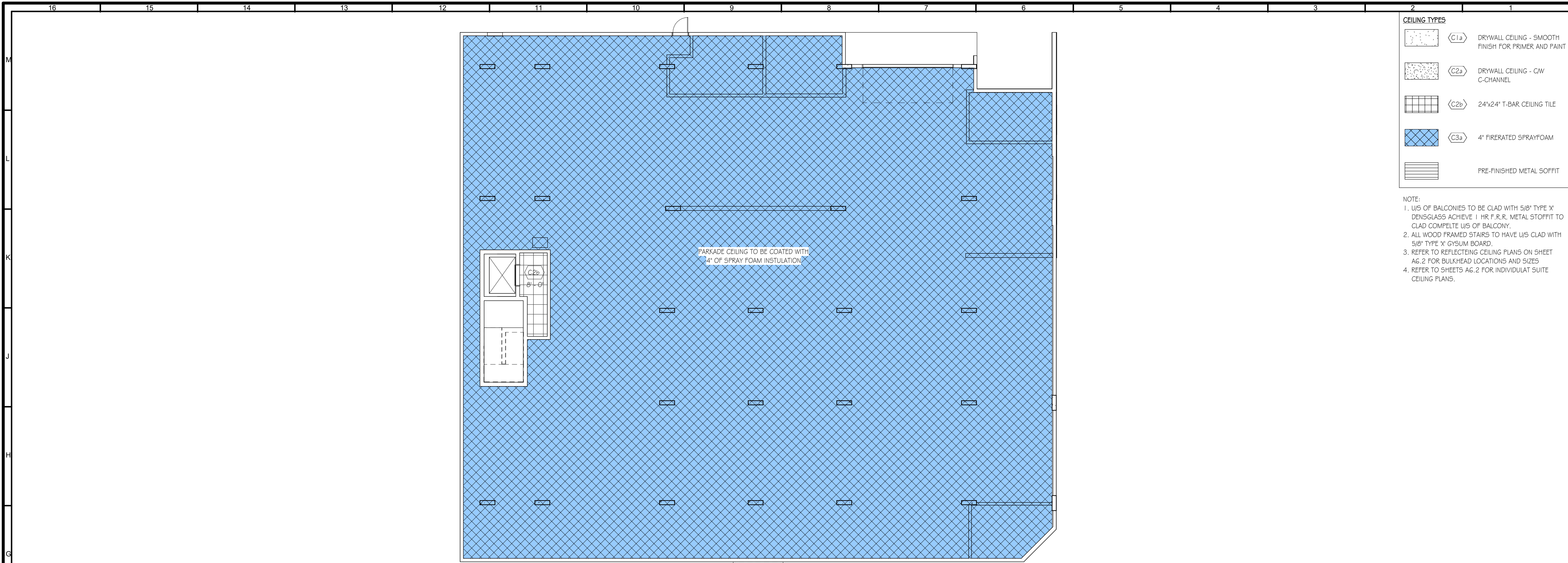
SCALE: 1/4" = 1'-0"

PROJECT: 22202CMMUB / 3021

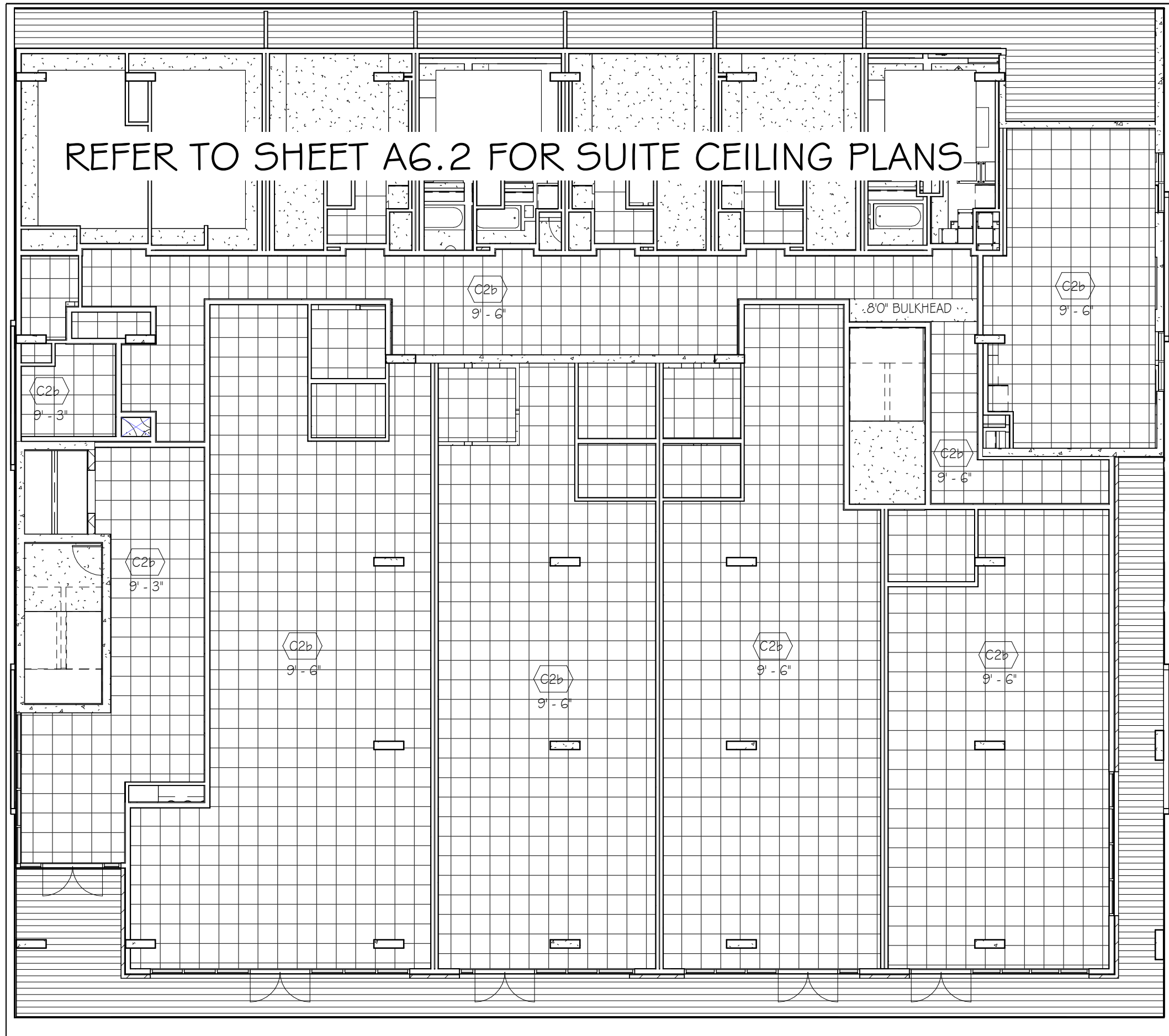
ISSUE FOR: ISSUED FOR REVISED BUILDING PERMIT

ISSUE DATE: 2025 06 03

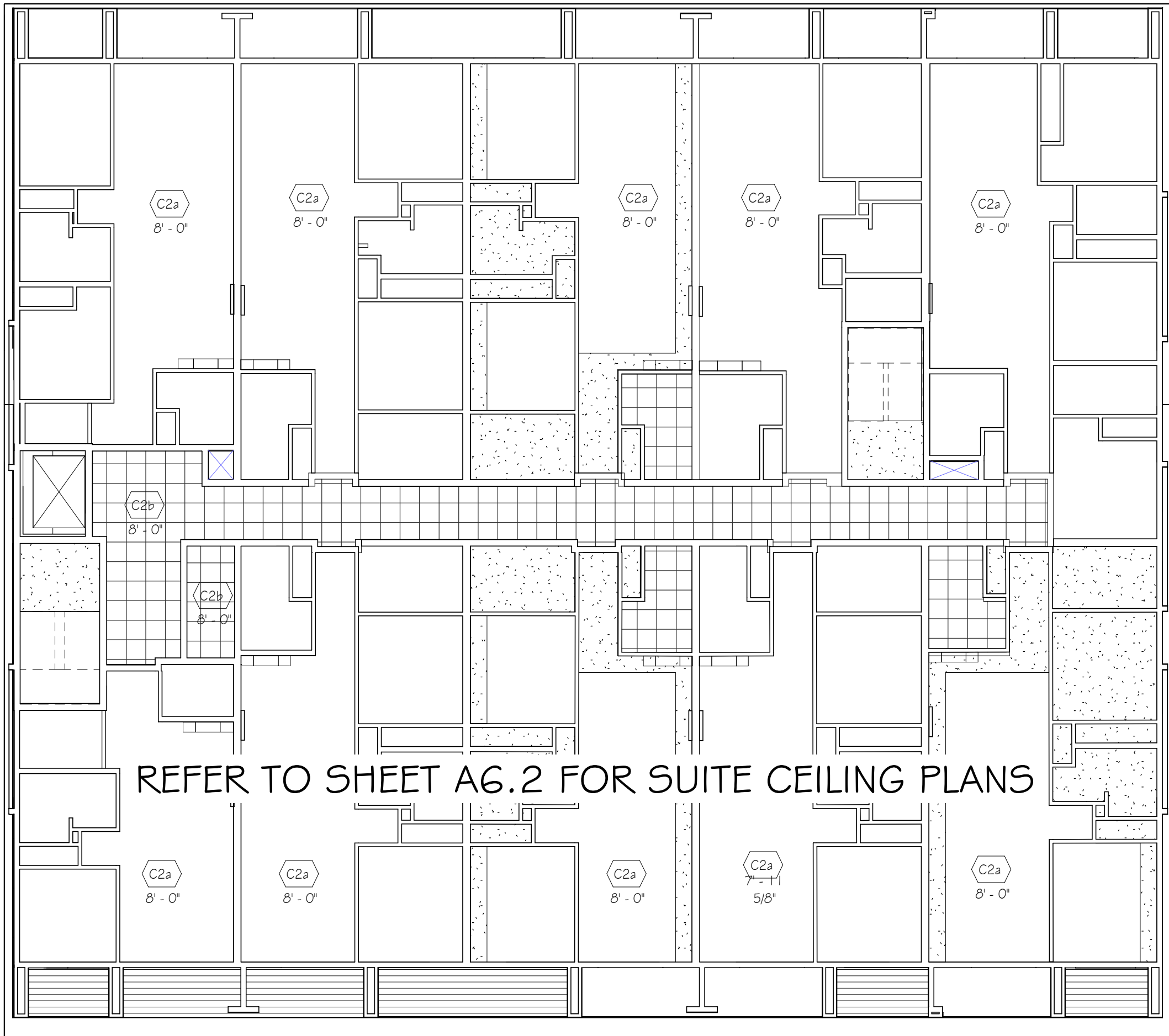
REV. NO. SHEET NO.
A5.3



1 00a Base Parkade Level 1
A6.1 3/32" = 1'-0"



2 01 Base First Floor
A6.1 3/32" = 1'-0"



3 02 Base Second Floor (Typ. 2-4)
A6.1 3/32" = 1'-0"

CEILING TYPES	
	C1a DRYWALL CEILING - SMOOTH FINISH FOR PRIMER AND PAINT
	C2a DRYWALL CEILING - C/W C-CHANNEL
	C2b 24"x24" T-BAR CEILING TILE
	C3a 4" FIRE RATED SPRAYFOAM
	PRE-FINISHED METAL SOFFIT

NOTE:
1. U/S OF BALCONIES TO BE CLAD WITH 5/8" TYPE 'X' DENSGLASS ACHIEVE 1 HR F.R.R. METAL SOFFIT TO CLAD COMPLETE U/S OF BALCONY.
2. ALL WOOD FRAMED STAIRS TO HAVE U/S CLAD WITH 5/8" TYPE 'X' GYPSUM BOARD.
3. REFER TO REFLECTING CEILING PLANS ON SHEET A6.2 FOR BULKHEAD LOCATIONS AND SIZES
4. REFER TO SHEETS A6.2 FOR INDIVIDUAL SUITE CEILING PLANS.

KEYPLAN:

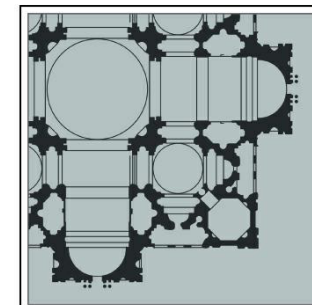
CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
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Revision Schedule

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ALVIN REINHARD FRITZ ARCHITECT INC.

PROFESSIONAL SEAL:



PROJECT : 4th and England Multi Use Building
LOCATION : 407 4th Street Courtenay, BC

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DRAWING TITLE:
Ceiling Plan

DRAWN BY:	CHECKED BY:
JMV	AF / CAR
SCALE:	As indicated
PROJECT:	22202CMMUB / 3021
ISSUE FOR:	ISSUED FOR REVISED BUILDING PERMIT
ISSUE DATE:	2025 06 03
REV. NO.	SHEET NO.
	A6.1



KEYPLAN:

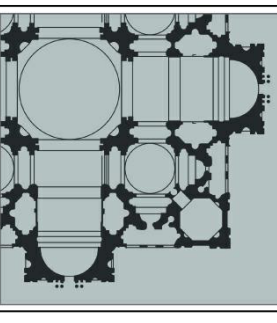
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ALVIN REINHARD FRITZ
ARCHITECT
INC.

PROFESSIONAL SEAL:



PROJECT :

4th and England Multi Use Building

LOCATION :

407 4th Street Courtenay, BC

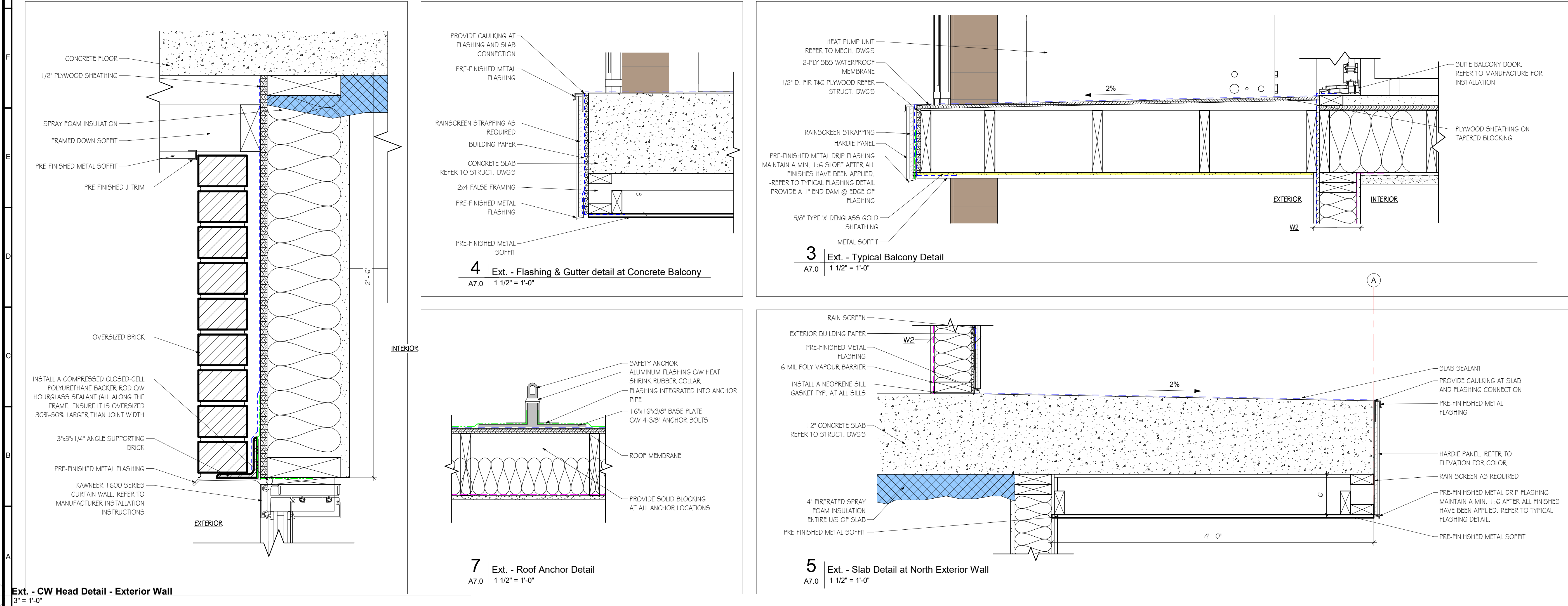
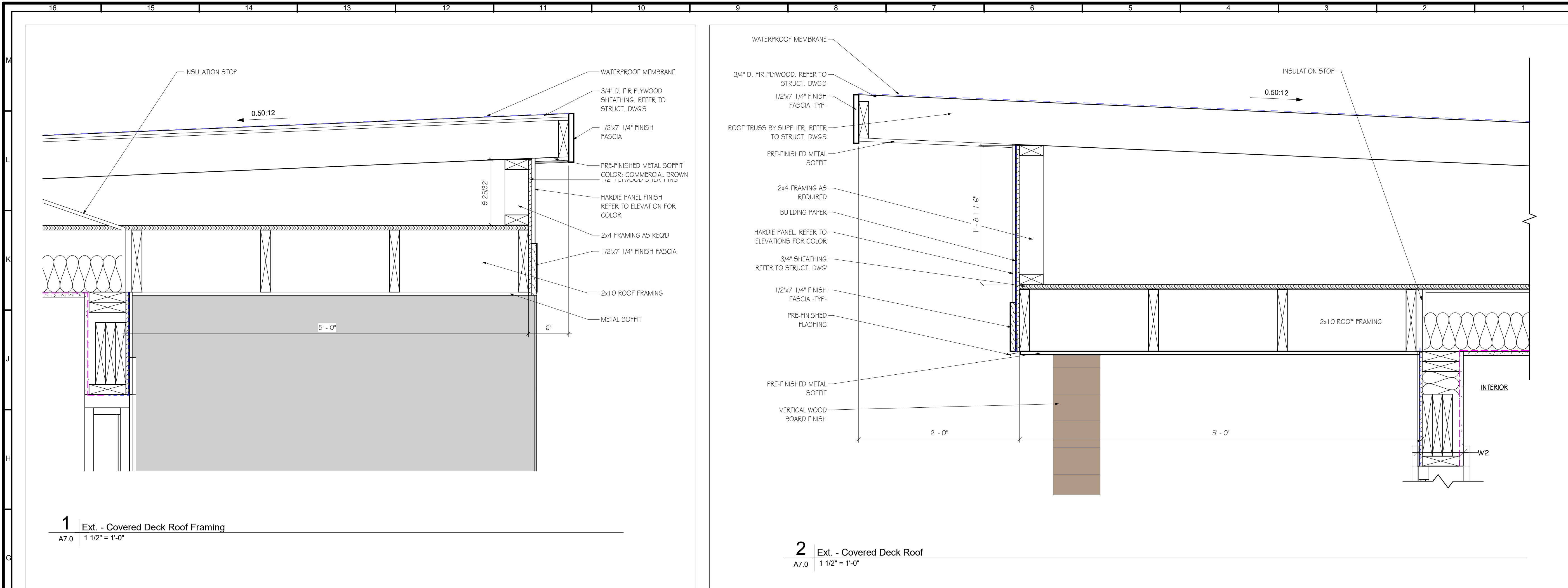
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DRAWING TITLE:

Suite - Ceiling Plans

DRAWN BY:	CHECKED BY:
JMV	AF / CAR
SCALE :	As indicated
PROJECT :	22202CMMUB / 3021
ISSUE FOR:	ISSUED FOR REVISED BUILDING PERMIT
ISSUE DATE:	2025 06 03
REV. NO.	SHEET NO.
	A6.2



KEYPLAN:

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NO. BY DESCRIPTION DATE

ALVIN REINHARD FRITZ ARCHITECT INC.

PROFESSIONAL SEAL:

REGISTERED ARCHITECT
ALVIN REINHARD FRITZ
BRITISH COLUMBIA
2025-06-04

DRAWING TITLE:
Building Details

DRAWN BY: JMV
CHECKED BY: AF / CAR

SCALE: As indicated

PROJECT: 22202CMMUB / 3021

ISSUE FOR: ISSUED FOR REVISED BUILDING PERMIT

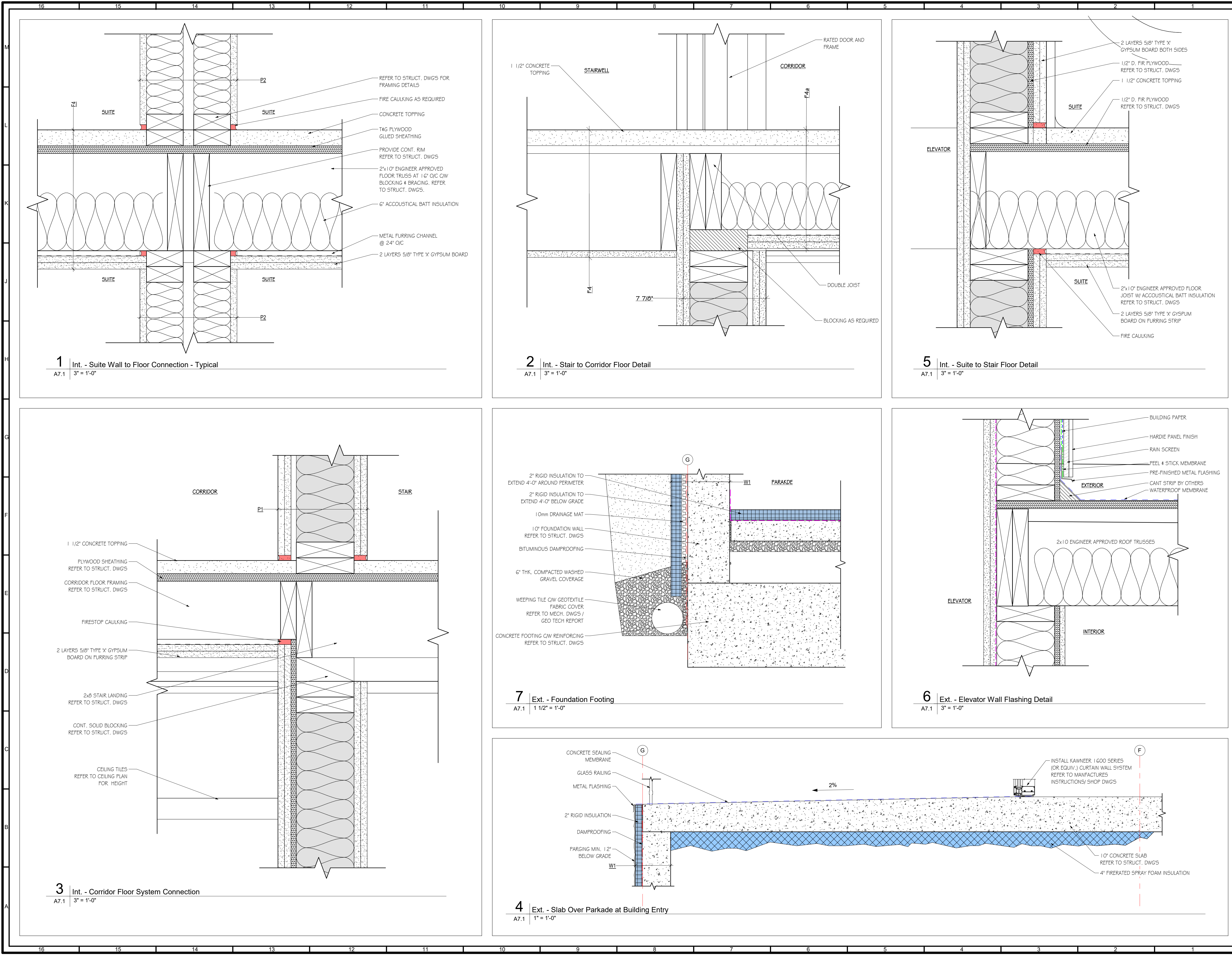
ISSUE DATE: 2025 06 03

REV. NO. SHEET NO. A7.0

PROJECT: 4th and England Multi Use Building
LOCATION: 407 4th Street Courtenay, BC

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BRITISH COLUMBIA
2025-06-04

PROJECT : 4th and England Multi Use Building

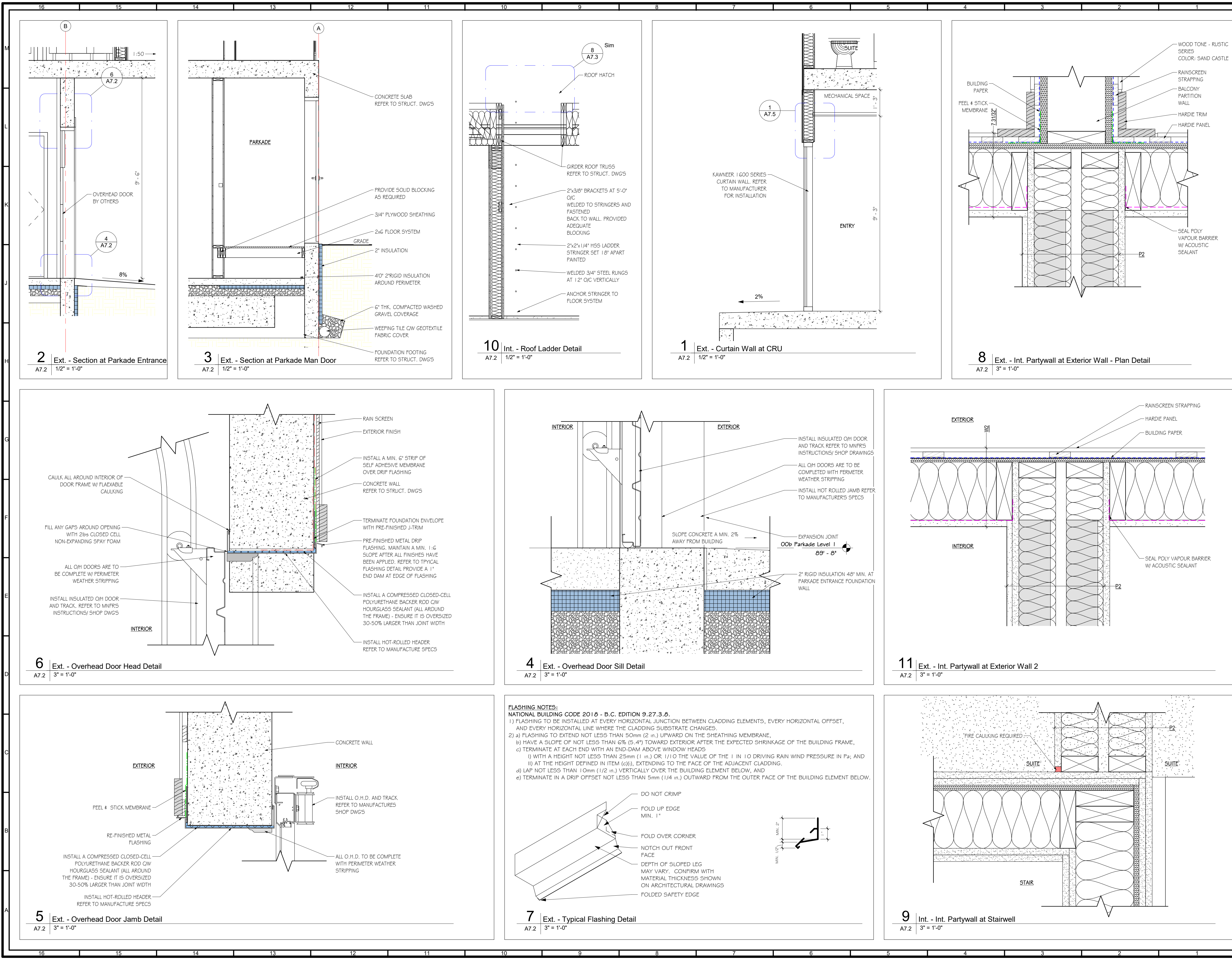
LOCATION : 407 4th Street Courtenay, BC

DRAWING TITLE: Building Details

DRAWN BY: JMV	CHECKED BY: AF / CAR
SCALE: As indicated	
PROJECT: 22202CMMUB / 3021	
ISSUE FOR: ISSUED FOR REVISED BUILDING PERMIT	
ISSUE DATE: 2025 06 03	
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PROFESSIONAL SEAL:

REGISTERED ARCHITECT
ALVIN REINHARD FRITZ
2025-06-04
BRITISH COLUMBIA

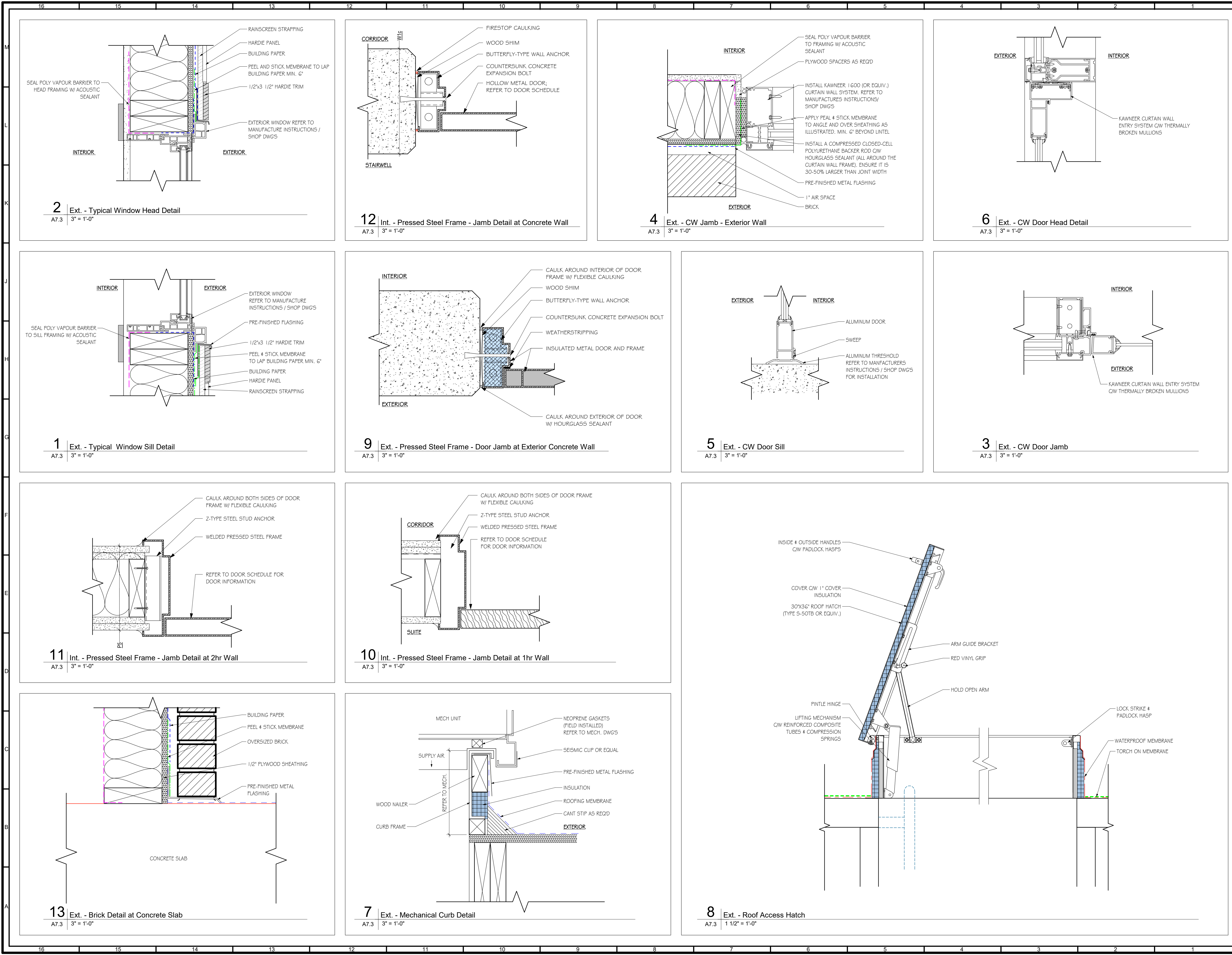
PROJECT : 4th and England Multi Use Building
LOCATION : 407 4th Street Courtenay, BC

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Building Details

DRAWN BY: JMV
SCALE: As indicated
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ISSUE DATE: 2025 06 03
REV. NO. SHEET NO.
A7.2



KEYPLAN:

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6	CAR	ISSUED FOR REVISED BUILDING PERMIT	2025 06 03
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4	CAR	ISSUED FOR BUILDING PERMIT	2025 02 10
3	CAR	ISSUED FOR REVISED DEVELOPMENT PERMIT	2024 11 07
2	CAR	ISSUED FOR REVISED DEVELOPMENT PERMIT	2024 11 01
1	CAR	ISSUED FOR DEVELOPMENT PERMIT	2024 04 10

NO. BY DESCRIPTION DATE

ALVIN REINHARD FRITZ ARCHITECT INC.

PROFESSIONAL SEAL:

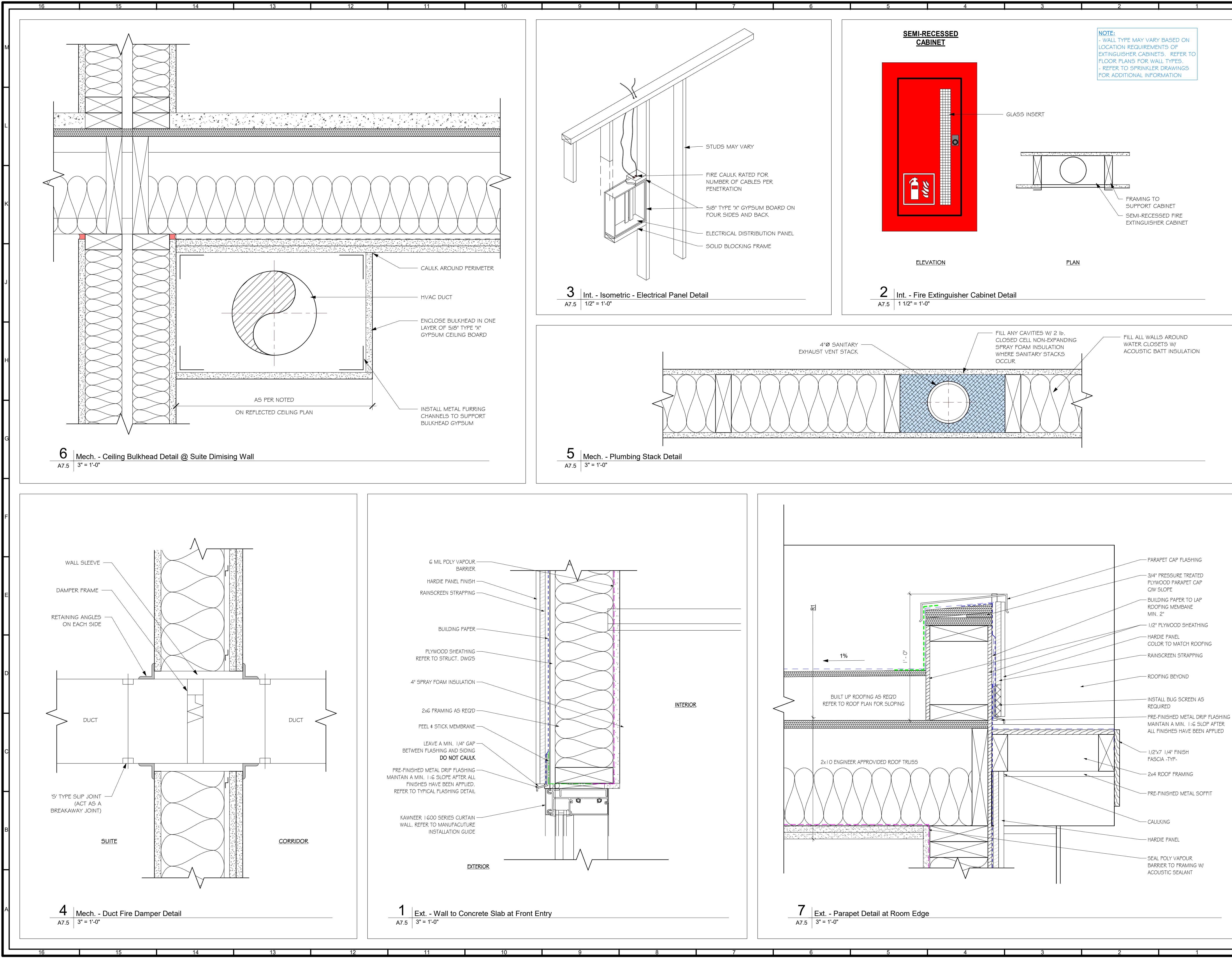
REGISTERED ARCHITECT
ALVIN REINHARD FRITZ
BRITISH COLUMBIA
2025-06-04

PROJECT : 4th and England Multi Use Building

LOCATION : 407 4th Street Courtenay, BC

DRAWING TITLE: Building Details - Door & Window Details

DRAWN BY: JMV	CHECKED BY: AF / CAR
SCALE: As indicated	
PROJECT: 22202CMMUB / 3021	
ISSUE FOR: ISSUED FOR REVISED BUILDING PERMIT	
ISSUE DATE: 2025 06 03	
REV. NO.	SHEET NO. A7.3



KEYPLAN:

CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date
Revision Schedule			

CONSULTANT LOGO:

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5	CAR	ISSUED FOR REVISED BUILDING PERMIT	2025 04 21
4	CAR	ISSUED FOR BUILDING PERMIT	2025 02 10
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2	CAR	ISSUED FOR REVISED DEVELOPMENT PERMIT	2024 11 01
1	CAR	ISSUED FOR DEVELOPMENT PERMIT	2024 04 10

NO.	BY	DESCRIPTION	DATE
1	CAR	ISSUED FOR DEVELOPMENT PERMIT	2024 04 10

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ALVIN REINHARD FRITZ
ARCHITECT
INC.

PROFESSIONAL SEAL:

REGISTERED ARCHITECT
ALVIN REINHARD FRITZ
2025-06-04
BRITISH COLUMBIA

PROJECT :
4th and England Multi Use Building

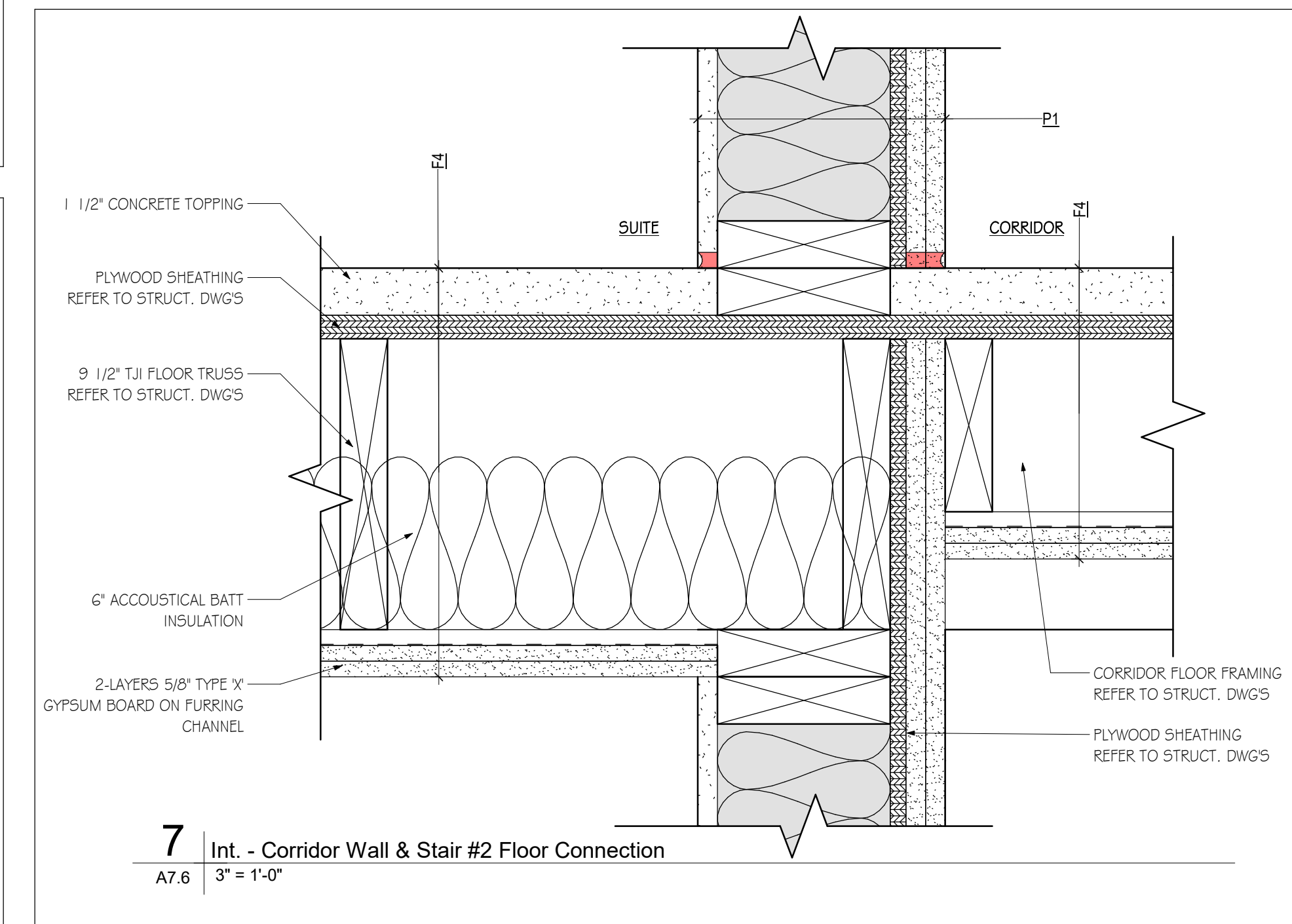
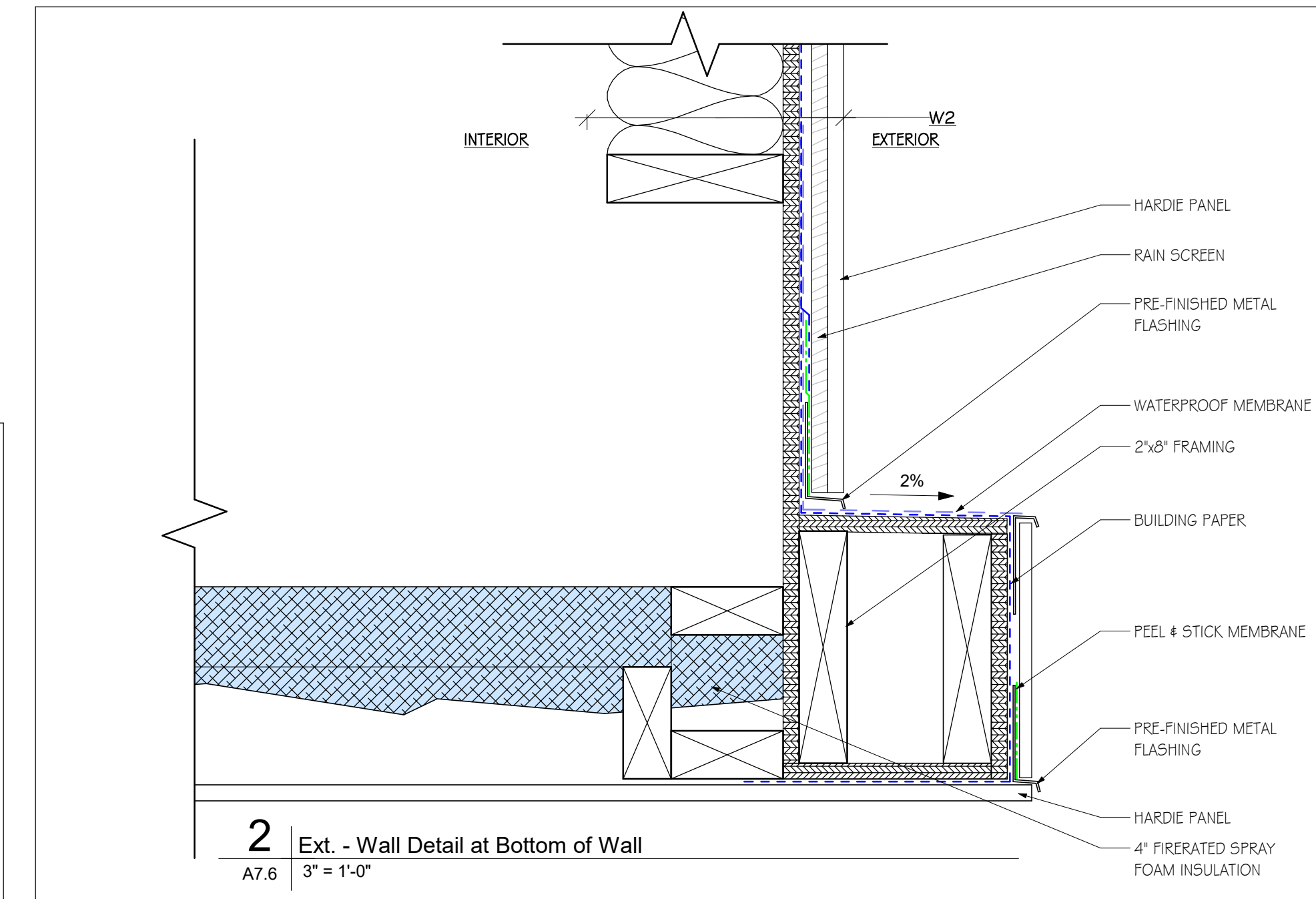
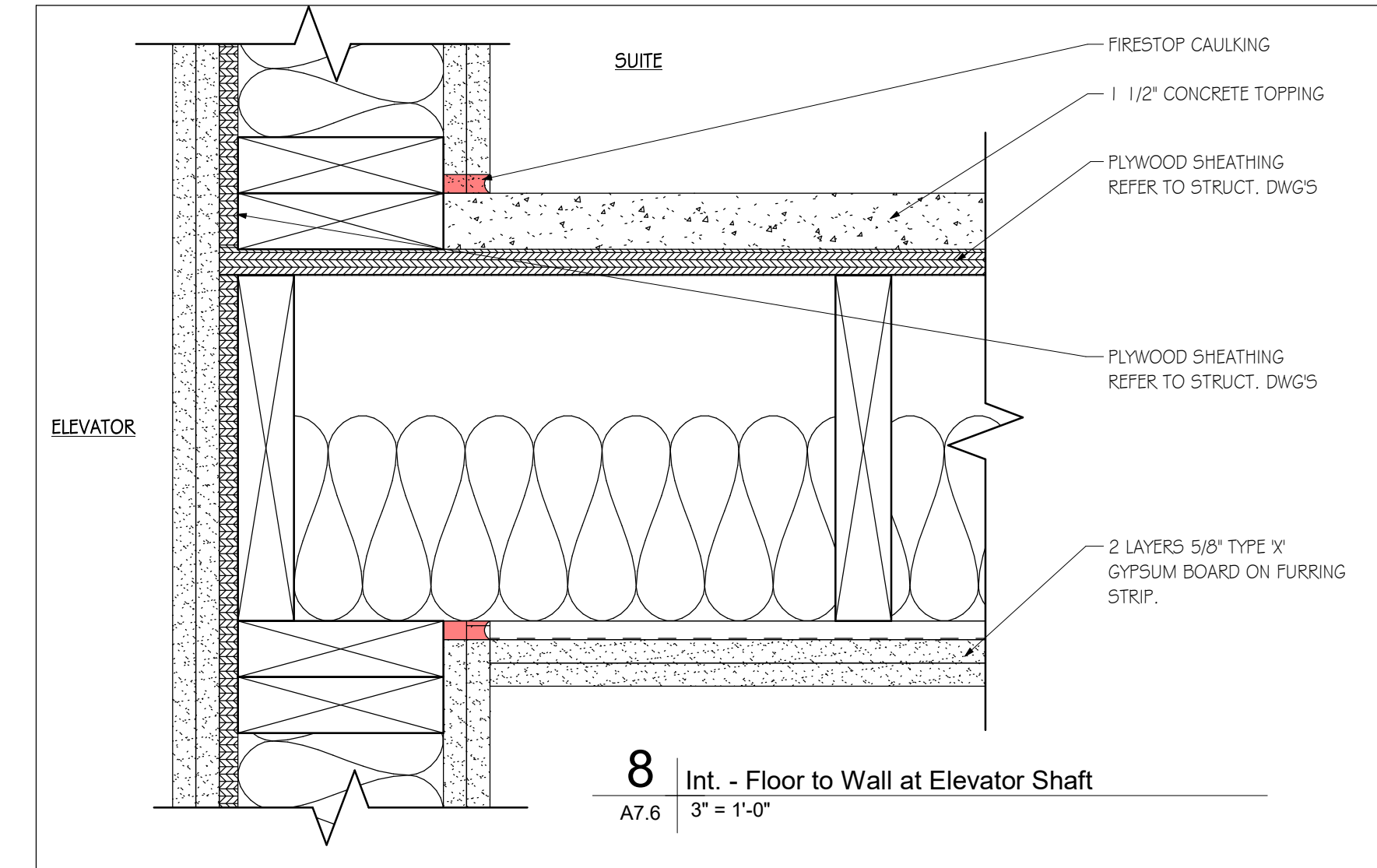
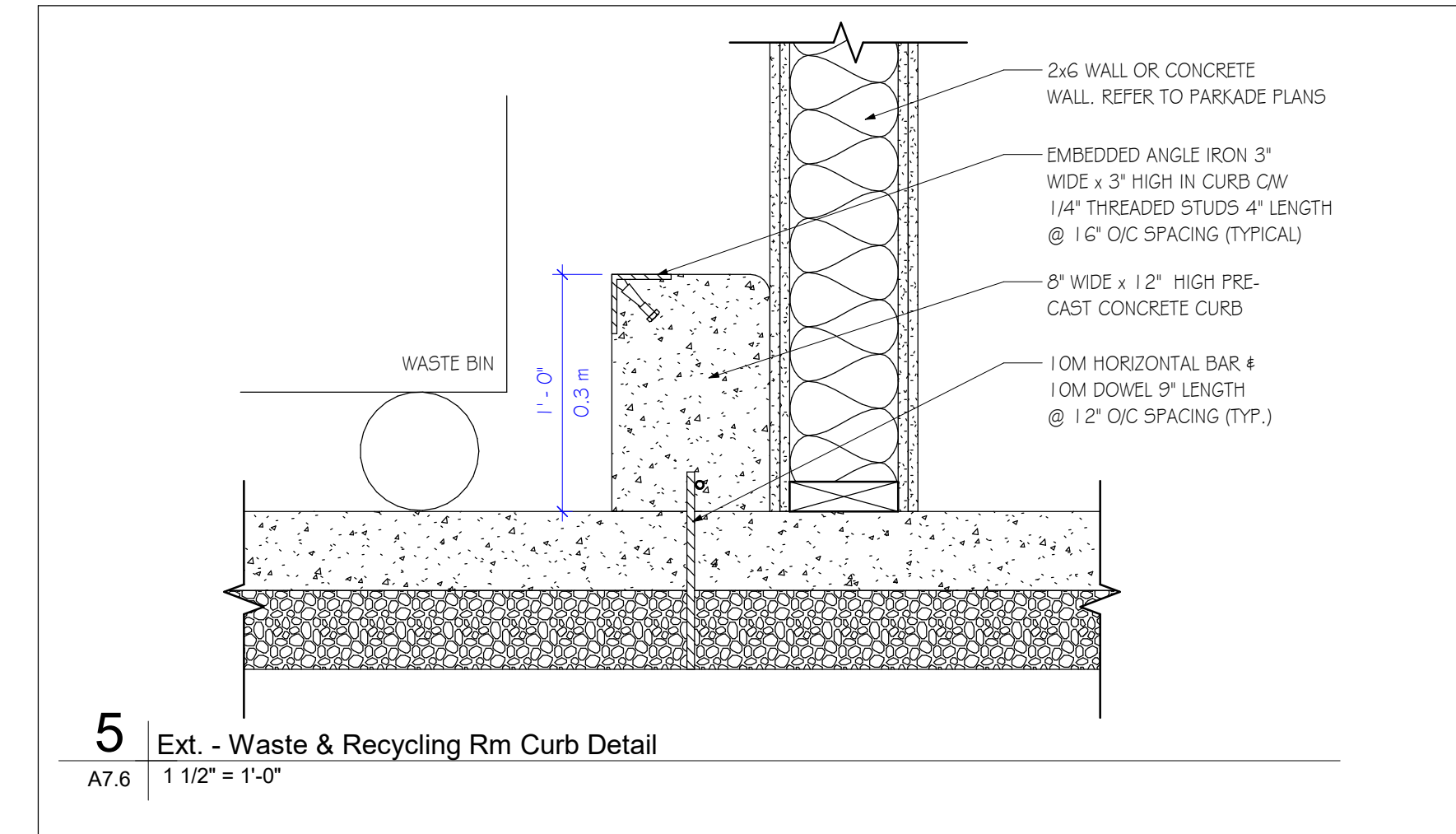
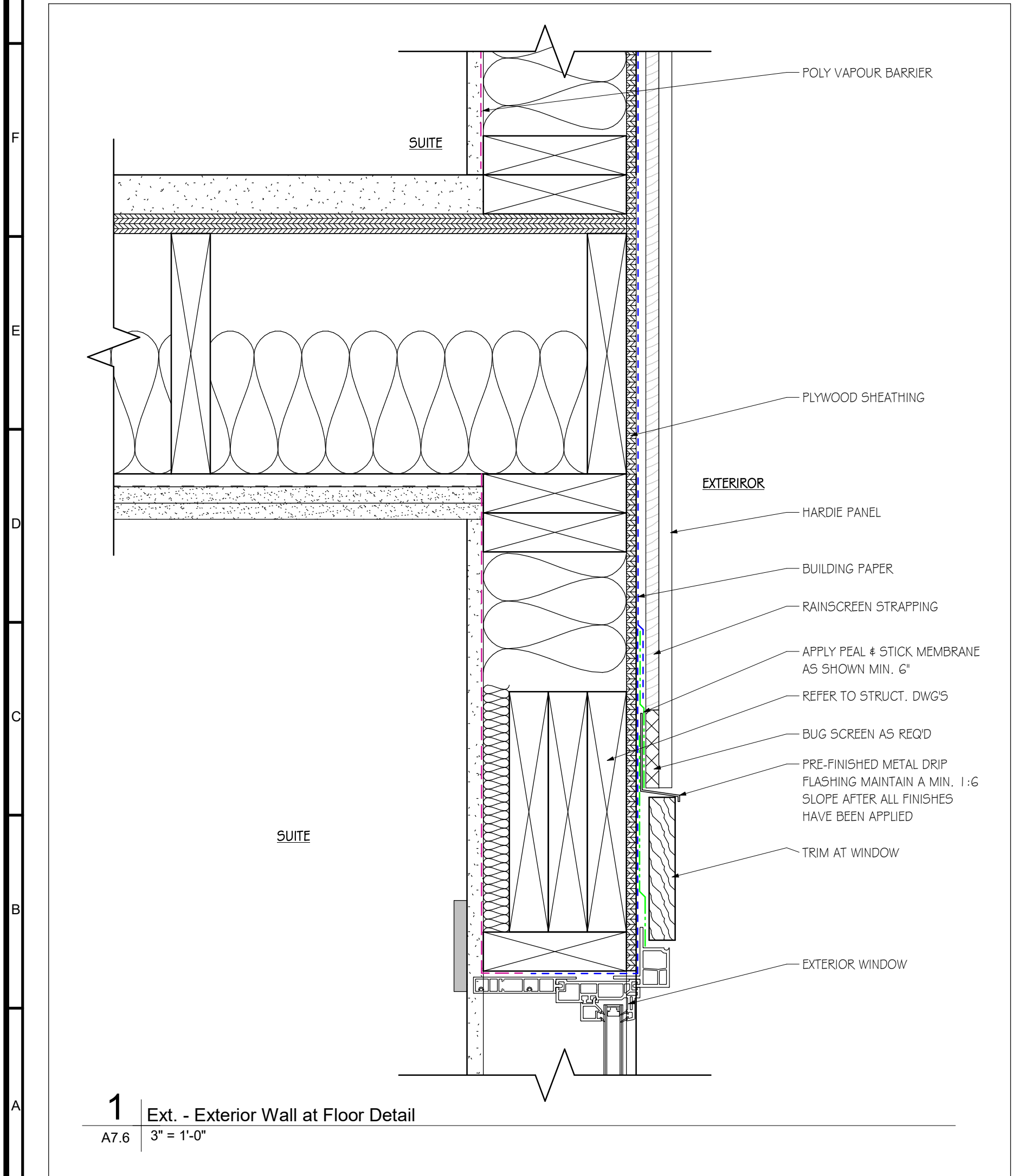
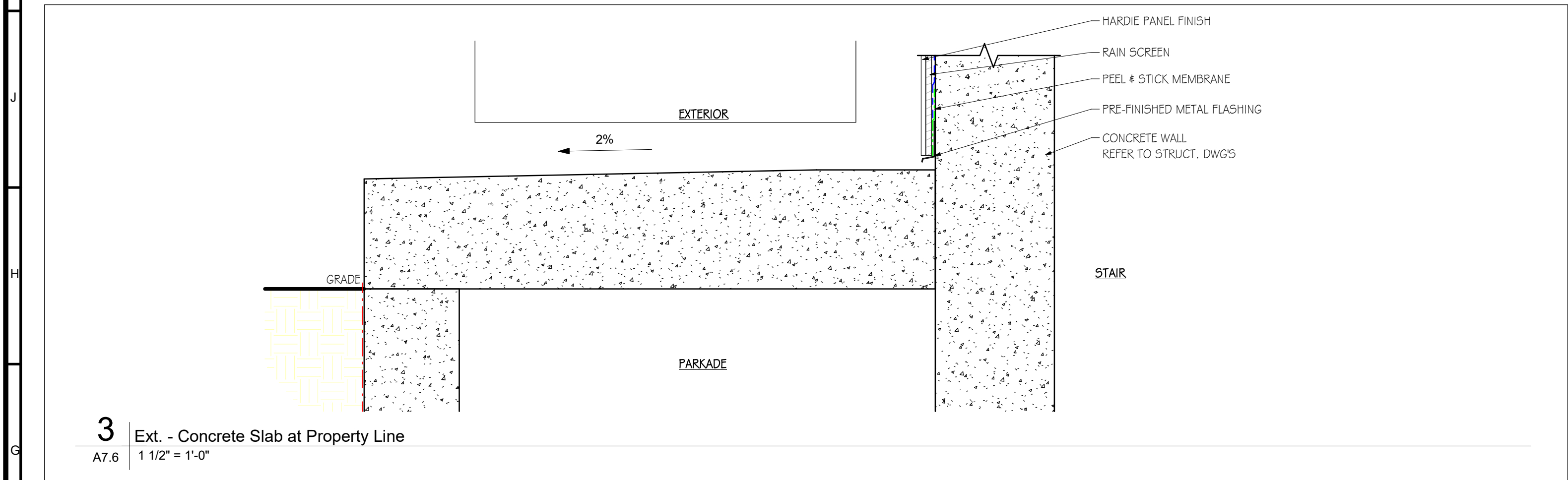
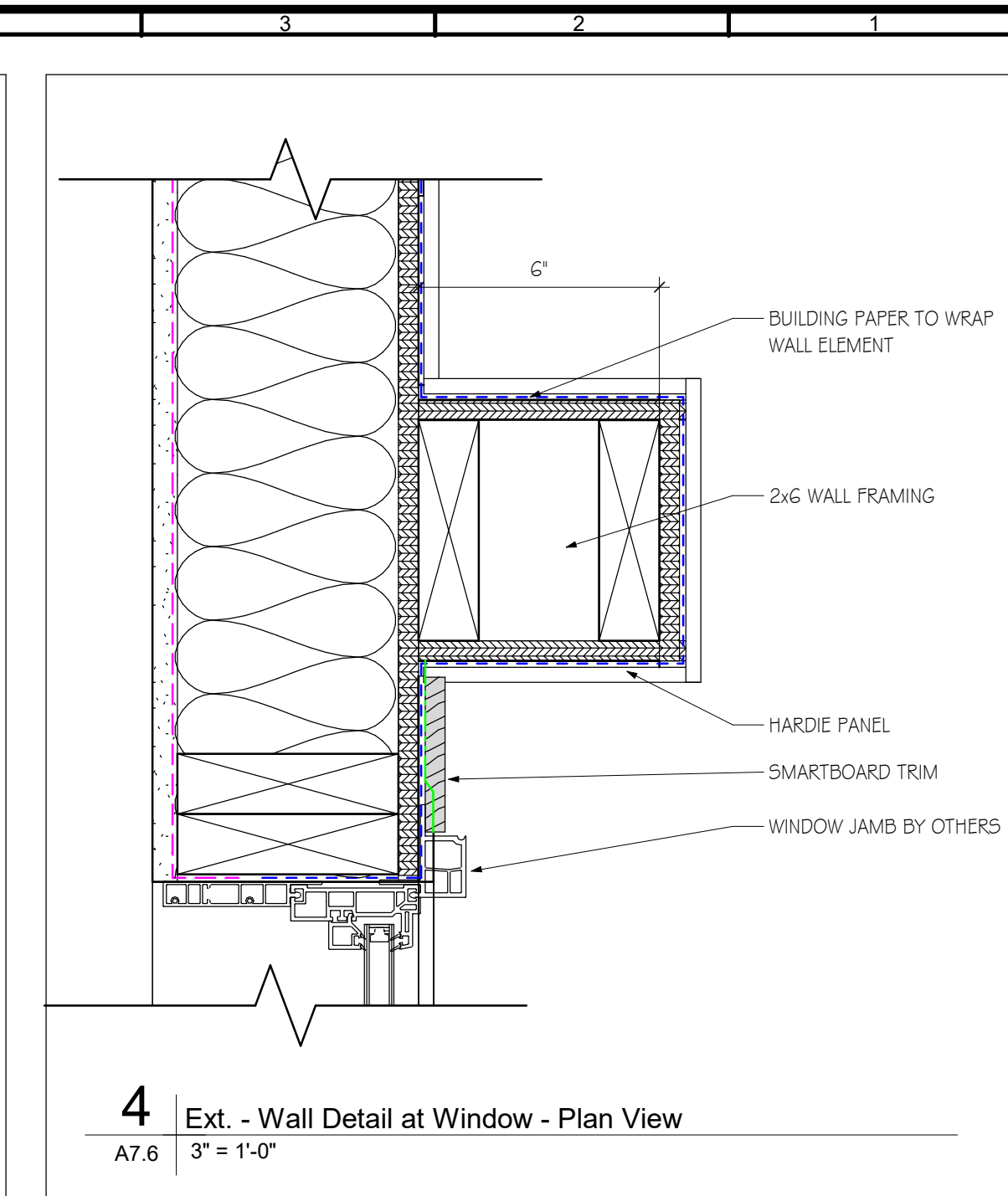
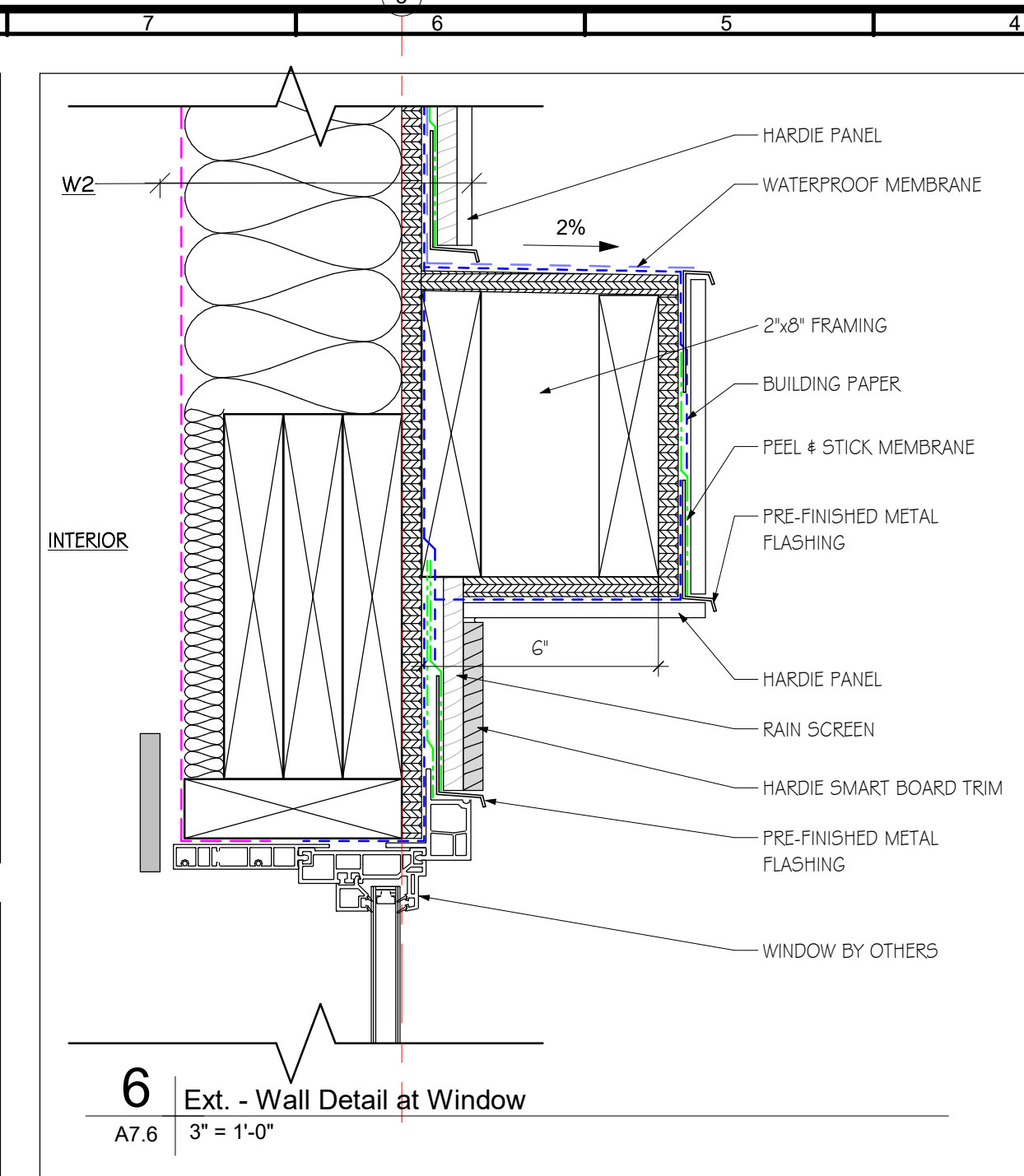
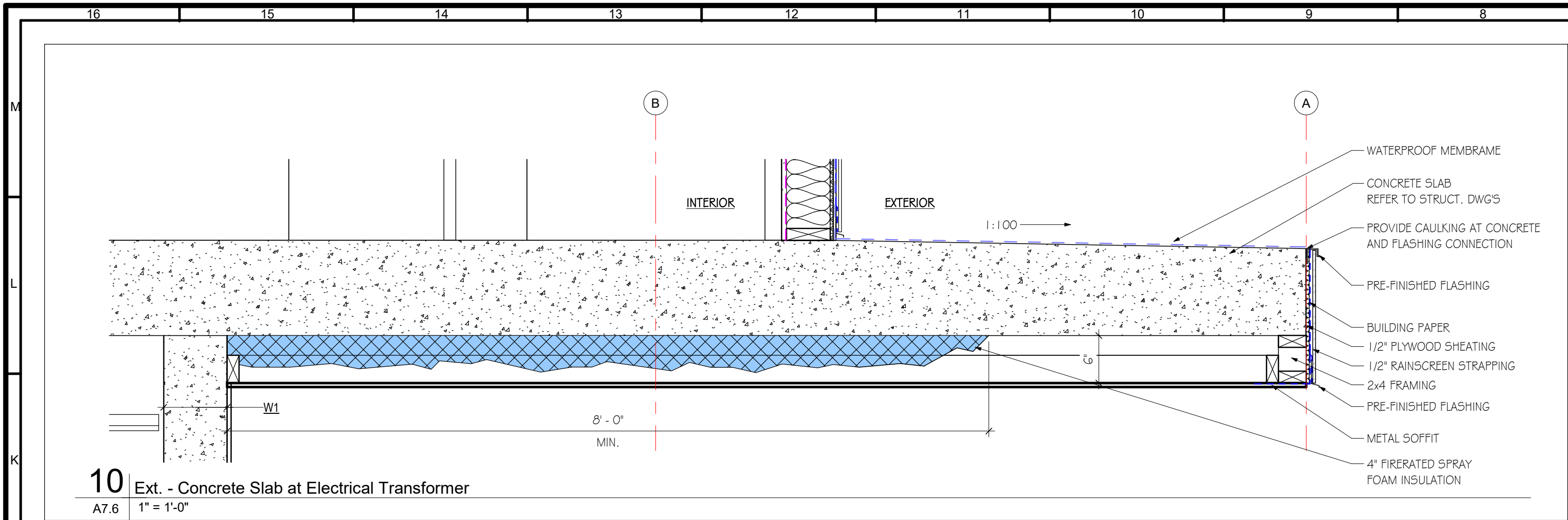
LOCATION :
407 4th Street Courtenay, BC

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DRAWING TITLE:
Building Details

DRAWN BY: JMV	CHECKED BY: AF / CAR
SCALE: As indicated	
PROJECT: 22202CMMUB / 3021	
ISSUE FOR: ISSUED FOR REVISED BUILDING PERMIT	
ISSUE DATE: 2025 06 03	
REV. NO.	SHEET NO.
	A7.5



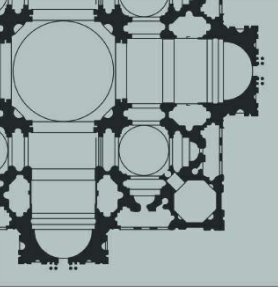
KEYPLAN:

CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date
Revision Schedule			

CONSULTANT LOGO:

6	CAR	ISSUED FOR REVISED BUILDING PERMIT	2025 06 03
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NO.	BY	DESCRIPTION	DATE

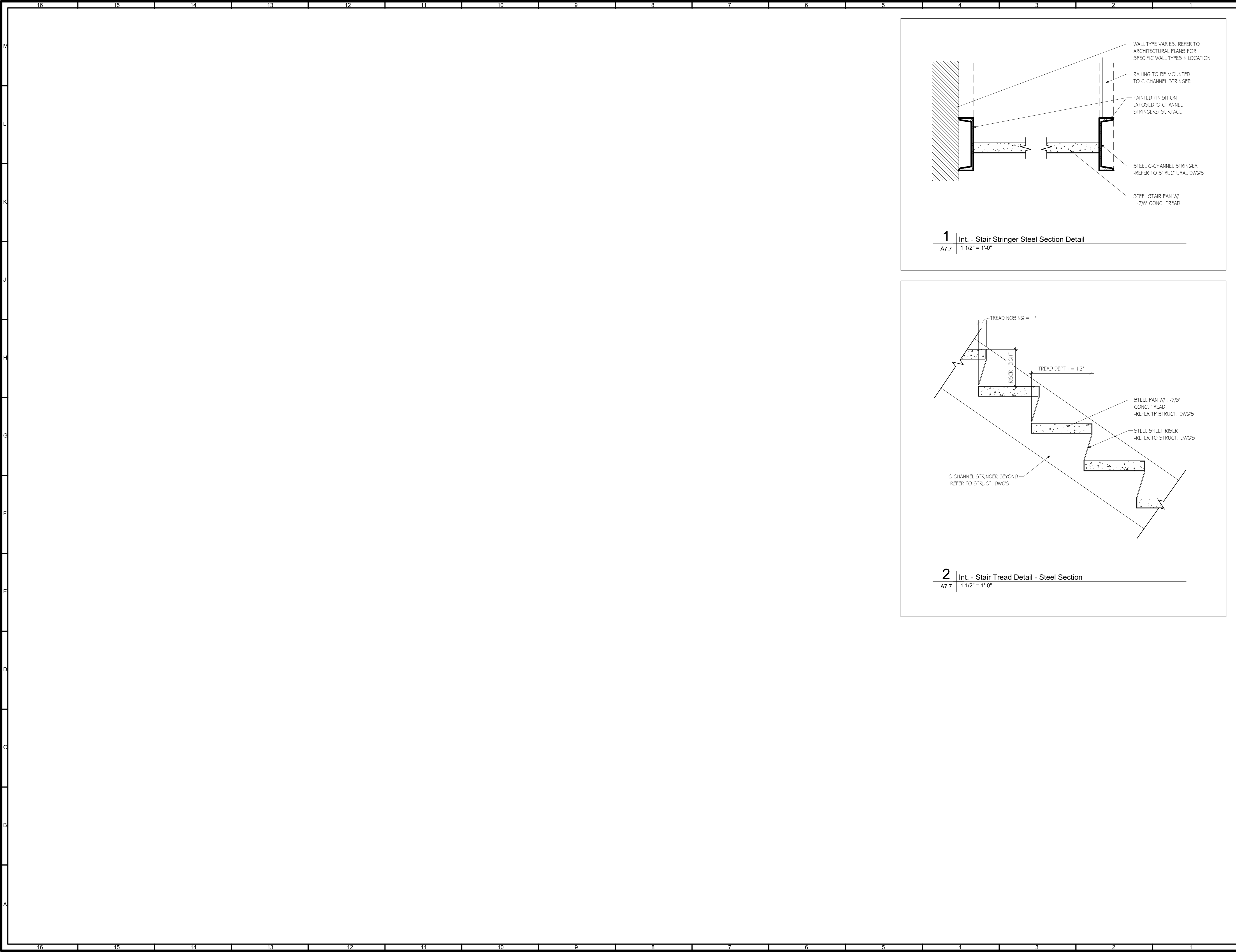
**ALVIN REINHARD FRITZ ARCHITECT INC.**
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PROFESSIONAL SEAL:



PROJECT :
4th and England Multi Use Building
LOCATION :
407 4th Street Courtenay, BC

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DRAWING TITLE: Building Details	
DRAWN BY: JMV	CHECKED BY: AF / CAR
SCALE: As indicated	
PROJECT: 22202CMMUB / 3021	
ISSUE FOR: ISSUED FOR REVISED BUILDING PERMIT	
ISSUE DATE: 2025 06 03	
REV. NO.	SHEET NO.
	A7.6



KEYPLAN:

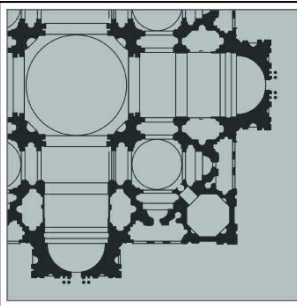
CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date

Revision Schedule

CONSULTANT LOGO:

6	CAR	ISSUED FOR REVISED BUILDING PERMIT	2025 06 03
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NO.	BY	DESCRIPTION	DATE



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ALVIN REINHARD FRITZ
ARCHITECT
INC.

PROFESSIONAL SEAL:



PROJECT : 4th and England Multi Use Building

LOCATION : 407 4th Street Courtenay, BC

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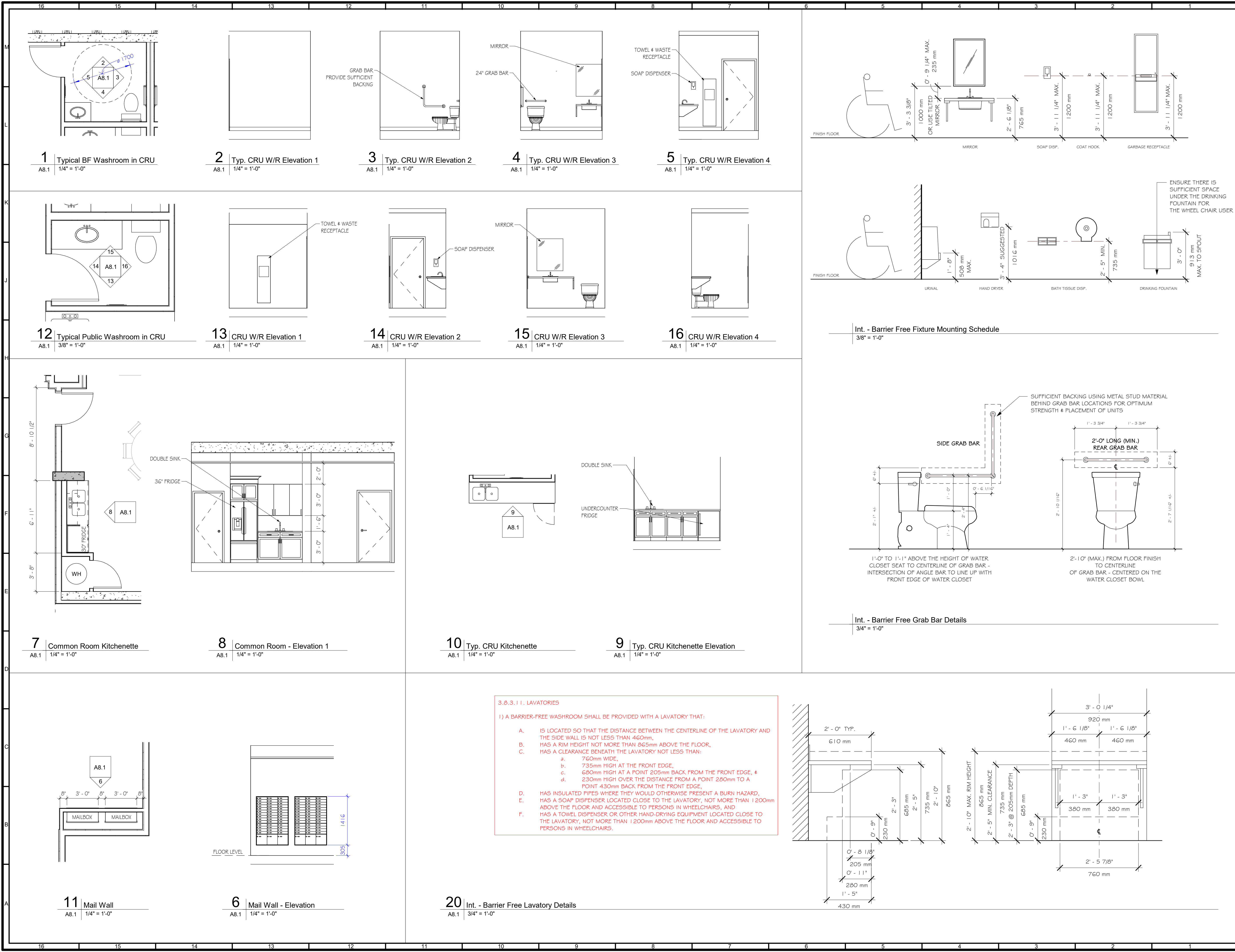
Do not scale this drawing. All dimensions, data and levels, shall be verified prior to construction and all errors or omissions shall be reported to the architect immediately.

DRAWING TITLE:
Building Details

DRAWN BY : JMV	CHECKED BY : AF / CAR
SCALE : 1 1/2" = 1'-0"	
PROJECT : 22202CMMUB / 3021	
ISSUE FOR:	
ISSUE DATE:	

2025 06 03

REV. NO.	SHEET NO.
	A7.7



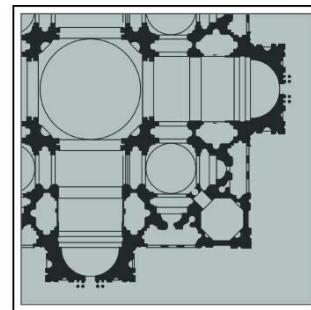
KEYPLAN:

CLIENT INFORMATION:

1	CAR	AHJ REVISIONS	2024 11 07
#	By	Description	Date
Revision Schedule			

CONSULTANT LOGO:

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ALVIN REINHARD FRITZ ARCHITECT INC.

PROFESSIONAL SEAL:



PROJECT:
4th and England Multi Use Building

LOCATION:
407 4th Street Courtenay, BC

DRAWING TITLE:
Interior Elevations

DRAWN BY:
JMV

CHECKED BY:
AF / CAR

SCALE:
As indicated

PROJECT:
22202CMMUB / 3021

ISSUE FOR:
ISSUED FOR REVISED BUILDING PERMIT

ISSUE DATE:
2025 06 03

REV. NO.
A8.1

SHEET NO.
A8.1