Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the ___ day of November XX, 2025 is

BETWEEN:

PACSWELL DEVELOPMENTS COURTENAY GP2 INC., INC.NO. BC1431532
5759 Larson Place
West Vancouver, BC
V7W 1S5
(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 A SECTION 69 COMOX DISTRICT PLAN EPP143842 (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 104 units of residential housing in the downtown area;
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 104 residential apartment units

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:

PACSWELL DEVELOPMENTS COURTENAY GP2 INC., INC.NO. BC1431532
5759 Larson Place
West Vancouver, BC
V7W 1S5
Attention: Ryan Cohen

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:

_____
Kate O'Connell, Director of Corporate Services

PACSWELL DEVELOPMENTS COURTENAY GP2 INC., INC.NO. BC1431532

Its Authorized signatories:

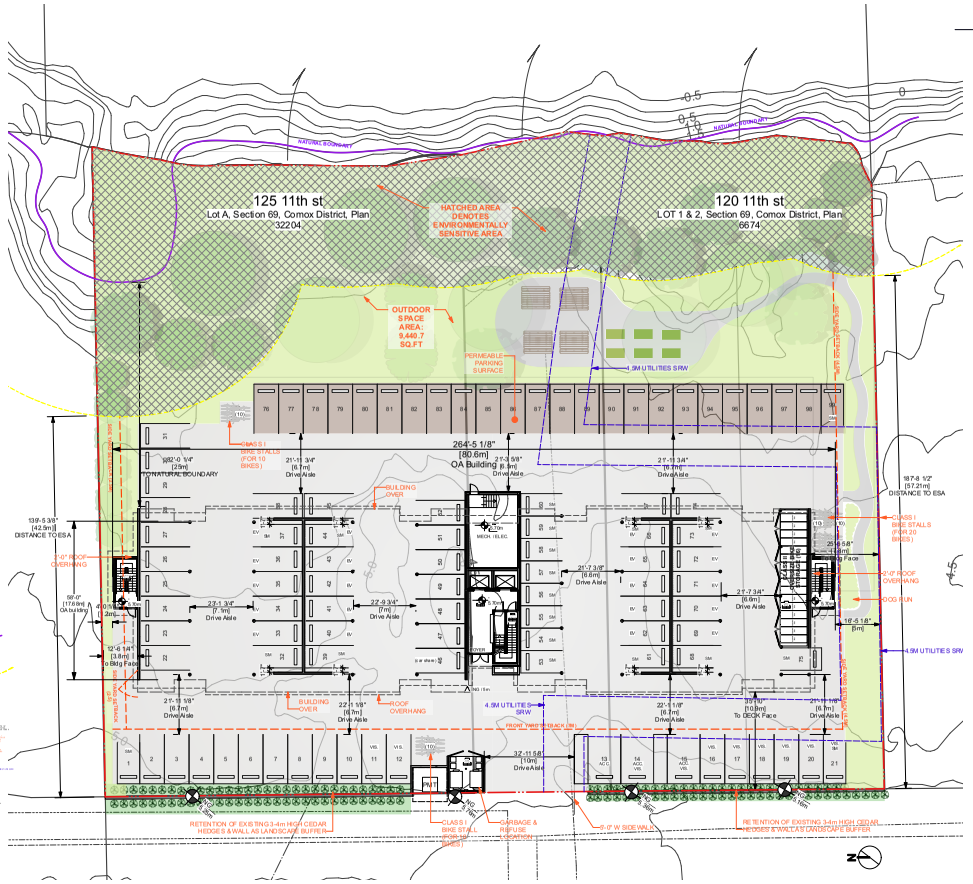
_____
Name: Ryan Cohen

Appendix "A": Plans and Specifications

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

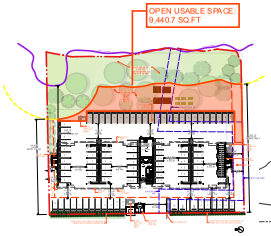






AVERAGE NATURAL GRADE ALONG FRONTAGE = 5.42 M GEO
FCL 5.7 M GEO

1 SITE PLAN
Scale: 1:200



2 USABLE OPEN SPACE PLAN
Scale: 1:1000

PROJECT INFORMATION FOR 120 11TH ST

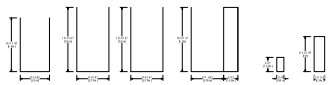
Authority	City Of Courtenay		
Street Address	120 11th St		
Legal Description	LOT A, PLAN 32204 and LOT 1 & 2, Section 69, Comox District, Plan 6674		
Property Identification Number	PID:005-876-672 & 005-876-681		
Project Description	The developer is seeking to densify this existing sigle family lot into a five storey multi unit apartment building.		
ZONING SUMMARY	**MU-2**	**PERMITTED**	**PROPOSED**
SETBACKS			See Plans
LOT COVERAGE		40%	TOTAL BUILDING AREA 14888.3 sq ft TOTAL LOT AREA 66851.6 sq ft TOTAL LOT COVERAGE 22% TOTAL LOT AREA - NATURAL BOUNDARY 65,482 sq/ft
BUILDING HEIGHT			See Elevations for Building Heights
BUILDING STATISTICS			
FSR		**0.82**	*Gross floor area as defined by the city of Courtenay. Interior face of outside walls.*
Total Gross Floor Area		54,731 Sq/ft	
Total Buildable Gross Floor Area		59,553 Sq/ft	

Residential Unit Mix	Description	Unit Count	Total Area Sq/ft	Total Area Sq/M
	Studio	40	14,805 Sq/ft	1377 Sq/M
	Executive suite	22	10,967 Sq/ft	1020 Sq/M
	Executive suite ACC	10	3,561Sq/ft	331 Sq/M
	One Bedroom	24	14,135 Sq/M	1315 Sq/M
	Two Bedroom	8	5,943 Sq/ft	553 Sq/M
	Total Residential	104	49,410 Sq/ft	4,595.17 Sq/M
Circulation + Service	Circulation		7,609Sq/ft	707.64 Sq/M
	Foyer		295 Sq/ft	27.47 Sq/M
	Electrical + Mechanical		678 Sq/ft	63.05 Sq/M
	Bike Parking		491 Sq/ft	45.65 Sq/M
	Refuse		155 Sq/ft	14.46 Sq/M
	Total Circulation and Service		9,228.73q/ft	858.27 Sq/M
Outdoor areas	Decks		6,684 Sq/ft	621.65 Sq/M
	Additional open area		9,441Sq/ft	877.99 Sq/M
	Total Open areas		16,125.11 Sq/M	1,499.64 Sq/M
			Required 13m2 per unit	1,352.00 Sq/M
			surplus	147.64 Sq/M

OFF STREET PARKING + LOADING	Required	1.2 Per Unit	Provided
		124.8	99
Of Which	Regular	90%	79 (90%)
	Small	10%	20 (20%)
Of Which	EV Charge	n/a	20
	Accessible	3	3
	Visitor	10%	10
	Car Share	n/a	1
	125	TOTAL PARKING	99

BICYCLE PARKING	Required		Provided	110v access
	208	CLASS II (2 per dwelling unit)	122	
Of Which	188	90% Standard, wall mount (1.01mX.6m)	108	100%
Of Which		In Storage Rooms	36	
		In Tenant Units	72	
Of Which	20	10% Oversized (3mX.9m)	14	100%
	21	CLASS I (10% of class II)	42	
Of Which	19	90% Standard (1.8mX.6m)	40	25%
Of Which		Visitor	10	
Of Which	2	10% Oversized (3mX.9m)	2	50%
	229	TOTAL BIKE PARKING	164	
LANDSCAPE + SCREENING	SEE SITE PLAN			

3 STALL STANDARDS
Scale: 1/16" = 1'-0"



MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-01-27

120 11TH STREET - THE LANDING
COURTENAY BC

NO.	YMD	ISSUE
M	2025-01-27	ISSUED FOR DP R9
L	2025-01-24	ISSUED FOR DP R8

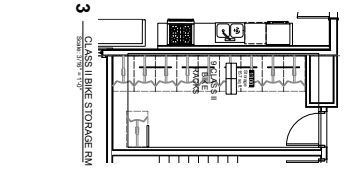
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NO.	YMD	ISSUE

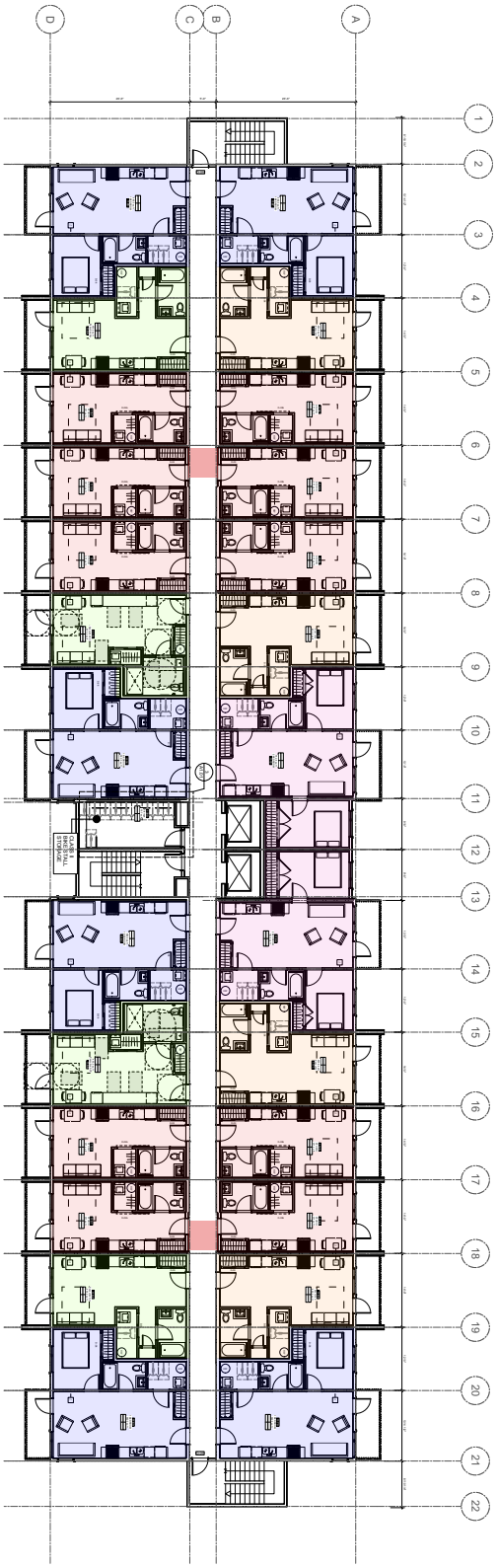
REVISION

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Site Plan

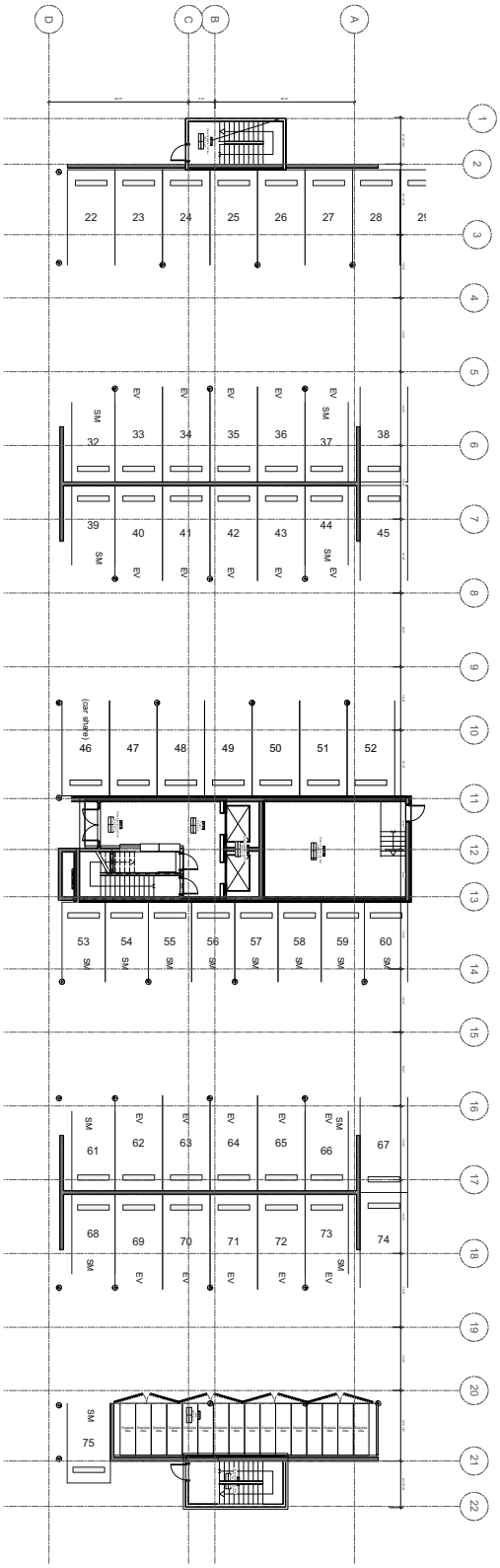
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3 CLASS I BIKE STORAGE RM
Scale: 1/8"=1'-0"



2 TYPICAL FLOOR PLAN
Scale: 1/32"=1'-0"



1 PARKADE PLAN
Scale: 1/32"=1'-0"

A1.01

Overview Parkade & Typical Floor Plans

ISSUE	DESCRIPTION
A	2025-01-23 BUILDING PERMIT

NO.	DATE	REVISION

120 11TH STREET - THE LANDING
COURTENAY BC

REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-01-23

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7



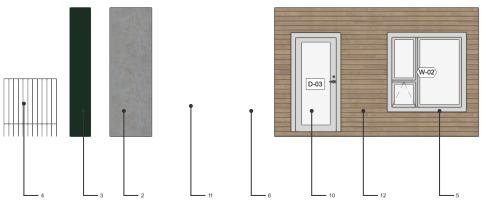
3 West ELEVATION (11TH)
Scale: 3/32" = 1'-0"



5 East ELEVATION
Scale: 3/32" = 1'-0"

MATERIALS

1 pressed steel frame door, charcoal
2 exposed concrete
3 powder coated steel fin, dark sage green
4 metal guard, dark sage green
5 vinyl windows, white or light
6 cementitious panel, white or light
7 floor plate band / balcony edge, cementitious panel or flashing, white or light
8 roof edge, cementitous panel or flashing, white or light
9 balcony divider fin, cementitous panel or flashing, white or light
10 vinyl door with glazing, white or light
11 metal siding, white or light
12 metal siding, wood print
13 aluminum storefront or curtain wall doors and glazing, white or silver
14 aluminum cables / wire on metal stand offs





4 NORTH ELEVATION
Scale: 3/32" = 1'-0"



2 SOUTH ELEVATION
Scale: 3/32" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA
2025-01-23

120 11TH STREET - THE LANDING
COURTENAY BC

NO.	Y M D	ISSUE
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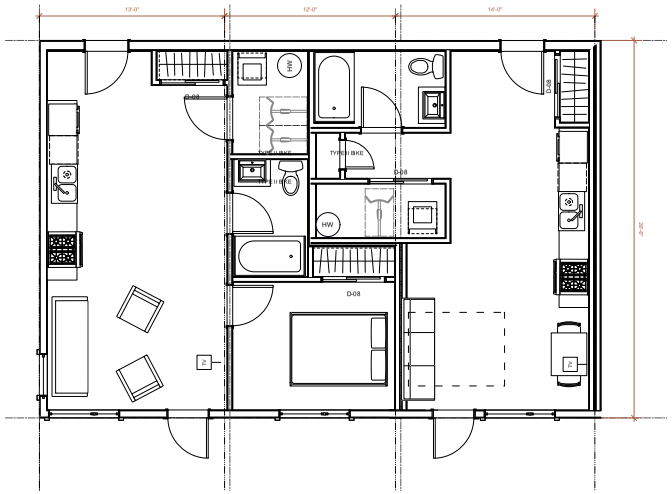
ISSUE

NO.	Y M D	ISSUE

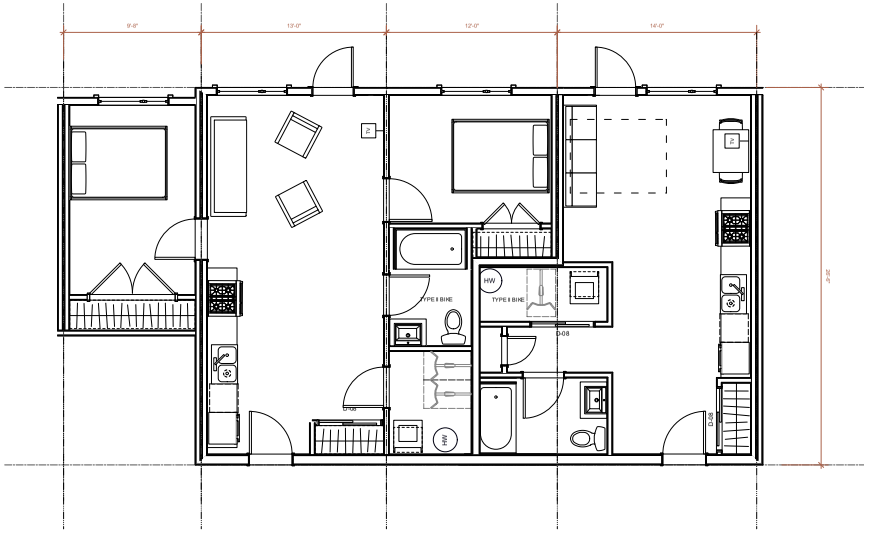
REVISION

SHEET TITLE
Elevations

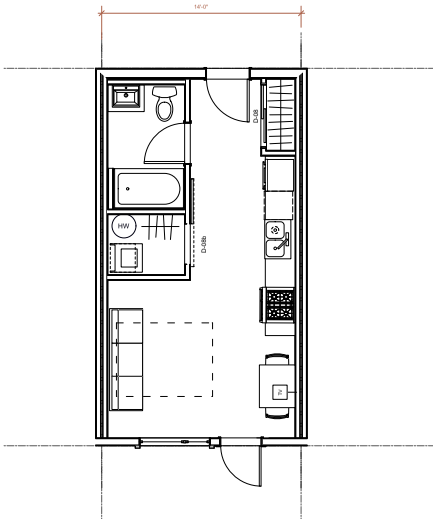
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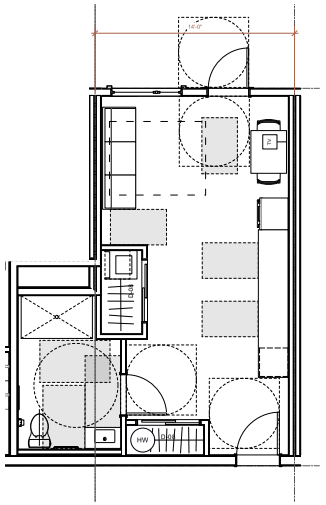
1 Typical Corner 1 Bedroom and Executive Units
Scale: 1/4" = 1'-0"



2 Typical 2 Bedroom and Executive Units
Scale: 1/4" = 1'-0"



3 Typical Studio Unit
Scale: 1/4" = 1'-0"



4 Typical Executive Acc. Unit
Scale: 1/4" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MARCUS OLIVER MACDONALD
BRITISH COLUMBIA
2025-01-23

120 11TH STREET - THE LANDING
COURTENAY BC

NO.	Y M D	ISSUE
A	2025-01-23	Issued for DP RS

ISSUE

NO.	Y M D	ISSUE

REVISION

SHEET TITLE
Detailed Unit Plans

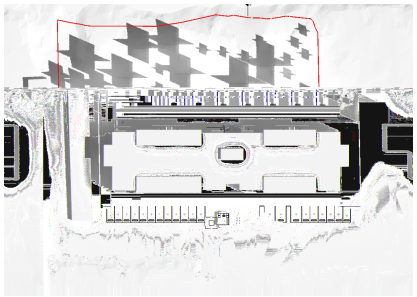
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SHADOW ANALYSIS

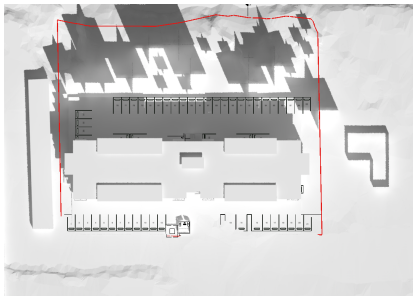
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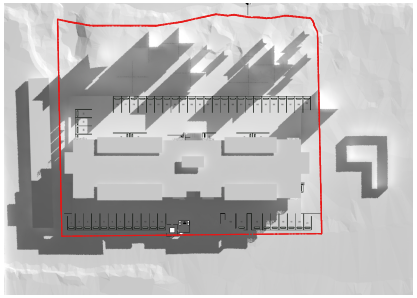
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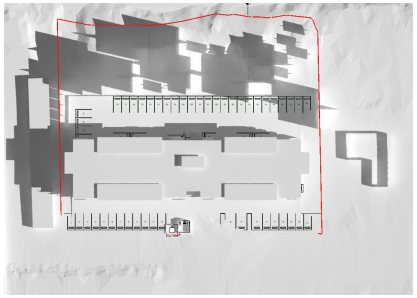


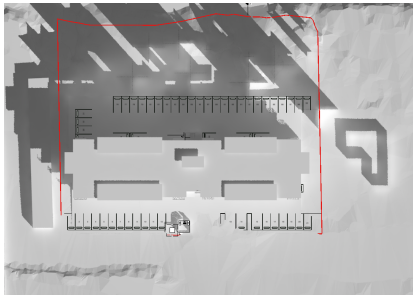
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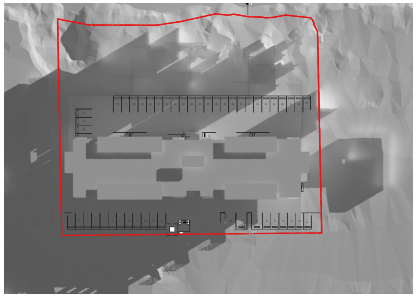
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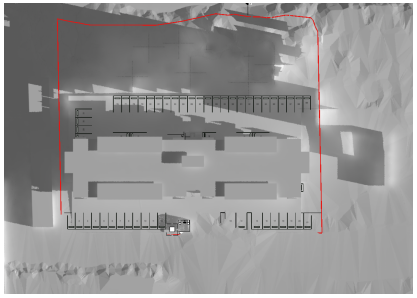






MARCH/SEPTEMBER







DECEMBER

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MARCUS OLIVER MACDONALD
BRITISH COLUMBIA
2025-01-23

120 11TH STREET - THE LANDING
COURTENAY BC

NO.	Y M D	ISSUE
A	2025-01-23	Issued for DP RR

ISSUE

NO.	Y M D	ISSUE

REVISION

SHEET TITLE
Shadow study

DRAWING NO.
AD6.1



1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

OWNER
Ryan Cohen
Pacific Swell Projects
ryan@pacswell.ca

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E - maris@mharchitects.ca
T - 604.345.9733

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T - 250.940.2982

ELECTRICAL
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Muir Engineering
E - heather@muireng.ca
T - 250.650.1775

ARCHITECTURAL

A0.00 Cover Sheet
A0.01 Project Information & Legends
A0.02 Buiding Code Analysis
A0.03 Code Analysis Diagrams
A0.04 Construction Assemblies
A0.05 Finishes and Schedules
A1.00 Site Plan
A1.01 Parkade & Typical Floor Key Plans
A1.02 Parkade Plan North
A1.03 Parkade Plan South
A1.04 Second Floor North
A1.05 Second Floor South
A1.06 Third Floor North
A1.07 Third Floor South
A1.08 Fourth Floor North
A1.09 Fourth Floor South
A1.10 Fifth Floor North
A1.11 Fifth Floor South
A1.12 Roof Plan
A1.13 Detailed Unit Plans
A2.00 Elevations
A3.00 Building Sections
A4.00 Stairs
A4.01 Elevator & Refuse & Bike Storage
A5.00 Interior Elevations
A6.00 Section Details
A6.01 Section Details
A6.02 Section Details
A6.03 Plan Details
A6.04 Typical Details

MacDonald Hagarty Architects Ltd.
Unit E - 1822 Unit E Comox Avenue
Comox BC
V9M 3M7

REV	Y	M	D	ISSUE
Q	2025	04	02	ISSUED FOR BUILDING PERMIT
P	2025	03	17	ISSUED FOR BP COORDINATION
N	2025	01	27	ISSUED FOR 50% COORDINATION

LEGEND - PLANS

GL	GRIDLINE
	SECTION LINE
	ELEVATION MARKER
	DETAIL CALLOUT
FG 62.275m EG 61.69m	SPOT ELEVATION (FINISH GRADE/EXISTING GRADE)
	STRUCTURE ELEVATION
	ROOM NUMBER ROOM NAME ROOM TAG ROOM AREA
P-2a	ASSEMBLY TAG
W01	WINDOW TAG
D-01	DOOR TAG
FD	FLOOR DRAIN
RD	ROOF DRAIN W/ DOWNWARDS SLOPE DIRECTION
RWL	RAINWATER LEADER
FDC	FIRE DEPARTMENT CONNECTION
VENT	ROOF VENT
PB	POWER DOOR PUSH BUTTON
	CLOSET ROD AND SHELVES
	TACTILE WARNING STRIP
	ACCESSIBILITY TURNING RADIUS (1.5m)
	ACCESSIBILITY CLEARANCE
	TRAVEL DISTANCE
	45 MIN FIRE RESISTANCE RATING
	1 H FIRE RESISTANCE RATING
	INTUMESCENT STEEL PROTECTION - REFER TO A0.04
	GWB COLUMN PROTECTION - REFER TO A0.04

LEGEND - RCP

	METAL PLANK SOFFIT (WOOD-LOOK)
	GYPSUM WALL BOARD DROP CEILING OR BULKHEAD
	GYPSUM WALL BOARD
	SUSPENDED ACOUSTIC CEILING TILE
CEILING HEIGHT	CEILING HEIGHT ABOVE FINISHED FLOOR
	SUPPLY DIFFUSER (REFER TO MECH.)
	RETURN GRILLE (REFER TO MECH.)
	INDOOR POTLIGHT (REFER TO ELEC.)
	OUTDOOR POTLIGHT (REFER TO ELEC.)
	FLUSHMOUNT LIGHT (REFER TO ELEC.)
P	PENDANT LIGHT (REFER TO ELEC.)
	BATHROOM SCONCE (REFER TO ELEC.)
	WALL SCONCE (REFER TO ELEC.)
	LINEAR LUMINAIRE (REFER TO ELEC.)





1 COMMUNITY CONTEXT
Scale: NTS

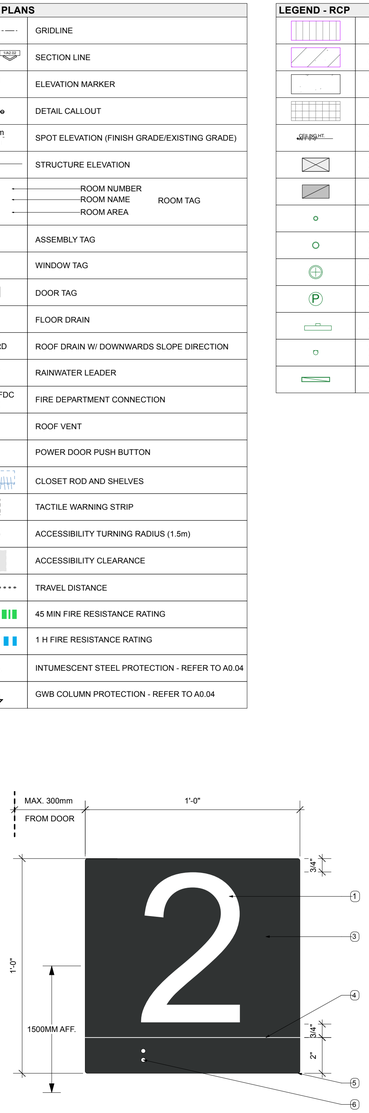
PROJECT INFORMATION

Authority	City Of Courtenay			
Street Address	1100 Beckensell Avenue			
Legal Description	LOT A SECTION 69 COMOX DISTRICT PLAN EPP143842			
Property Identification Number	PID:032-467-702			
Project Description	The developer is seeking to densify this existing sigle family lot into a five storey multi unit apartment building.			
ZONING SUMMARY	**MU-2**	**PERMITTED**	**PROPOSED**	
SETBACKS			See Plans	
LOT COVERAGE		40%	TOTAL BUILDING AREA	14878.8 sq ft
			TOTAL LOT AREA	66851.6 sq ft
			TOTAL LOT COVERAGE	22%
			TOTAL LOT AREA - NATURAL BOUNDARY	65,482 sq/ft
BUILDING HEIGHT			See Elevations for Building Heights	
BUILDING STATISTICS				
FSR		**0.82**		
Total Gross Floor Area		54,831 Sq/ft	*Gross floor area as defined by the city of Courtenay. Interior face of outside walls.*	
Total Buildable Gross Floor Area		59,515 Sq/ft		

	Description	Unit Count	Total Area Sq/ft	Total Area Sq/M
Residential Unit MIx				
	Studio	40	14,805 Sq/ft	1377 Sq/M
	Executive suite	22	10,967 Sq/ft	1020 Sq/M
	Executive suite ACC	10	3,561 Sq/ft	331 Sq/M
	One Bedroom	24	14,135 Sq/ft	1315 Sq/M
	Two Bedroom	8	5,943 Sq/ft	553 Sq/M
	Total Residential	104	49,410 Sq/ft	4,595.17 Sq/M
Circulation + Service				
	Circulation		7,609 Sq/ft	707.64 Sq/M
	Fover		307 Sq/ft	28.55 Sq/M
	Electrical + Mechanical		546 Sq/ft	50.76 Sq/M
	Bike Parking		491 Sq/ft	45.65 Sq/M
	Refuse		182 Sq/ft	16.92 Sq/M
	Total Circulation and Service		9,134.6Sq/ft	849.52 Sq/M
Outdoor areas				
	Decks		6,684 Sq/ft	621.65 Sq/M
	Additional open area		9,441Sq/ft	877.99 Sq/M
	Total Open areas		16,125.11 Sq/M	1,499.64 Sq/M
			Required 13m2 per unit	1,352.00 Sq/M
			surplus	147.64 Sq/M

OFF STREET PARKING + LOADING	**Required**	**1.2 Per Unit**	**Provided**	
		124.8	**99**	
Of Which	Regular	90%	79 (90%)	
	Small	10%	20 (20%)	
Of Which	EV Charge	n/a	20	
	Accessible	3	3	
	Visitor	10%	10	
	Car Share	n/a	1	
	125	**TOTAL PARKING**	**99**	

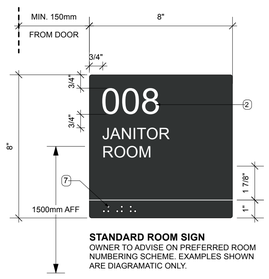
	Required		**Provided**	110v access
BICYCLE PARKING	208	CLASS II (2 per dwelling unit)	**122**	
Of Which	188	90% Standard, wall mount (1.01mX.6m)	108	100%
Of Which		In Storage Rooms	36	
		In Tenant Units	72	
Of Which	20	10% Oversized (3mX.9m)	14	100%
	21	CLASS I (10% of class II)	**42**	
Of Which	19	90% Standard (1.8mX.6m)	40	25%
Of Which		Visitor	10	
Of Which	2	10% Oversized (3mX.9m)	2	50%
	229	**TOTAL BIKE PARKING**	**164**	
LANDSCAPE + SCREENING		SEE SITE PLAN		



SIGNAGE LEGEND
1. 100mm (4") BRUSHED ALUMINUM TYPE RAISED 3.0mm; TYPEFACE ARIAL
2. 38mm (1.5") BRUSHED ALUMINUM TYPE RAISED 3.0mm; TYPEFACE ARIAL
3. 3mm (1/8") BACKING PLATE COLOUR TBD BY ARCH; 1.6mm (1/16") MATTE ADA APPROVED FACEPLATE; COLOUR TBD BY ARCH
4. 6mm (1/4") BRUSHED ALUMINUM BREAK LINE
5. 5.3mm (1/8") RADIUS CORNERS
6. 3mm (1/8") RAISED GRADE 2 BRAILLE
7. 1.5mm (1/16") RAISED GRADE 2 BRAILLE

GENERAL NOTES:
-FIRE SAFETY PLAN TO BE LOCATED ON EACH FLOOR LEVEL
- PROVIDE CUT CAST OPAQUE VINYL ADDRESS NUMBER FOR BUILDING

STAIRWELL FLOOR NUMBERING
REQUIRED AT ALL LEVELS ON THE STAIR & CORRIDOR SIDE OF THE WALL AT THE LATCH SIDE OF DOORS TO EXIT STAIR SHAFTS. MOUNT AT 1500MM AFF.



STANDARD ROOM SIGN
OWNER TO ADVISE ON PREFERRED ROOM NUMBERING SCHEME. EXAMPLES SHOWN ARE DIAGRAMATIC ONLY.



IN CASE OF FIRE SIGN #1
LOCATE ADJACENT TO ELEVATOR DOORS ON LEVELS 2 - 5



IN CASE OF FIRE SIGN #2
LOCATE ADJACENT TO ELEVATOR DOORS ON ALL LEVELS



CAUTION AUTOMATIC DOOR
LOCATE ON ALL AUTOMATIC DOORS WITH OPERATORS

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
OLIVER
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING
COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO. Y M D ISSUE

REVISION

SHEET TITLE
Project Information & Legends

DRAWING NO.
A0.01

CODE OVERVIEW

GENERAL INFORMATION

REFERENCE(S)		*ITEM*	*DESCRIPTION*		
-		PROJECT TYPE	NEW CONSTRUCTION		
-		GOVERNING BUILDING CODE	2024 BC BUILDING CODE, PART 3 AND INCLUDING ALL AMENDMENTS		
DIV A - 1.3.3.		BUILDING CODE PARTS APPLICABLE	A1, A2, A3, B1, B3, B4, B5, B6, B7, B8, B10, C1, C2		
3.1.2.		MAJOR OCCUPANCY(IES)	GROUP C		
3.1.2.		MULTIPLE MAJOR OCCUPANCIES	NO		
3.1.10.		FIREWALL(S)	NO		
3.1.17.		OCCUPANT LOAD	208	OCCUPANTS RESIDENTIAL AREA (BASED ON 2 PERSONS PER SLEEPING ROOM)	
1.4.1.2.		BUILDING HEIGHT	5	STOREYS ABOVE GRADE	
			0	STOREYS BELOW GRADE	
			5	TOTAL STOREYS (BUILDING HEIGHT)	
3.2.4.1.(1).		FIRE ALARM & DETECTION SYSTEM	PROVIDED		
3.2.2.24 & 3.2.5.12.		AUTOMATIC SPRINKLER SYSTEM	PROVIDED		
3.2.8.2.(1)(c).		MEZZANINE(S)	NO		
3.2.8.2.(6).		INTERCONNECTED FLOOR SPACE	NO		
3.4.1.2.		NUMBER OF STREETS FACING	2	STREET(S) FACING	
3.2.5.4.		FIRE DEPARTMENT ACCESS ROUTES	PROVIDED		
3.2.6.		HIGH BUILDING	NO		
3.2.5.3.		ROOF ACCESS	PROVIDED		
3.2.5.8.		STANDPIPE SYSTEM	REQUIRED		
3.2.7.		LIGHTING & EMERGENCY POWER	PROVIDED		
3.2.7.		EMERGENCY GENERATOR	NO		
3.2.8.		ACCESS FOR PERSONS W/ DISABILITIES	PROVIDED		
-		ALTERNATE SOLUTIONS REQUIRED	NO		
3.2.2.50.		**CONSTRUCTION CLASSIFICATION**	3.2.2.51 GROUP C, UP TO 6 STOREYS SPRINKLERED		
-		CONSTRUCTION TYPES	COMBUSTIBLE	PERMITTED	
			NON-COMBUSTIBLE	PERMITTED	
-		ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS):		
			1 HR	FLOOR	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
			1 HR	ROOF	
-		BUILDING HEIGHT (IN STOREYS)	6	PERMITTED	
			5	PROPOSED	
-		BUILDING AREA (m^2)	1800 m2	MAXIMUM	
			NO	UNLIMITED	
			1383 m2	PROPOSED	

SUBMITTALS

SECTION		SHOP DRAWINGS	MOCK-UP	SAMPLES	LOCATION
05 50 00	METAL FABRICATIONS	•		•	
06 10 63	MISCELLANEOUS ROUGH CARPENTRY				
06 20 00	FINISH CARPENTRY			•	
07 11 00	SHEET WATERPROOFING	•	•		MOCK UP OF CRITICAL JUNCTIONS TBD
07 21 00	THERMAL INSULATION	•			
07 25 00	WEATHER BARRIERS	•	•		MOCK UP OF CRITICAL JUNCTIONS TBD
07 46 46	FIBRE-CEMENT CLADDING	•	•	•	
07 42 13	PREFORMED METAL CLADDING	•	•	•	MOCK UP OF CRITICAL JUNCTIONS TBD
07 46 23	WOOD SOFFITS			•	TBD
07 46 46	FIBRE-CEMENT CLADDING	•	•	•	MOCK UP OF CRITICAL JUNCTIONS TBD
07 52 00	MODIFIED BITUMINOUS MEMBRANE ROOFING	•	•		
07 62 00	SHEET METAL FLASHING AND TRIM	•	•		MOCK UP OF CRITICAL JUNCTIONS TBD
07 84 00	FIRE STOPPING AND SMOKESEALS	•			
07 92 00	JOINT SEALANTS	•			
08 11 14	HOLLOW METAL DOORS AND FRAMES	•	•		
08 14 19	WOOD DOORS AND FRAMES	•	•		
08 31 00	ACCESS DOORS AND PANELS	•			
08 42 29	AUTOMATIC ENTRANCES	•			
08 53 13	VINYL WINDOWS AND DOORS	•	•		MOCK UP OF CRITICAL JUNCTIONS TBD
08 71 00	DOOR HARDWARE	•			
08 80 50	GLAZING	•			
08 83 00	MIRRORS	•			
09 21 16	GYPSUM BOARD ASSEMBLIES	•	•		
09 51 13	ACOUSTICAL PANEL CEILINGS	•			
09 65 00	RESILIENT FLOORING	•			
09 91 00	PAINTING			•	
10 14 00	SIGNAGE			•	
10 28 10	WASHROOM ACCESSORIES	•			
10 44 13	FIRE PROTECTION CABINETS	•			
10 55 23	MAILBOX COMPARTMENTS	•			
11 30 13	RESIDENTIAL APPLIANCES	•			
12 21 16	ROLLER SHADES	•		•	
12 32 00	MANUFACTURED WOOD CASEWORK	•	•	•	
12 93 13	BICYCLE RACKS	•			
14 20 00	PASSENGER ELEVATORS	•			

BCBC 2024 - BUILDING CODE ANALYSIS

3.1 GENERAL

3.1.2.1. Major Occupancies
Group C - Residential
Group F-3 - Storage Garage

3.1.3.1. Separations of Major Occupancies
1.5hrs between Group F-3 Storage garage + Group C

3.1.8 Fire Separations and Closures
Required Fire resistance ratings of closures (see table 3.1.8.4): 45min FRR=45min rating of closure, 1hr FRR=45min rating of closure, 1.5hr FRR=1hr rating of closure

.4. Door Closers
FRR = 20 min for suites (3.1.8.12) and 45 min for exits

.7. Location of Fire Dampers and Smoke Dampers
Fire dampers to be installed at all air tranfser openings that transfer a rated assembly. See Mechanical for locations.

.12. Twenty-Minute Closures
Clearance BO door = 6 mm; TO door = 3 mm

.13. Self-closing Devices
Self closing devices to be installed at all doors located in a fire seperation.

3.1.9 Penetrations in Fire Separations and Fire-Rated Assemblies
Fire stops to be provided for all penetrations in fire separations. Approved products to be reviewed by Consultant prior to application. Installation to be reivewed by Consultant prior to covering.

3.1.11 Fire Blocks in Concealed Spaces
Fire blocks to be provided at every drop ceiling. Maximum horizontal dimension is 20 m and maximum vertical dimension is 3m or at every storey.

3.1.13 Interior Finish
Flame-Spread Rating for Sprinklered Buildings
Lobbies: 25
Elevator and vertical chases: 25
Corridors: 150
Bathrooms within suites: 200

3.1.15 Roof Covering
Class B or C

3.1.17 Occupant Load: Residential Floors: 208 Refer to A0.03, Storage Garage: 28 Refer to A0.03.

3.2 BUILDING FIRE SAFETY

3.2.1 General

.1 Exceptions in Determining Building Height:
Elevator shaft projection and any mechanical enclosures on the roof.

3.2.2 Building Size and Construction Relative to Occupancy

.10 Streets
The building faces 1 street with less than 50% of the building perimeter within 15 m of the fire truck access ['street']. Refer to A0.03.

.11 Exterior Balconies
Balconies to be same construction type as required by Article 3.2.2.51.

.14 Rooftop Enclosures
Rooftop enclosure for elevator machinery to be same construction type as required by Article 3.2.2.51. Rooftop enclosure for elevator machinery is not required to have a FRR.

.51 Group C up to 6 Storeys Sprinklered
Construction type: Combustible or Noncombustible
Building area = 1383 m2 max permitted five storey) = 1800 m2
Required fire separations:
Floor assemblies: 1 hr for floors and supporting assemblies.
Roof: 1 hr

3.2.3. Spatial Separation and Exposure Protection
Refer to A2.00 for spatial seperation calculations. All elevations have non-combustible cladding. Rating of exposing building face = 45min or 1hr

.13 Protection of Exit Facilities
Exit facilities to be protected 3m horizontally, and 2m vertically from adjacent unprotected openings. Refer to A0.03.

3.2.4 Fire Alarm and Detection Systems
Refer to Electrical drawings

.9 Annunciator
At the front entrance

.10 Fire detectors
Elevator

.12 Smoke Detectors
Public Corridors
Elevator machine Room
Parking garage
refer to electrical for details.

.20 Smoke Alarms
In each sleeping room
Refer to electrical for details

3.2.5 Provisions for Firefighting

.5 Access Routes:
To principal entrance 4.2 m; max = 15 m

.6 Access Route Design:
Connected to Beceksell Ave - refer to Civil drawings

.8 Standpipe Systems:
Required (see Mechanical drawings)

.12 Automatic Sprinkler Systems:
Required - refer to Mechanical drawings

.15 Fire Department Connections
Hydrant is 38.04 m from fire sprinkler connection (max 45 m) See civil

.16 Portable Fire Extinguishers:
To be located as determined by the Fire Department and British Columbia Fire Code

3.2.7 Lighting and Emergency Power
Refer to Electrical Drawings

3.3 SAFETY WITHIN FLOOR AREAS

3.3.1 All Floor Areas

.1 Separation of Suites
Group C = 1 hr FRR min.

.3 Means of Egress
See subsections 3.3.2 to 3.3.5: Group C - A door is provided from each residential suite to a public corridor.

.4 Public Corridor Separations:
1 hr FRR to be provided between the public corridor and the residential suites.

.5 Egress Doorways
One egress doorway is required per residential suite.

.6 Travel Distance
Refer to A0.03 for travel distances.

.9 Corridors
Minimum height is 2050.
Minimum width is 1100. Width provided = 1530 mm
Maximum projection into corridor is 100 mm
Maximum dead end corridor length is 6 m. There are no dead end corridors.

.11 Door Swing
All access to exit doors swing on a vertical axis and in direction of exit travel except residential suites and rooms with occupant load less than 60.

.13 Doors and Door Hardware
Maximum threshold height is 13 mm, beveled
.10) Doors providing access:
Opening away from user 1200 clear space in front; 300 clear space on hardware side of door
Opening towards user: 1500 clear space in front; 600 clear space on hardware side of door

.14 Ramps and Stairways
All stairs meet requirements for exits. Refer to A4.00.

.17 Capacity of Access to Exits
6.1 mm/person except for stairs which is 8 mm/person refer to A0.03.

.18 Guards
Guards conforming to this section are provided where the height difference exceeds 600 mm, with max 100 opening and no climb-ability between 140 mm and 900mm.

.19 Tactile Walking Surface Indicators
Installed as per CSA B561 and BCBC 2024 3.8.3. Refer to A4.00.

.20 Transparent Panels
Transparent panels will be visible with bars or other devices and be constructed with laminated or tempered saftey glass. Shower doors will be constructed with laminated or tempered saftey glass. Windows in public areas less than 1000 mm from the floor will have a barrier at 1070 mm or be constructed in accordancewith guard requiremnts (4.1.5.14).

3.3.4 Residential Occupancy

.2 Fire Separations:
Required FRR = 1hr for suites. FRR provided = 1hr

.3 Storage Rooms:
Sprinklers shall be installed in Storage Rooms, refer to Mechanical. Storage Rooms shall have 1 hr FRR, refer to A0.03.

.4 Egress from Dwelling Units:
All dwellings to have an entry door opening onto a public corridor.

.6 Sound Transmission:
(Section 5.8) Minimum STC rating required = 50; STC rating provided = 52 & 57 [Section 5.9]. Sound separation of suites from elevator = 55; STC rating provided = 57. Refer to A0.04.

.8 Protection of Openable windows:
All operable windows are located higher than 1070 mm from floor level.

.9 Resistance to Forced Entry:
All residential entry doors shall meet the requirements of article 9.7.2.1 and subsection 9.7.5.

3.3.5.6 Storage garage separation
storage garage separation = 1.5 hr FRR

3.4 EXITS

3.4.1 General
Exits are protected from fire exposure from the building. Refer to A0.03.

.8 Transparent Doors and Panels
In exits to meet the requirements of this section and 3.3.1.20.

3.4.2 Number and Location of Exits from Floor Areas

Group C
.3 Distance between Exits
Greater than 1/2 the diagonal distance of the building area and exceeds the minimum distance of 9 m.

.4 Travel Distance
Measured from the suite doors of the dwelling units. Refer to A0.03.

.5 Location of Exits:
Maximum travel distance to an exit is 18.95m. Max travel distance permitted is 45m. Refer to A0.03.

.6 Principal Entrance:
Designed as exit. Refer to A1.02 and A0.05.

3.4.3 Width and Height of Exits
Corridors: min width = 1100 mm. width provided = 1530 mm
Stairs: min width = 1100 mm. width provided = 1150 mm
Doors: min width = 850 mm. width provided = 914 mm

3.4.4 Fire Separation of Exits
Required FRR = 1hr. FRR provided = 1 hr.

3.4.5 Exit Signs
The exits signs meet the requirements of this section - refer to Electrical.

3.4.6 Types of Exit Facilities

.1 Slip Resistance of Ramps and Stairs:
The leading edge of landings and treads to have a colour contrast.

.3 Maximum Vertical Rise of Stair Flights and Required Landings:
Tactile walking surface indicators to be located at the start of every flight of stairs. Refer to A4.00.

.4 Dimensions of Landings:
Are at least as deep as the stairs they serve.

.5 Handrails - Refer to A4.00.
There are two handrails where stairs are more than 1100 wide.
All handrails are continually graspable with a circular diension between 30 and 40 mm and have min. 50 mmclearance from the adjacent wall.
One handrail is continuous through landings.
One handrails extends min. 300 mm horizontally at the top and bottom landings.
There are handrails on both sides of the ramp at the entry.

.6 Guards
The ht. of guards for exit stairs is 920 mm or greater.
Windows in stairways will have a bar located at 1070mm from finised floor or be constructed in accordance with guard requiremnts (4.1.5.14).

.8 Treads and Risers Refer to A4.00.
Min. run is 280. Max. rise is 180.
All risers are closed and angled
Max toe is 38 mm toe provided is 25mm
Stairs will be uniform wth a max. tolerance of 5 mm between adjacent risers and max 10 mm tallest and shortest risers.
Slope down from back to front of exterior treads is TBD. Max permitted is 1:50.
Tactile warning strips will be provided for all stairs.

.12 Door Swing
All exterior exit doors open in the direction of travel and have exit signs.
.13 Closers are installed on all exit doors
.16 Door release hardware
All doors are readily openable from the inside w/o keys.
All exterior doors from exit stairwells are equipped with 'panic' hardware.

.19 Contrasting floor numbers
Not less than 60 mm high, raised approx .7 mm above wall and located 1500 AFF, and not more than 300 mm from the door are installed on the stair side of doors to exit stairways. Refer to A0.01.

3.5 VERTICAL TRANSPORTATION

Elevator will be inspected and tested and meet Appendix E of ASME A17.1/CSA B44, "Safety Code for Elevators and Escalators".

3.5.3 Fire Separations
Fire separation of elevator required
Parking garage FRR = 1.5 HR FRR provided = 1.5 HR
Residential FRR = 1HR FRR provided = 1HR

3.5.4 Dimensions and Signs
Elevator will accommodate a patient gurney 2010 min wide and min 620 long.
Elevator will have sign at main floor and floor numbers at each floor.

3.6 SERVICE FACILITIES

3.6.2 Service Rooms
The building has the following service rooms: Electrical and Mechanical.
Each is provided with a 1 hr FRR.

3.6.3 Vertical Service Spaces and Service Facilities
All vertical services spaces in the building for electrical and mechanical equipment will have a 1HR FRR at each floor c/w fire dampers and fire caulking at all penetrations.

3.6.4 Horizontal Service Spaces and Service Facilities

.4 Attic or Roof Space Access
Is provided at stair.

3.6.5 Air Duct and Plenum Systems
Refer to Mechanical drawings and specifications.

3.7 HEALTH REQUIREMENTS

3.7.1 Height of Rooms
Height of all rooms is greater than the minimum 2.1 m.

3.7.2 Plumbing Facilities

.2 and .3 Water Closets and Lavatories
Residential Units - toilets and sinks are provided in every unit.

.5 Safety Glass
Is required and provided for all showers

3.8 ACCESSIBILITY

3.8.2 Application
Access is provided to all floors.
.3 Areas Requiring Access
Access is provided to the Main Entrance, the Residence Entrance.

3.8.3 Design
The Building will meet all the design requirements of this section. Door numbers are provided for all units. Refer to A0.01.

.2 Accessible Path of Travel - refer to A1.00 and A1.02-A1.09.
.4 Accessible parking stalls: 3 provided. Refer to A0.01.
.6 Doorways and Doors - Refer to A0.05.
.7 Elevators - Refer to A4.01.
.8 Controls and Outlets - To meet design requirements of this section.
.9 Accessible Signs - Refer to A0.01.
.12-.23 To meet design requirements of this section.

MacDonald Hagarty Architects Ltd.
1622 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

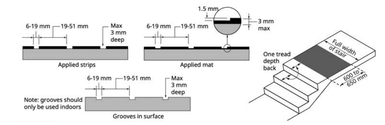
REVISION

SHEET TITLE

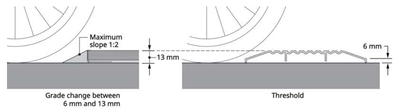
Building Code Analysis

DRAWING NO.

A0.02



7 TACTILE INDICATOR
Scale: Actual Size



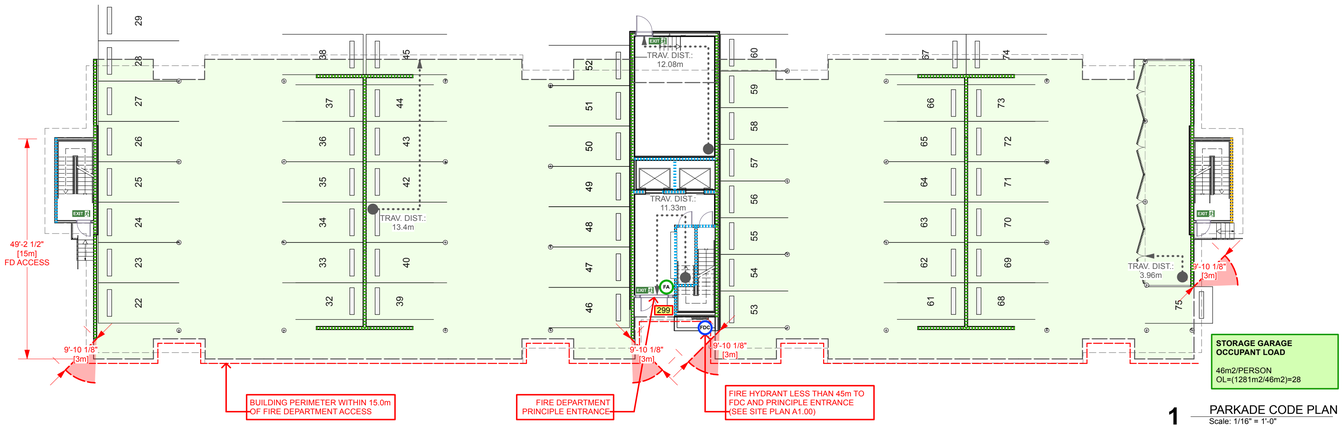
8 PERMITTED CHANGES IN ELEVATION
Scale: Actual Size

CODE COMPLIANCE LEGEND

FIRE SEPARATIONS

- 45 MIN. FRR
- 1 HR. FRR
- 1.5 HR. FRR

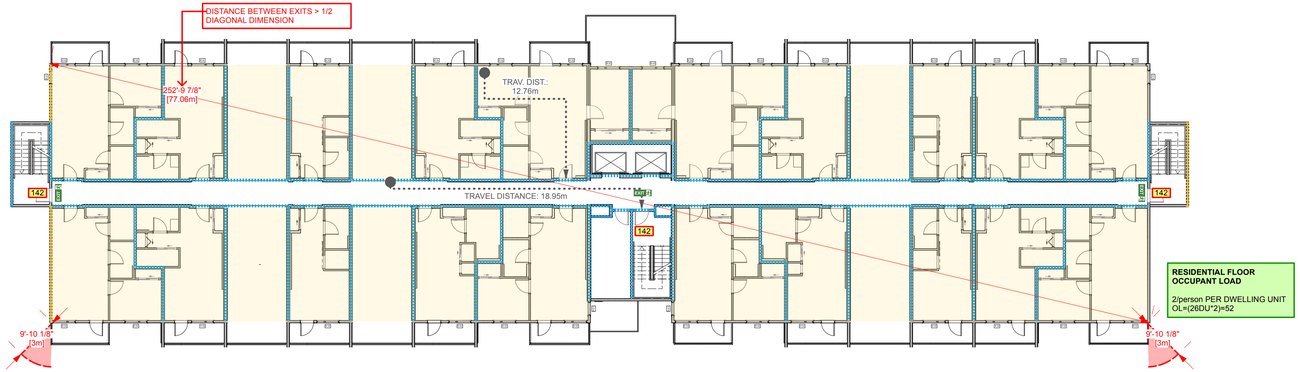
- TRAVEL DISTANCE
- EXIT LOCATION
- NOTE
- FIRE DEPT CONNECTION
- FIRE ALARM PANEL
- EXIT CAPACITY: 300
- OCCUPANT LOAD (POSTED): 10
- USE TYPE - F-2
- USE TYPE - C



1 PARKADE CODE PLAN
Scale: 1/16" = 1'-0"

STORAGE GARAGE OCCUPANT LOAD

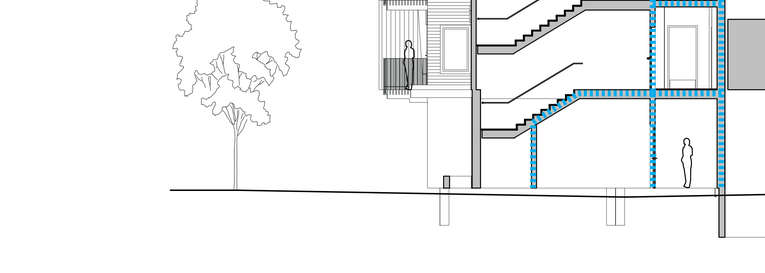
46m2/PERSON
OL=(1281m2/46m2)=28



2 TYPICAL FLOOR CODE PLAN
Scale: 1/16" = 1'-0"

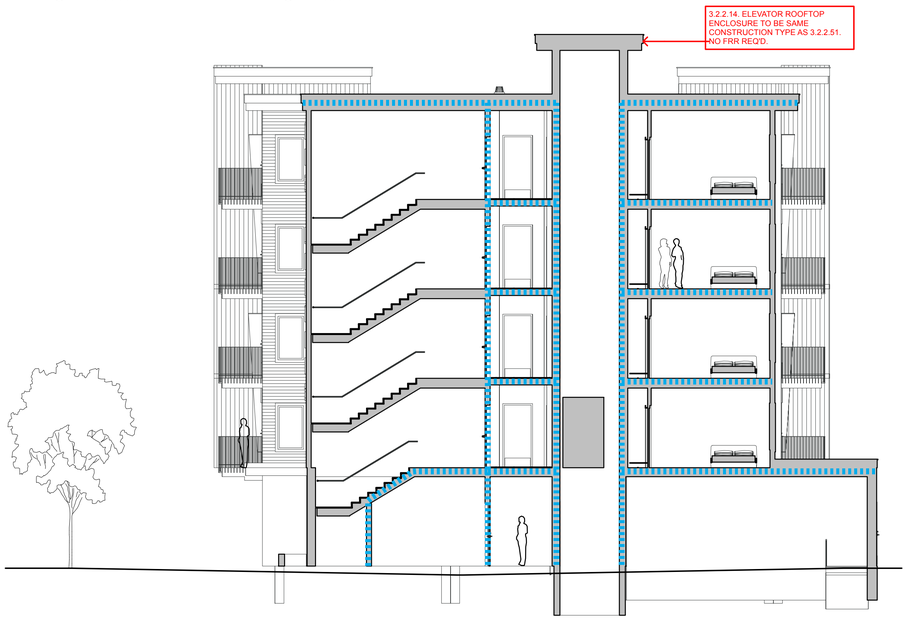
RESIDENTIAL FLOOR OCCUPANT LOAD

2/person PER DWELLING UNIT
OL=(26DU*2)=52



5 EXIT EXPOSURE DIAGRAM
Scale: 3/32" = 1'-0"

6 EXIT EXPOSURE DIAGRAM
Scale: 3/32" = 1'-0"



3 BUILDING CODE SECTION
Scale: 1/8" = 1'-0"



4 BUILDING CODE SECTION
Scale: 1/8" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MARCUS OLIVER MACDONALD
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

REVISION

SHEET TITLE

Code Analysis Diagrams

DRAWING NO.

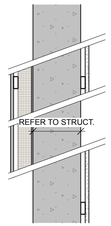
A0.03

CONSTRUCTION ASSEMBLIES

EXTERIOR WALLS - PLAN VIEW

CONCRETE WALL

EW-1a / EW-1b / EW-1c / EW-1d



EW-1a
- CONCRETE WALL; REFER TO STRUCT.
- PARGE WHERE EXPOSED
- PENETRATING TRANSPARENT SEALANT WHERE EXPOSED

EW-1b
- FIBER CEMENT PANEL W/ REVEAL
- 3/4" AIR GAP W/ VERTICAL P.T. FURRING
- 2.5" R-12 XPS INSULATION
- SELF-ADHERED VAPOUR PERMEABLE MEMBRANE
- CONCRETE WALL; REFER TO STRUCT.
- 3/4" STRAPPING
- 5/8" TYPE X GWB; PAINTED

NOTE: DRAINAGE MAT C/W FILTER FABRIC & WATERPROOFING MEMBRANE TO BE PROVIDED BELOW GRADE

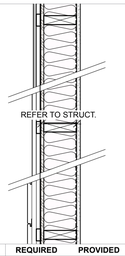
EW-1c
- SAME AS EW-1b BUT DELETE INTERIOR STRAPPING & GWB

EW-1d
- SAME AS EW-1c BUT REPLACE CLADDING, BUILDING PAPER, FURRING & INSULATION W/ STRAPPING & 5/8 TYPE X GWB

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	1 HR	4 HR	CONCRETE TYPE 'S' OR 'N' **TIME ASSIGNED FOR MINIMUM EQUIVALENT THICKNESS (TABLE D-2.2.1)** 203mm MONOLITHIC CONCRETE WALL = 4 HR
STC	N/R	N/R	

EXTERIOR WALL

EW-2a / EW-2b / EW-2c



EW-2a
- FIBER CEMENT PANEL W/ REVEAL; WHITE / LIGHT
- 3/4" AIR GAP W/ VERTICAL P.T. FURRING
- SELF-ADHERED VAPOUR PERMEABLE AIR BARRIER
- SHEATHING; REFER TO STRUCT.
- FRAMING C/W R-24 MINERAL WOOL INSULATION; REFER TO STRUCT
- 6 MIL POLY VAPOUR BARRIER
- 5/8" TYPE X GWB; PAINTED

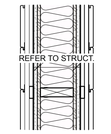
EW-2b
- SAME AS EW-2a BUT REPLACE FIBER CEMENT PANEL W/ HORIZONTAL METAL CLADDING; WOOD PRINT

EW-2c
- SAME AS EW-2a BUT REPLACE FIBER CEMENT PANEL W/ 3/4" HORIZONTAL P.T. FURRING & VERTICAL METAL LAP CLADDING; WHITE / LIGHT

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	SEE A0.03	1 HR	**TIME ASSIGNED FOR CONTRIBUTION OF PROTECTIVE MEMBRANE (TABLE D-2.3.4-A)** 15.9MM TYPE X GYPSUM BOARD = 40MIN **TIME ASSIGNED FOR CONTRIBUTION OF WOOD-FRAMED WALLS (TABLE D-2.3.4-E)**
STC	N/R	N/R	WOOD STUDS SPACED AT ≤ 400MM = 20MIN

BALCONY FIN WALL

EW-3a



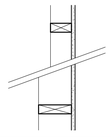
EW-3a
- VERTICAL METAL LAP CLADDING; WHITE / LIGHT
- 1-1/2" AIR GAP W/ VERTICAL & HORIZONTAL P.T. FURRING
- SELF-ADHERED VAPOUR PERMEABLE AIR BARRIER
- 5/8" DENSGLAS EXTERIOR TYPE X GWB; NOT REQ'D ON SIDE THAT DOES NOT ADJOIN AN ADJACENT DECK
- SHEATHING; REFER TO STRUCT.
- FRAMING C/W MINERAL WOOL INSULATION TO FILL CAVITY; REFER TO STRUCT
- SHEATHING; REFER TO STRUCT.
- 5/8" DENSGLAS EXTERIOR TYPE X GWB; NOT REQ'D ON SIDE THAT DOES NOT ADJOIN AN ADJACENT DECK
- SELF-ADHERED VAPOUR PERMEABLE AIR BARRIER
- 1-1/2" AIR GAP W/ VERTICAL & HORIZONTAL P.T. FURRING
- VERTICAL METAL LAP CLADDING; WHITE / LIGHT

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	N/R	N/R	
STC	N/R	N/R	

PARTITIONS - PLAN VIEW

FURRING WALL

P-1a / P-1b



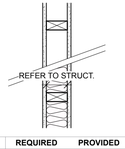
P-1a
- 2x4 FRAMING; REFER TO STRUCT
- 5/8" TYPE X GWB; MOISTURE RESISTANT 5/8" TYPE X GWB WHERE USED AS BACKING FOR PLUMBING FIXTURES

P-1b
- SAME AS P-1a BUT REPLACE 2x4 FRAMING WITH 2x6 FRAMING

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	N/R	N/R	
STC	N/R	N/R	

2x4 PARTITION WALL

P-2a / P-2b



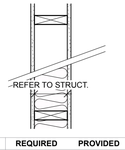
P-2a
- 5/8" TYPE X GWB; PAINTED
- 2x4 FRAMING; REFER TO STRUCT
- 5/8" TYPE X GWB; PAINTED

P-2b
- SAME AS P-2a BUT ADD ACOUSTIC BATT IN STUD CAVITY

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	N/R	1 HR	**TIME ASSIGNED FOR CONTRIBUTION OF PROTECTIVE MEMBRANE (TABLE D-2.3.4-A)** 15.9MM TYPE X GYPSUM BOARD = 40MIN **TIME ASSIGNED FOR CONTRIBUTION OF WOOD-FRAMED WALLS (TABLE D-2.3.4-E)**
STC	N/R	N/R	WOOD STUDS SPACED AT ≤ 400MM = 20MIN

2x6 PARTITION WALL

P-3a / P-3b / P-3c



P-3a
- 5/8" TYPE X GWB; PAINTED
- 2x6 FRAMING; REFER TO STRUCT
- 5/8" TYPE X GWB; PAINTED

P-3b
- SAME AS P-3a BUT ADD ACOUSTIC BATT IN STUD CAVITY

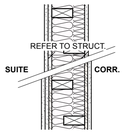
P-3c
- SAME AS P-3b BUT REPLACE 2X6 FRAMING WITH 2X8 FRAMING

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	SEE A0.03	1 HR	**TIME ASSIGNED FOR CONTRIBUTION OF PROTECTIVE MEMBRANE (TABLE D-2.3.4-A)** 15.9MM TYPE X GYPSUM BOARD = 40MIN **TIME ASSIGNED FOR CONTRIBUTION OF WOOD-FRAMED WALLS (TABLE D-2.3.4-E)**
STC	N/R	N/R	WOOD STUDS SPACED AT ≤ 400MM = 20MIN

PARTITIONS CONT'D - PLAN VIEW

STAGGERED STUD CORRIDOR WALL

P-4a / P-4b



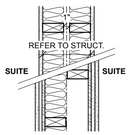
P-4a
- 2-LAYERS 5/8" TYPE X GWB; PAINTED
- 2x4 STAGGERED STUD FRAMING ON 2x6 PLATE C/W 2-LAYERS 3" ACOUSTIC INSULATION; REFER TO STRUCT
- 5/8" TYPE X GWB; PAINTED

P-4b
- SAME AS P-4a BUT ADD 2-LAYERS SHEATHING BOTH SIDES

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	1 HR	1 HR	**TIME ASSIGNED FOR CONTRIBUTION OF PROTECTIVE MEMBRANE (TABLE D-2.3.4-A)** 15.9MM TYPE X GYPSUM BOARD = 40MIN **TIME ASSIGNED FOR CONTRIBUTION OF WOOD-FRAMED WALLS (TABLE D-2.3.4-E)**
STC	50	52	WOOD STUDS SPACED AT ≤ 400MM = 20MIN

SUITE TO SUITE DEMISING WALL

P-5a / P-5b



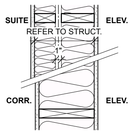
P-5a
- 5/8" TYPE X GWB; PAINTED
- 2x4 STUD FRAMING ON 2x4 PLATE C/W ACOUSTIC INSULATION; REFER TO STRUCT
- 1" AIR GAP
- 2x4 STUD FRAMING ON 2x4 PLATE C/W ACOUSTIC INSULATION; REFER TO STRUCT
- 5/8" TYPE X GWB; PAINTED

P-5b
- 5/8" TYPE X GWB; PAINTED
- 1/2" RESILIENT METAL CHANNEL SPACED 24" O.C.
- SHEAR PLY; REFER TO STRUCT
- 2x4 STUD FRAMING ON 2x8 PLATE C/W 3.5" ACOUSTIC INSULATION; REFER TO STRUCT
- SHEAR PLY; REFER TO STRUCT.
- 2-LAYERS 5/8" TYPE X GWB; PAINTED

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	1 HR	1 HR	**TIME ASSIGNED FOR CONTRIBUTION OF PROTECTIVE MEMBRANE (TABLE D-2.3.4-A)** 15.9MM TYPE X GYPSUM BOARD = 40MIN **TIME ASSIGNED FOR CONTRIBUTION OF WOOD-FRAMED WALLS (TABLE D-2.3.4-E)**
STC	50	57	WOOD STUDS SPACED AT ≤ 400MM = 20MIN

SUITE TO ELEV. DEMISING WALL

P-6a / P-6b



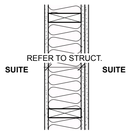
P-6a
- 5/8" TYPE X GWB; PAINTED
- 2x4 STUD FRAMING ON 2x4 PLATE C/W ACOUSTIC INSULATION; REFER TO STRUCT
- 1" AIR GAP
- 2x6 STUD FRAMING ON 2x6 PLATE C/W ACOUSTIC INSULATION; REFER TO STRUCT
- 5/8" TYPE X GWB; PAINTED

P-6b
- SAME AS P-6a BUT DELETE 2x4 FRAMING & INSULATION & AIR GAP; REPLACE 2x6 FRAMING WITH 2x10 INSULATION

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	1 HR	1 HR	**TIME ASSIGNED FOR CONTRIBUTION OF PROTECTIVE MEMBRANE (TABLE D-2.3.4-A)** 15.9MM TYPE X GYPSUM BOARD = 40MIN **TIME ASSIGNED FOR CONTRIBUTION OF WOOD-FRAMED WALLS (TABLE D-2.3.4-E)**
STC	55	57	WOOD STUDS SPACED AT ≤ 400MM = 20MIN

2x6 SUITE TO SUITE DEMISING WALL

P-7a

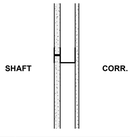


P-7a
- SAME AS P-3b BUT ADD 1-LAYER 5/8" TYPE X GWB; PAINTED

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	1 HR	1 HR	**TIME ASSIGNED FOR CONTRIBUTION OF PROTECTIVE MEMBRANE (TABLE D-2.3.4-A)** 15.9MM TYPE X GYPSUM BOARD = 40MIN **TIME ASSIGNED FOR CONTRIBUTION OF WOOD-FRAMED WALLS (TABLE D-2.3.4-E)**
STC	50	52	WOOD STUDS SPACED AT ≤ 400MM = 20MIN

CORRIDOR SHAFT WALL

P-8a



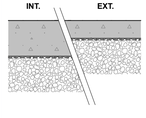
P-8a
- 1-LAYER 5/8" TYPE X GYPSUM BOARD (PAINTED)
- 2-1/2 H-STUDS - GAUGE AND SPACING PER SUPPLIED SYSTEM
- 1-LAYER 1" TYPE X GYPSUM BOARD LINER SYSTEM

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	1 HR	1 HR	
STC	N/R	N/R	

FLOORS - SECTION VIEW

SLAB ON GRADE

S-1 / S-2



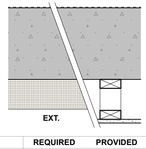
S-1
- PENETRATING TRANSPARENT FLOOR FINISH
- CONCRETE SLAB (POLISHED AT INTERIOR SURFACES, BROOM FINISH AT EXTERIOR SURFACES); CONTROL AND EXPANSION JOINTS PER STRUCT; REFER TO STRUCT
- 10mil POLY AIR / VAPOUR / GAS BARRIER BENEATH CONDITIONED SPACES ONLY
- COMPACTED GRANULAR FILL; REFER TO STRUCT

S-2
- SAME AS S-1 BUT DELETE FLOOR FINISH, REPLACE CONCRETE SLAB WITH ASPHALT PAVING; REFER TO STRUCT

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	N/R	N/R	
STC	N/R	N/R	

SUSPENDED SLAB BENEATH INTERIOR

S-3 / S-4



S-3
- FINISH FLOORING
- CONCRETE SLAB (SURFACE TO BE PREPARED FOR FINISH FLOORING); CONTROL AND EXPANSION JOINTS PER STRUCT; REFER TO STRUCT
- TAMPED GLASS FIBER INSULATION MIN. R-20 C/W INSULATION SEALANT PROTECTIVE COATING; REFER TO ENERGY MODEL

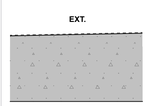
S-4
- SAME AS S-3 BUT DELETE GLASS FIBER ISULATION, ADD BACKFRAMING AND 1-LAYER 5/8" TYPE X GWB TO FINISH CEILING HEIGHT

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	1 HR	4 HR	CONCRETE TYPE 'S' OR 'N' **TIME ASSIGNED FOR MINIMUM EQUIVALENT THICKNESS (TABLE D-2.2.1-A)** >180mm MONOLITHIC CONCRETE FLOOR = 4 HR
STC	N/R	N/R	

FLOORS CONT'D - SECTION VIEW

SUSPENDED SLAB DECK

S-5

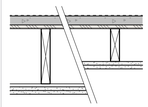


S-5
- VINYL WATERPROOFING MEMBRANE
- CONCRETE SLAB (SURFACE TO BE PREPARED FOR VINYL DECKING); CONTROL AND EXPANSION JOINTS PER STRUCT; SLOPE 2% TO DRAIN; REFER TO STRUCT

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	1 HR	4 HR	CONCRETE TYPE 'S' OR 'N' **TIME ASSIGNED FOR MINIMUM EQUIVALENT THICKNESS (TABLE D-2.2.1)** 203mm MONOLITHIC CONCRETE WALL = 4 HR
STC	N/R	N/R	

TYPICAL FLOOR

F-1 / F-2



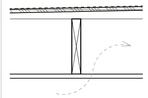
F-1
- FINISH FLOORING
- 1 1/2" GYPCRETE CONCRETE TOPPING
- SHEATHING; REFER TO STRUCT
- WOOD JOISTS; REFER TO STRUCT
- RESILIENT METAL CHANNEL; SPACED 16" O.C.
- 2-LAYERS 5/8" TYPE X GWB; PAINTED

F-2
- SAME AS F-1 BUT DELETE RESILIENT METAL CHANNEL. REFER TO STRUCT FOR JOIST SPACING AND SIZE

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	1 HR	1 HR	**TIME ASSIGNED FOR CONTRIBUTION OF PROTECTIVE MEMBRANE (TABLE D-2.3.4-B)** 2-LAYERS 15.9MM TYPE X GYPSUM BOARD = 60MIN **TIME ASSIGNED FOR CONTRIBUTION OF WOOD-FRAMED JOISTS (TABLE D-2.3.4-F)**
STC	50	57	WOOD STUDS SPACED AT ≤ 600MM = 10MIN

TYPICAL FLOOR DECK

F-3



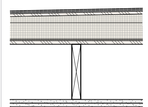
F-3
- VINYL WATERPROOFING MEMBRANE
- SHEATHING; REFER TO STRUCT
- WOOD JOISTS; REFER TO STRUCT
- VENTED METAL LAP SOFFIT; WHITE / LIGHT; PROVIDE 6mil POLY BENEATH FRAMING AND ABOVE VENTED SOFFIT WHERE EXHAUST VENTS ARE LOCATED BELOW DECK SOFFIT; EXTENTS TBD BY ENVELOPE

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	N/R	N/R	
STC	N/R	N/R	

ROOFS - SECTION VIEW

TYPICAL ROOF

R-1 / R-2



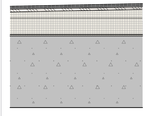
R-1
- SBS TORCH-ON MEMBRANE (TOP AND BOTTOM COURSE)
- 1/2" PROTECTION BOARD
- POLYISOCYANURATE INSULATION; MIN. R-30; SLOPE PACK TO DRAIN
- SELF-ADHERED VAPOUR PERMEABLE AIR / VAPOUR BARRIER
- SHEATHING; REFER TO STRUCT
- FRAMING; REFER TO STRUCT
- 2-LAYERS 5/8" TYPE X GWB; PAINTED

R-2
- SAME AS R-1 BUT DELETE 2-LAYERS 5/8" TYPE X GWB

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	1 HR	1 HR	**TIME ASSIGNED FOR CONTRIBUTION OF PROTECTIVE MEMBRANE (TABLE D-2.3.12)** 2-LAYERS 15.9MM TYPE X GYPSUM BOARD = 60MIN
STC	N/R	N/R	

MECH / ELEC ROOM ROOF

R-3

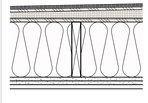


R-3
- SBS TORCH-ON MEMBRANE (TOP AND BOTTOM COURSE)
- 1/2" PROTECTION BOARD
- XPS OR EPS INSULATION; MIN. R-30; SLOPE PACK TO DRAIN
- SELF-ADHERED VAPOUR PERMEABLE AIR / VAPOUR BARRIER
- CONCRETE SLAB; REFER TO STRUCT

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	1 HR	4 HR	CONCRETE TYPE 'S' OR 'N' **TIME ASSIGNED FOR MINIMUM EQUIVALENT THICKNESS (TABLE D-2.2.1-A)** >180mm MONOLITHIC CONCRETE ROOF = 4 HR
STC	N/R	N/R	

ENTRANCE CANOPY ROOF

R-4



R-4
- SBS TORCH-ON MEMBRANE (TOP AND BOTTOM COURSE)
- 1/2" PROTECTION BOARD
- SLOPE PACK TO DRAIN
- SHEATHING; REFER TO STRUCT
- FRAMING C/W ROCKWOOL INSULATION TO FILL CAVITY; REFER TO STRUCT
- 2-LAYERS 5/8" EXTERIOR GRADE TYPE X GWB
- UNVENTED METAL LAP SOFFIT; WHITE / LIGHT

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	1 HR	1 HR	**TIME ASSIGNED FOR CONTRIBUTION OF PROTECTIVE MEMBRANE (TABLE D-2.3.12)** 2-LAYERS 15.9MM TYPE X GYPSUM BOARD = 60MIN
STC	N/R	N/R	

ASSEMBLY NOTES:

- FIRE RATED ASSEMBLIES ARE BASED ON BCBC 2024, UL, ICC, OR US GYPSUM ASSOCIATION (GA) TEST DATA & ARE TO BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF THE TESTING AGENCIES. REFER TO SPECIFIC TEXT REPORTS INDICATED FOR REQUIRED COMPONENTS & ASSEMBLIES.
- EXTENTS OF ASSEMBLIES ARE SHOWN ON THE PLANS & SECTIONS. SUITE AND CORRIDOR PARTITIONS TO EXTEND TO UNDERSIDE OF ROOF SHEATHING TO MAINTAIN FIRE COMPARTMENTS.
- ALL GWB IS TYPE 'X' U.N.O.
- FIRE RATED ASSEMBLIES FORM A SEPARATION THAT SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE WITH NO BREAKS AT COLUMNS, WALL TRANSITIONS OR OTHER OBSTRUCTIONS ALL PENETRATIONS IN FIRE RATED ASSEMBLIES REQUIRED TO HAVE PROTECTED OPENING SHALL BE FIRESTOPPED OR PROVIDED WITH APPROVED SMOKE AND/OR FIRE DAMPERS.
- PENETRATIONS IN SUITE DEMISING WALLS (OUTLET BOXES, ETC.) MUST BE NON COMBUSTIBLE OR HAVE FT FIRESTOPPING (PUTTY PACKS) PER BCBC 3.1.9.4 AND BE STAGGERED BY 24".
- ASSEMBLIES WITH SOUND TRANSMISSION CLASS RATINGS OF 50 OR MORE REQUIRE ACOUSTICAL SEALANT APPLIED AROUND ELECTRICAL BOXES AND OTHER OPENINGS, AND AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS, EXCEPT INTERSECTION OF WALLS CONSTRUCTED OF CONCRETE OR SOLID MASONRY UNITS WHERE THE MASONRY JOINTS AT THE INTERSECTION ARE MORTARED.
- SUBSTITUTE MOISTURE RESISTANT GWB AT WASHROOMS, JANITOR ROOMS & SIMILAR USES; MAINTAIN RATING WHERE REQUIRED. PROVIDE MOISTURE RESISTANT GWB BEHIND TUB ENCLOSURES.
- BLOCKING IS REQUIRED AT THE FOLLOWING LOCATIONS: CASEWORK, SHELVING & PANELING; WALL TELEVISION LOCATIONS, ACCESSORIES & EQUIPMENT, DOOR HARDWARE, TOILET PARTITIONS & ACCESSORIES;
- REFER TO MECHANICAL FOR DRAINAGE & WALL PENETRATION LOCATIONS.
- ALL PLUMBING/MECH WALL CAVITIES TO BE FILLED WITH ACOUSTIC FIBREGLASS BATTS.
- REFER TO DETAILS FOR BUILDING ENVELOPE INFORMATION.
- ACOUSTIC CAULKING REQ'D AT FULL PERIMETER OF ALL SUITE DEMISING WALLS/FLOORS.
- NO DRAINS OR OTHER MECH. LOCATED WITHIN WALL CAVITIES IS TO COME IN CONTACT WITH FRAMING.
- REFER TO STRUCTURAL FOR PLYWOOD SHEAR WALL LOCATIONS. LOCATE PLYWOOD ADJACENT TO G.W.B. SIDE IN SUITE DEMISING WALLS, NOT IN AIR SPACE.

MacDonald Hagarty Architects Ltd.
1622 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT — MACDONALD HAGARTY — SILVER MOUNTAIN — BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

REVISION

SHEET TITLE

Construction Assemblies

DRAWING NO.

A0.04

DOOR SCHEDULE

NUMBER		QUANTITY	LOCATION	LEAF WIDTH	LEAF HEIGHT	CONFIGURATION	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE
D-	01	2	Stairwell Exit	3'0"	7'0"	Swing	Pressed Steel	Painted	Pressed Steel	Painted	N/A	Panic hardware, closer, draft and weather seal, sweep, threshold, kickplate, half moon floor stop
D-	02	1	Mech/Elec Room	3'6"	7'0"	Swing	Pressed Steel	Painted	Pressed Steel	Painted	N/A	Storeroom hardware, closer, draft and weather seal, sweep, threshold, kickplate, half moon floor stop
D-	03	13	Stairwell Interior	3'0"	7'0"	Swing	Pressed Steel	Painted	Pressed Steel	Painted	45 min	Passage hardware, closer, kickplate, half moon floor stop
D-	04	1	Mailroom	3'0"	7'0"	Swing	Pressed Steel	Painted	Pressed Steel	Painted	45 min	Storeroom hardware, closer, kickplate, half moon floor stop
D-	05	4	Bike Storage	3'0"	7'0"	Swing	Pressed Steel	Painted	Pressed Steel	Painted	45 min	Passage hardware, closer, kickplate, half moon floor stop
D-	06a	96	Suite Entry	3'0"	6'8"	Swing	Solid Wood	Painted	Paint Grade Wood	Painted	20 min	Passage hardware w/ deadbolt, door viewer, half moon floor stop
D-	06b	8	Suite Entry Acc.	3'0"	6'8"	Swing	Solid Wood	Painted	Paint Grade Wood	Painted	20 min	Passage hardware w/ deadbolt, door viewer at acc. ht., half moon floor stop
D-	07a	96	Suite Patio	3'0"	6'8"	Swing	Vinyl	Painted	Vinyl	Painted	N/A	Passage hardware w/ deadbolt, draft and weather seal, sweep, threshold, half moon wall stop
D-	07b	8	Suite Patio Acc.	3'0"	6'8"	Swing	Vinyl	Painted	Vinyl	Painted	N/A	Passage hardware w/ deadbolt, draft and weather seal, sweep, acc. threshold, half moon wall stop
D-	08	40	Suite Bedroom	3'0"	6'8"	Swing	Solid Wood	Painted	Paint Grade Wood	Painted	N/A	Privacy hardware, half-moon floor stop
D-	09	104	Suite Bathroom	3'0"	6'8"	Swing	Solid Wood	Painted	Paint Grade Wood	Painted	N/A	Privacy hardware, half-moon floor stop
D-	10	32	Suite Storage	2'10"	6'8"	Swing	Solid Wood	Painted	Paint Grade Wood	Painted	N/A	Passage hardware, half-moon floor stop
D-	11a	160	Suite Interior	4'6"	6'8"	Sliding	Hollow Wood	Painted	Paint Grade Wood	Painted	N/A	Manufacturer hardware
D-	11b	24	Suite Interior	2'10"	6'8"	Folding	Hollow Wood	Painted	Paint Grade Wood	Painted	N/A	Manufacturer hardware
D-	11c	40	Suite Interior	2'10"	6'8"	Barn	Solid Wood	Painted	Factory	Factory	N/A	Manufacturer hardware
D-	11d	8	Suite Interior	6'0"	6'8"	Sliding	Hollow Wood	Painted	Paint Grade Wood	Painted	N/A	Manufacturer hardware
D-	11e	8	Suite Interior	3'6"	6'8"	Sliding	Hollow Wood	Painted	Paint Grade Wood	Painted	N/A	Manufacturer hardware
SF-	01	1	Lobby Entrance	6'0"	7'0"	Swing	Aluminum	Anodized	Aluminum	Anodized	N/A	Panic hardware, closer, draft and weather seal, sweep, acc. threshold, half moon floor stop, acc. power door operator

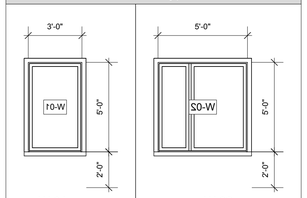
Window Schedule

			Nominal Size		
	Tag	Count	O.A. Width	O.A. Height	Comments
W-	01	56	3'0"	5'0"	
W-	02	504	5'0"	5'0"	

VINYL WINDOW PERFORMANCE CRITERIA

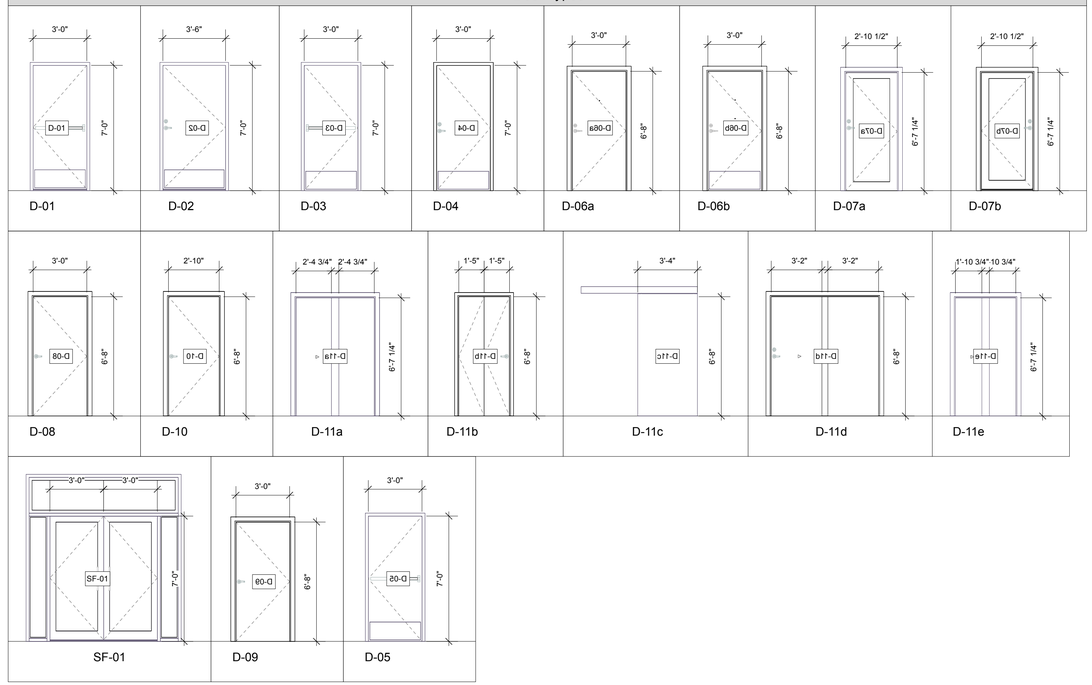
PERFORMANCE CLASS: LC
PERFORMANCE GRADE: 35
MINIMUM FIELD WATER PENETRATION RESISTANCE: 290 Pa
AIR INFILTRATION: A3
THERMAL TRANSMITTANCE: 1.6 W/m2 K
SHGC: 0.27

Window Types



W-01 W-02

Door Types



D-01 D-02 D-03 D-04 D-06a D-06b D-07a D-07b

D-08 D-10 D-11a D-11b D-11c D-11d D-11e

SF-01 D-09 D-05

MacDonald Hagarty Architects Ltd.
1822 Unit E Cornox Ave Cornox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
I	2024-11-22	ISSUED FOR DP R8

ISSUE

NO.	Y M D	ISSUE

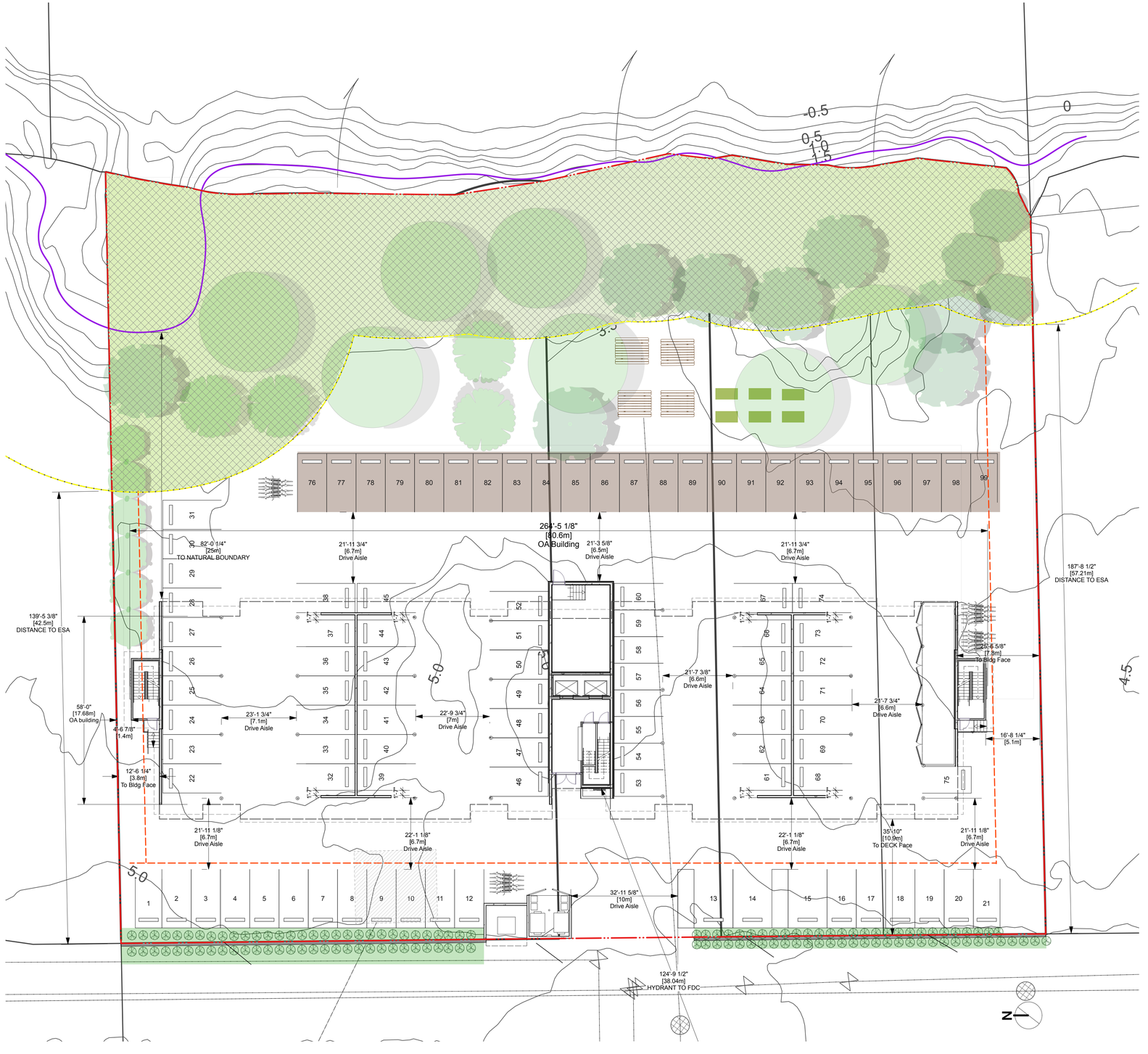
REVISION

SHEET TITLE

Finishes and Schedules

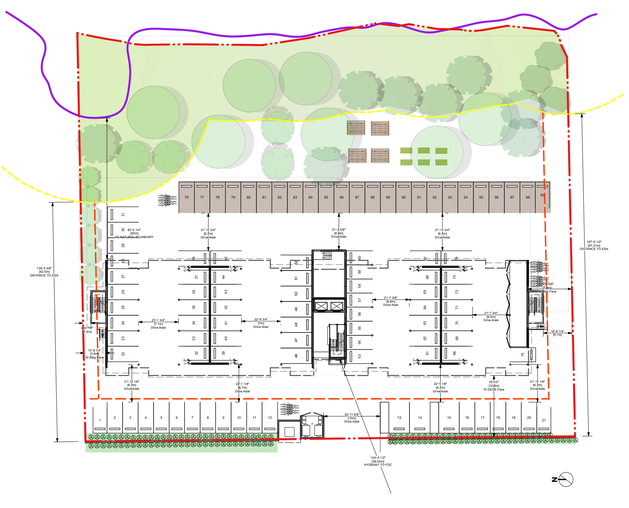
DRAWING NO.

A0.05

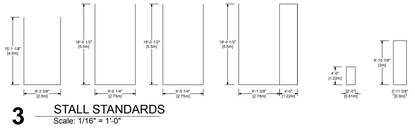


AVERAGE NATURAL GRADE ALONG FRONTAGE = 5.42 M GEO
FCL 5.7 M GEO

1 SITE PLAN
Scale: 1/16" = 1'-0"



2 USABLE OPEN SPACE PLAN
Scale: 1:500



3 STALL STANDARDS
Scale: 1/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1622 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
O	2025-02-04	ISSUED FOR REVIEW

ISSUE

NO.	Y M D	ISSUE

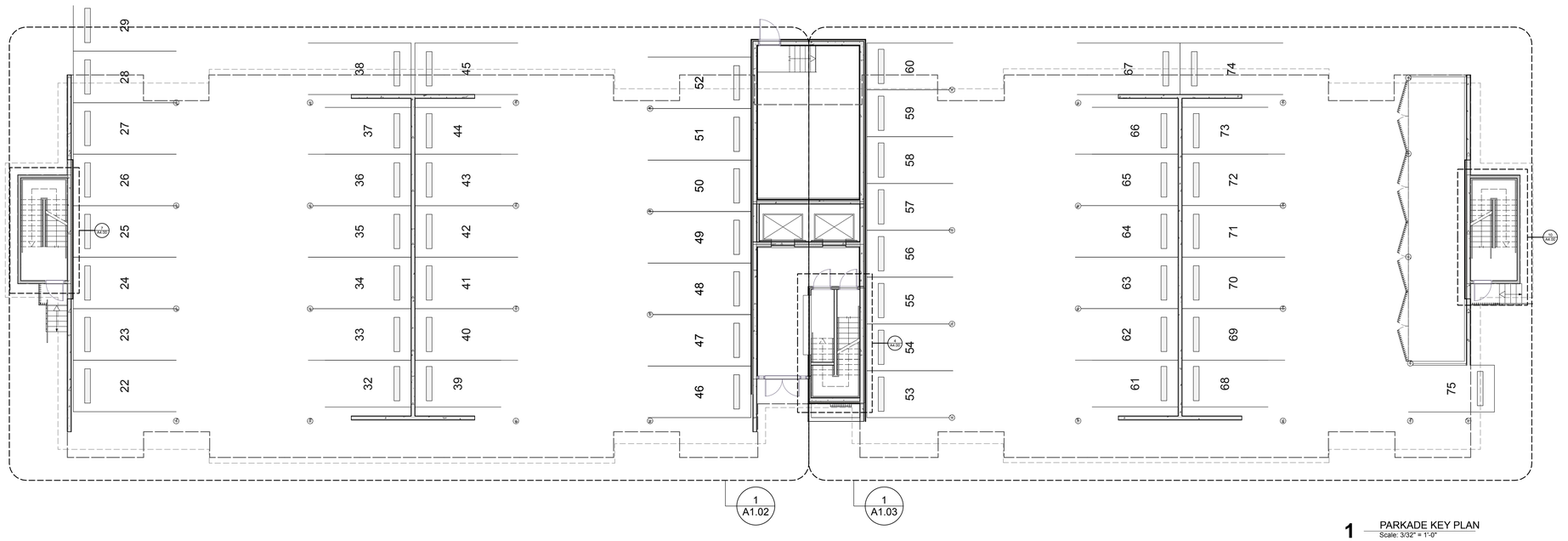
REVISION

SHEET TITLE

Site Plan

DRAWING NO.

A1.00



1 PARKADE KEY PLAN
Scale: 3/32" = 1'-0"



2 TYPICAL FLOOR KEY PLAN
Scale: 3/32" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

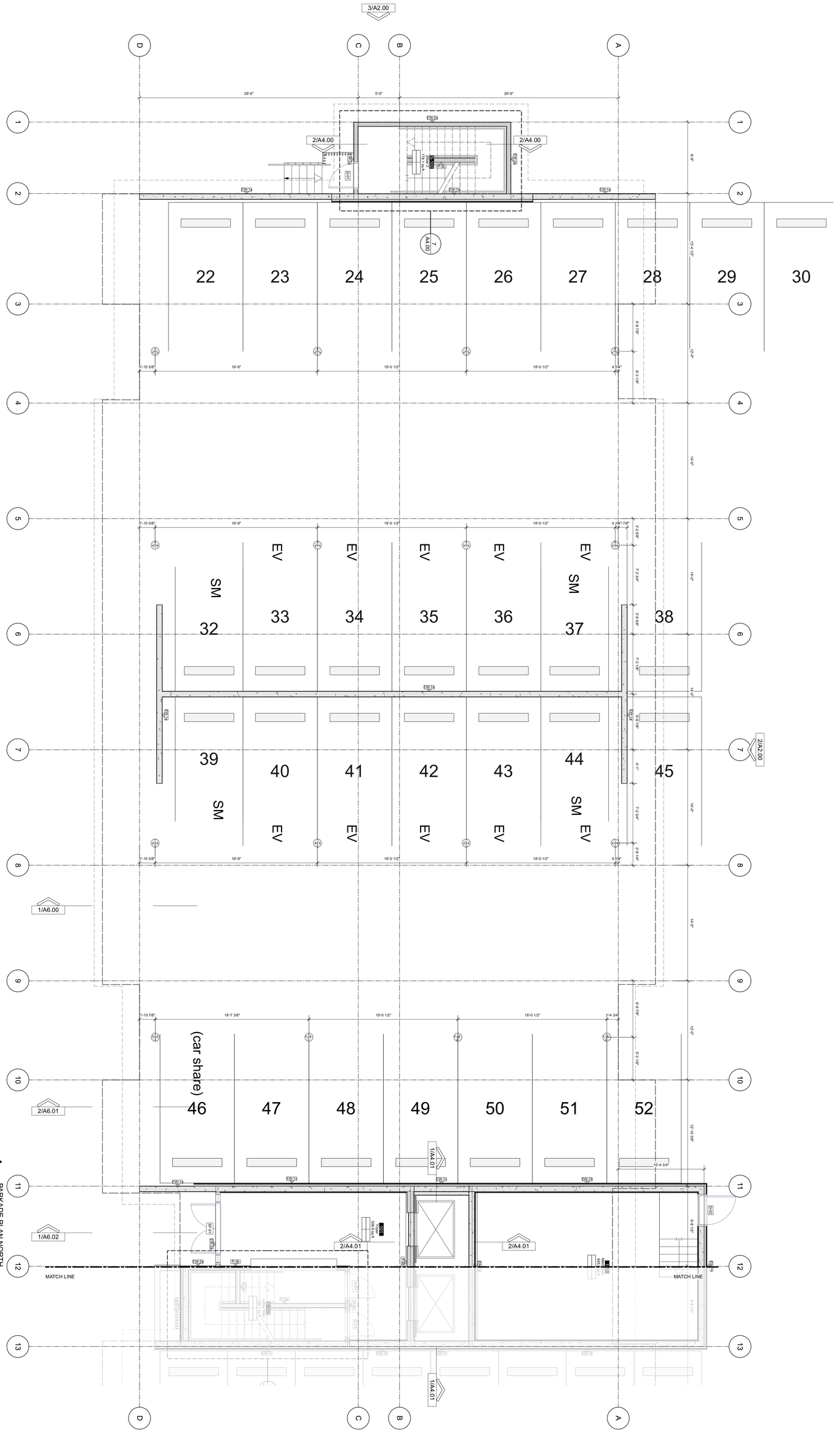
REVISION

SHEET TITLE

Parkade & Typical Floor Key Plans

DRAWING NO.

A1.01



1 PARKADE PLAN NORTH
Scale: 3/16" = 1'-0"

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	ISSUE
0	ISSUED FOR BUILDING PERMIT
1	2025-04-02
2	2025-03-17 ISSUED FOR 50% COORDINATION

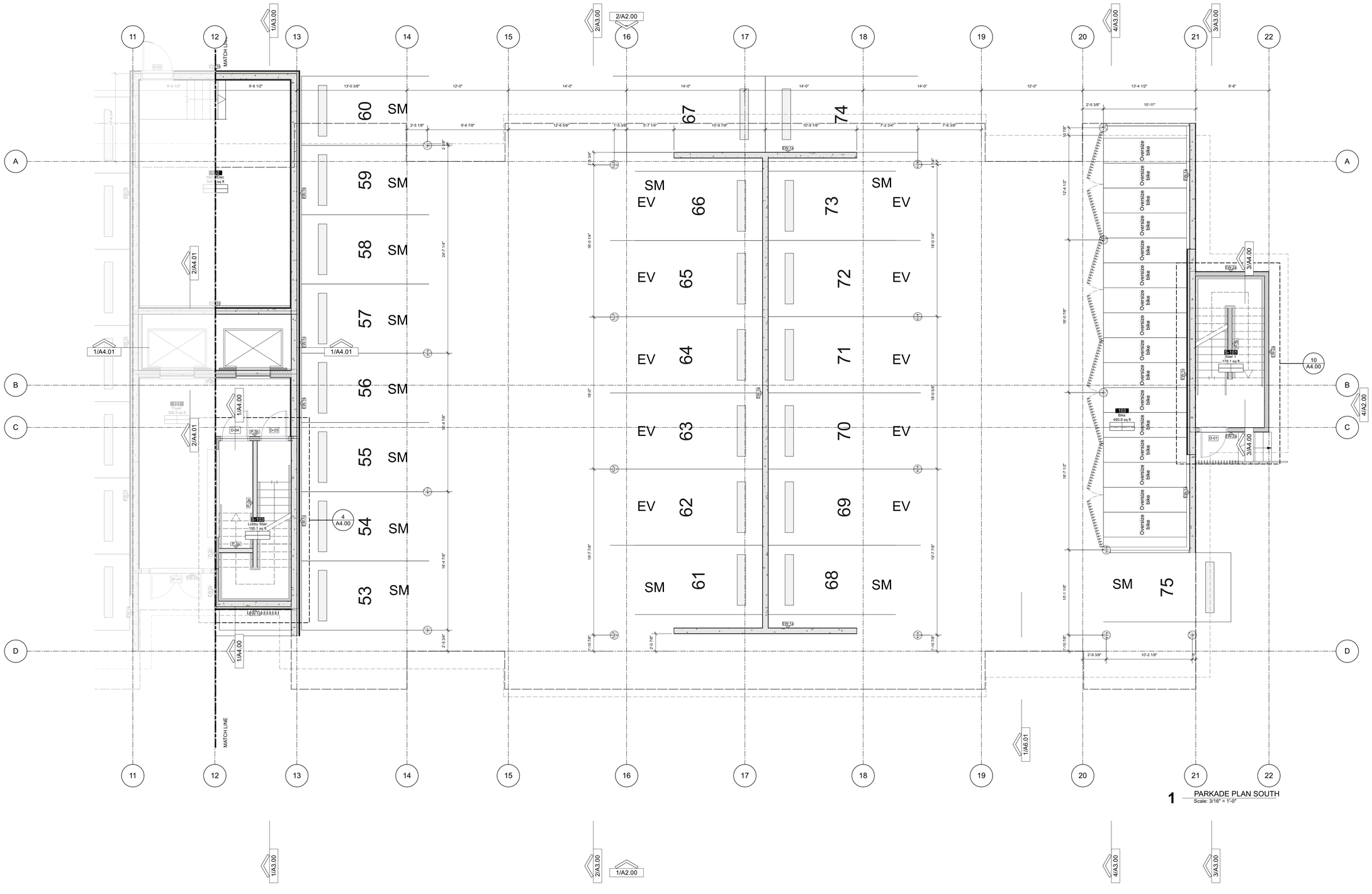
NO.	ISSUE
0	2025-04-02 ISSUED FOR BUILDING PERMIT
1	2025-03-17 ISSUED FOR 50% COORDINATION

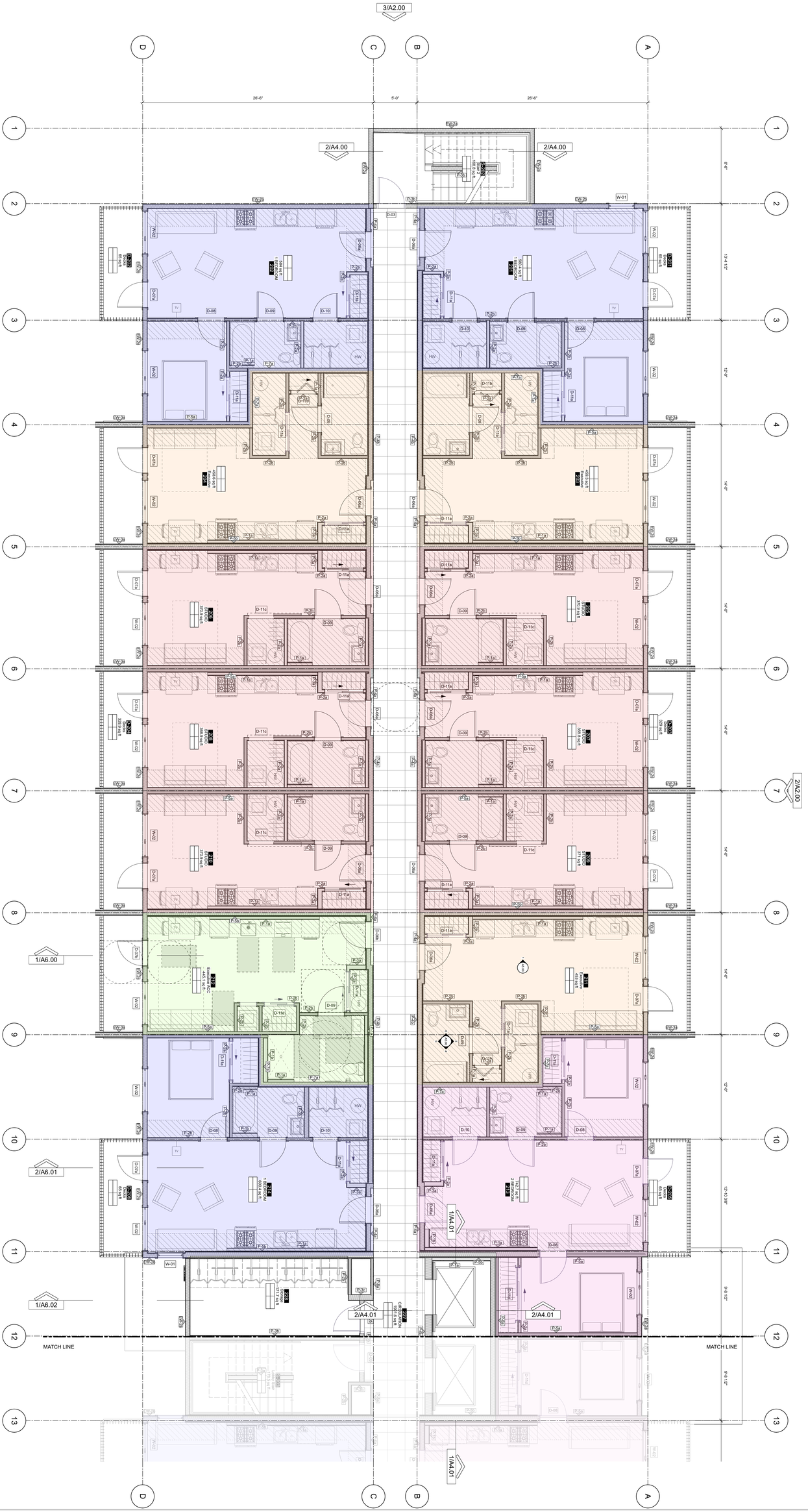
SHEET TITLE
Parkade Plan North

DRAWING No.
A1.02

REGISTERED ARCHITECT BRITISH COLUMBIA MARIA MACDONALD
2025-04-03

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7


11
12
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20
21
22
A
B
C
D
1/A3.00
2/A3.00
2/A2.00
4/A3.00
3/A3.00
MATCH LINE
1/A4.01
2/A4.01
1/A4.00
3/A4.00
4/A2.00
10 A4.00
4 A4.00
1/A6.01
101 Foyer 306.9 sq ft
102 Bike 540.1 sq ft
103 Bike 490.8 sq ft
S-101 Lobby Stair 195.1 sq ft
S-102 Stair 1 178.1 sq ft
Oversize bike
SM
EV
53
54
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56
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EW-40
EW-41
EW-42



1 SECOND FLOOR NORTH
Scale: 3/16" = 1'-0"

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	YYYY-MM-DD	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR 50% COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

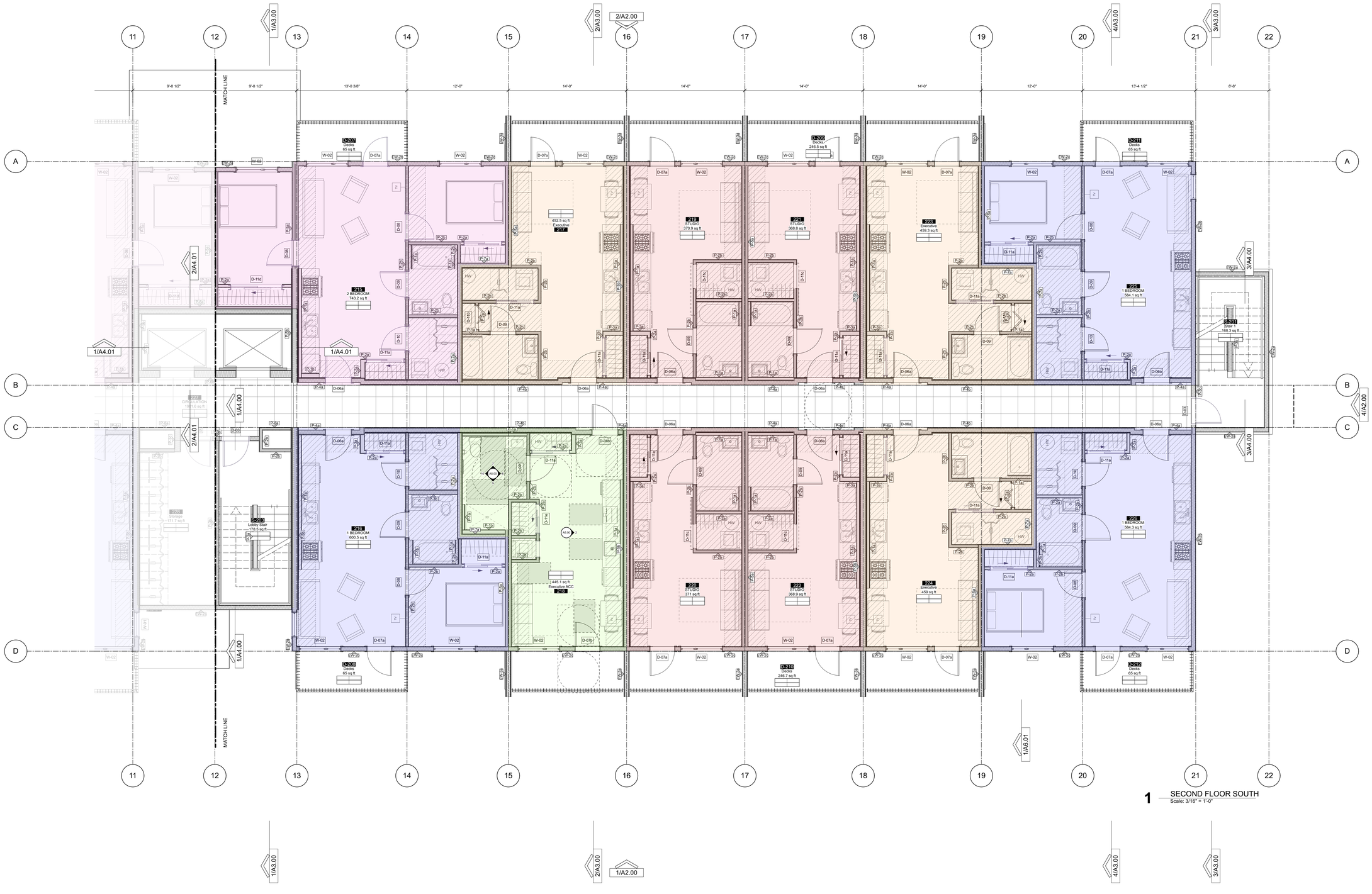
NO.	YYYY-MM-DD	REVISION

SHEET TITLE
Second Floor North

DRAWING NO.
A1.04

REGISTERED PROFESSIONAL ARCHITECT
BRITTANY MARIE MACDONALD
PROVINCE OF BRITISH COLUMBIA
2025-04-03

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7



1 SECOND FLOOR SOUTH
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1622 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

REVISION

SHEET TITLE

Second Floor South

DRAWING NO.

A1.05



1 THIRD FLOOR NORTH
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1622 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

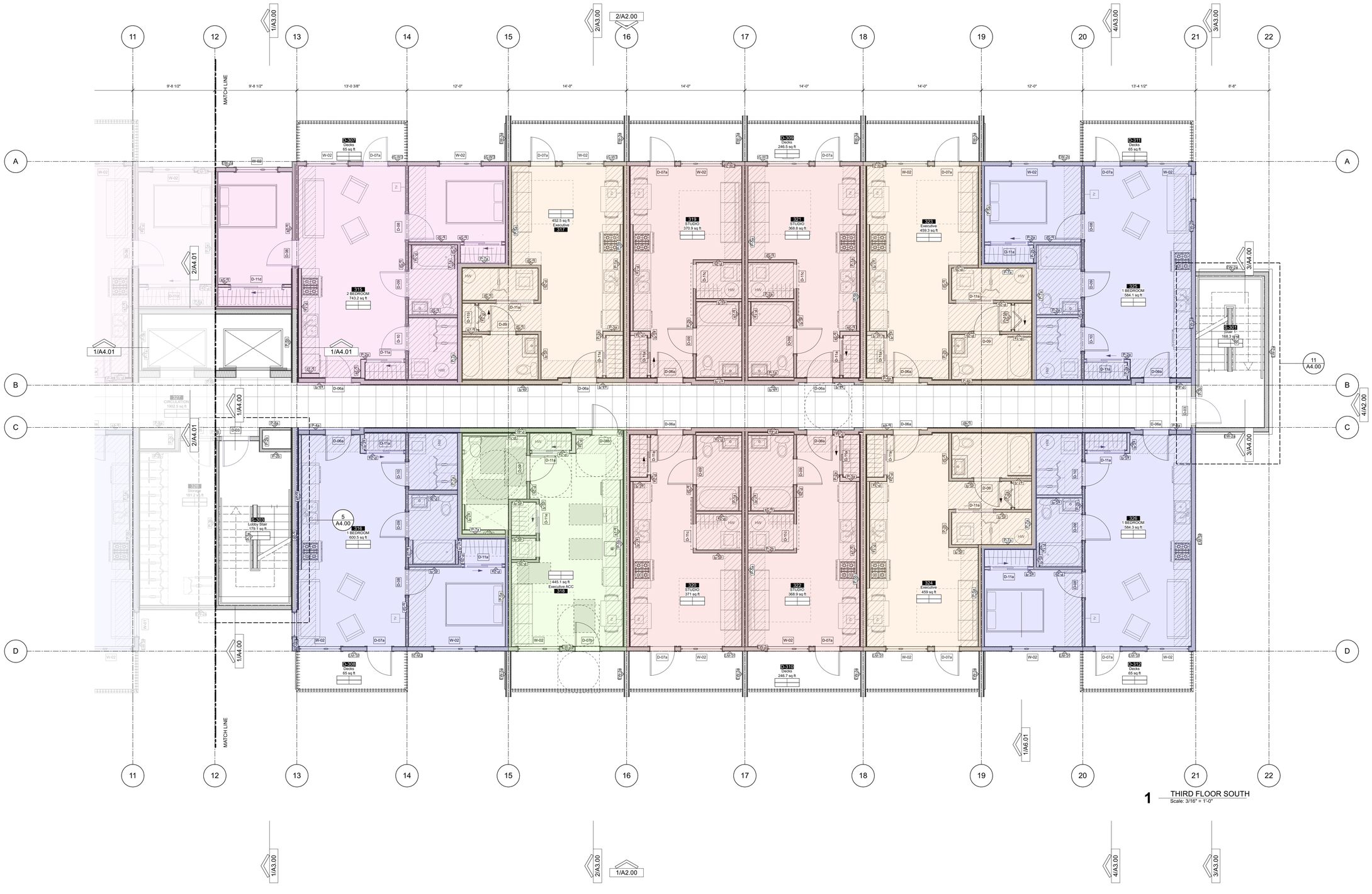
REVISION

SHEET TITLE

Third Floor North

DRAWING NO.

A1.06



1 THIRD FLOOR SOUTH
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1622 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY OLIVER
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

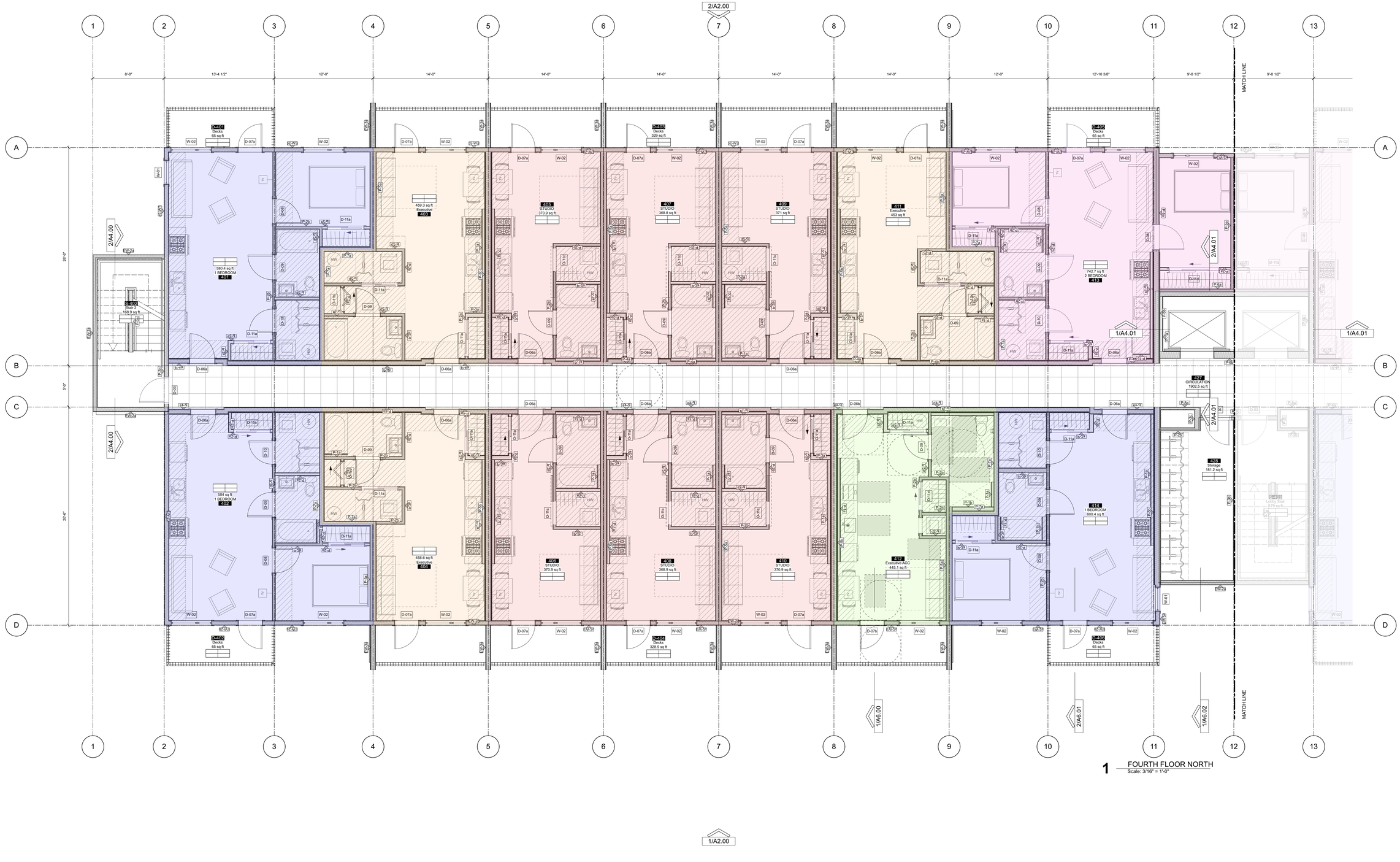
REVISION

SHEET TITLE

Third Floor South

DRAWING NO.

A1.07



1 FOURTH FLOOR NORTH
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1622 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

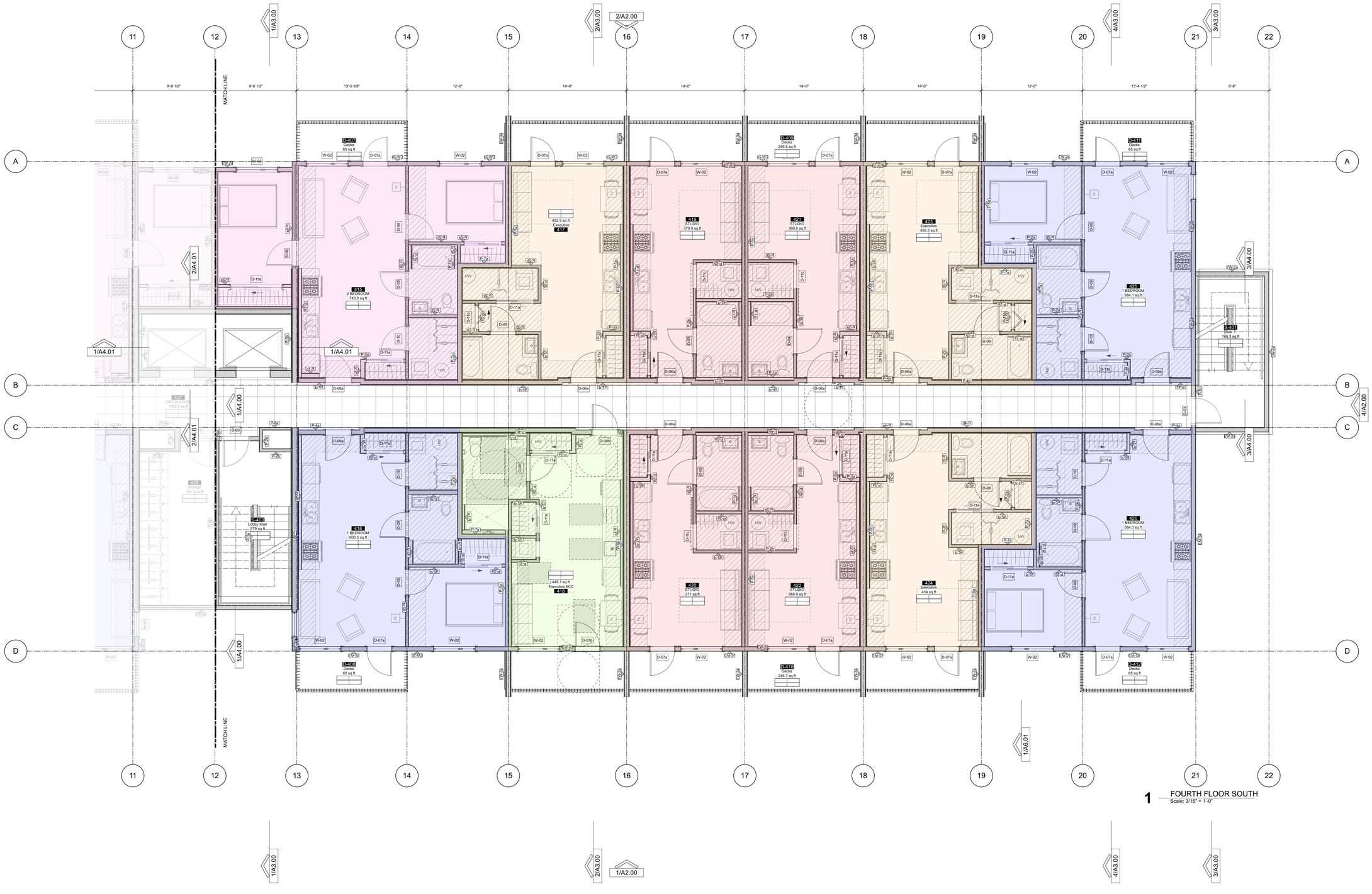
REVISION

SHEET TITLE

Fourth Floor North

DRAWING NO.

A1.08



1 FOURTH FLOOR SOUTH
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1622 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

REVISION

SHEET TITLE

Fourth Floor South

DRAWING NO.

A1.09



1 FIFTH FLOOR NORTH
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1622 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MARCUS OLIVER HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

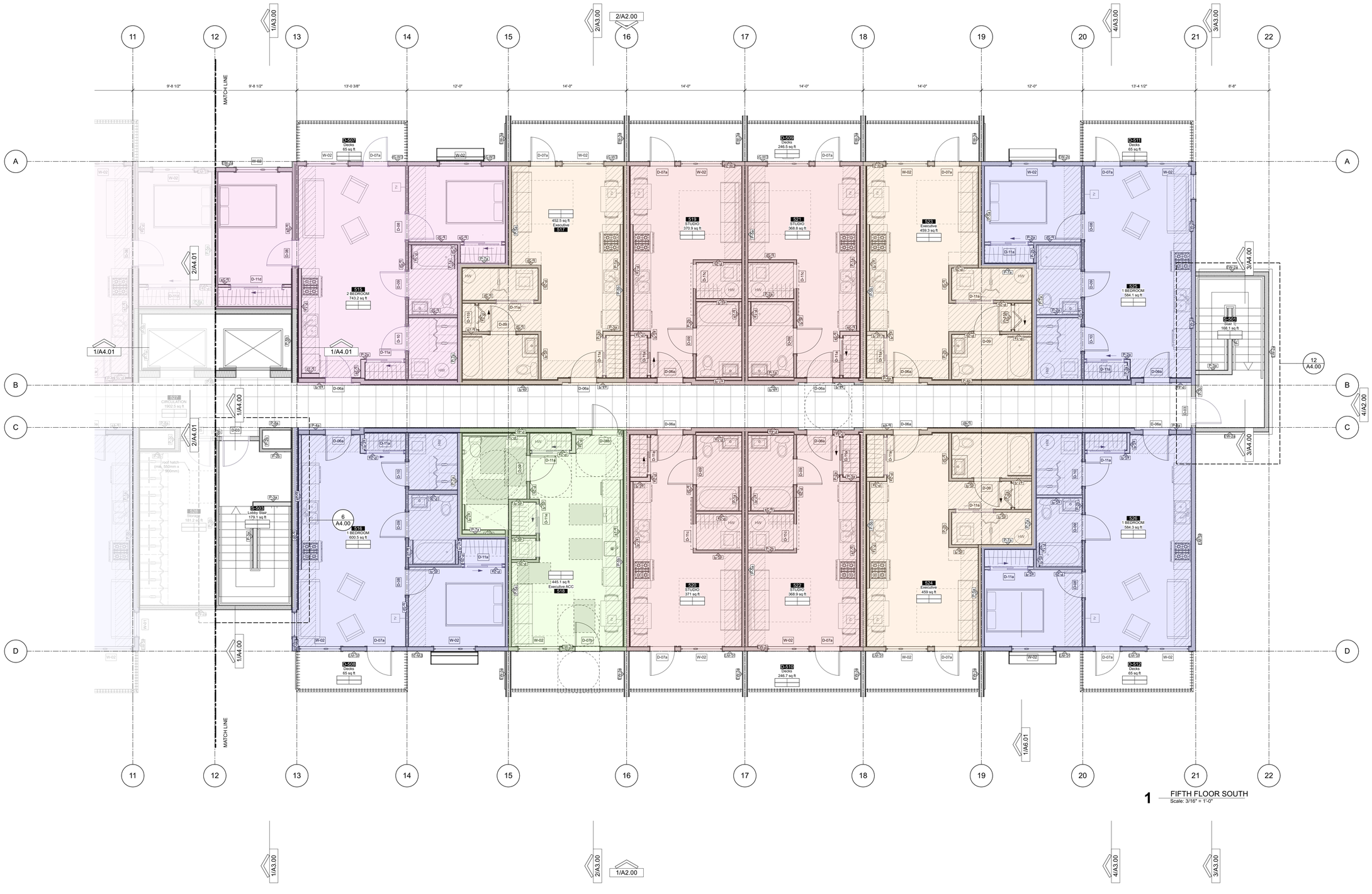
REVISION

SHEET TITLE

Fifth Floor North

DRAWING NO.

A1.10



1 FIFTH FLOOR SOUTH
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1622 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

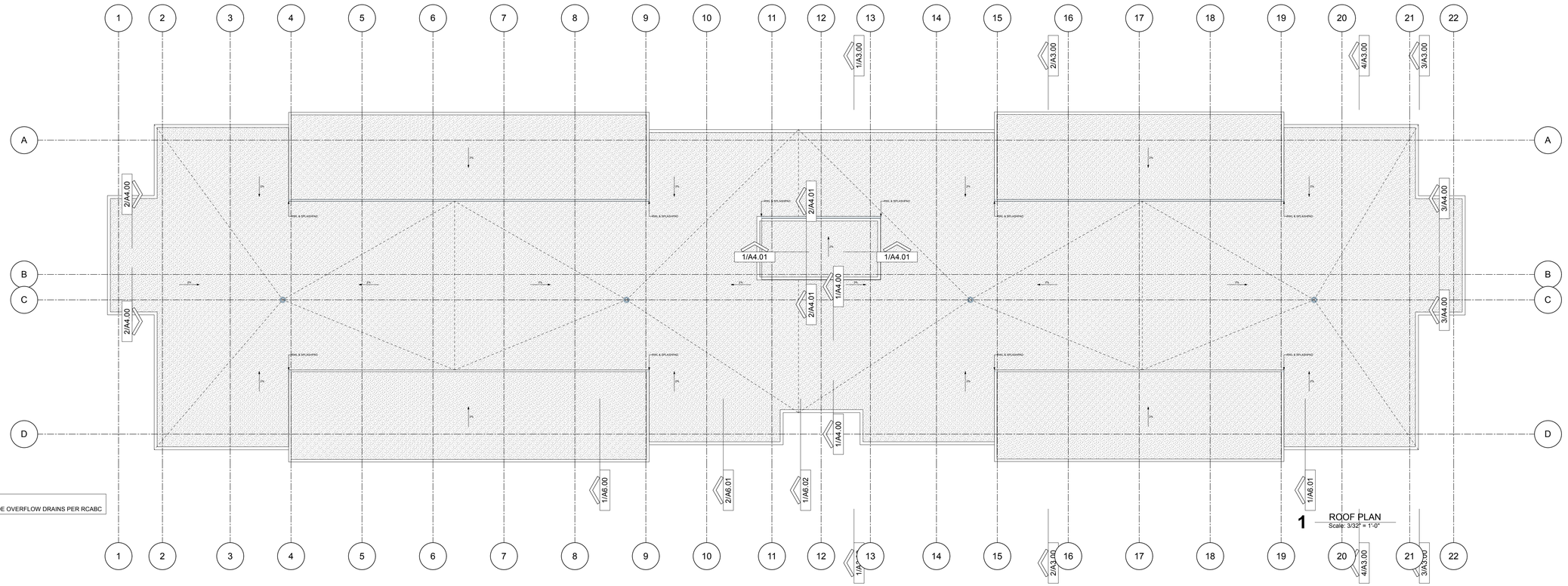
REVISION

SHEET TITLE

Fifth Floor South

DRAWING NO.

A1.11



NOTES
PROVIDE OVERFLOW DRAINS PER RCABC

1 ROOF PLAN
Scale: 3/32" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MARCUS OLIVER MACDONALD
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

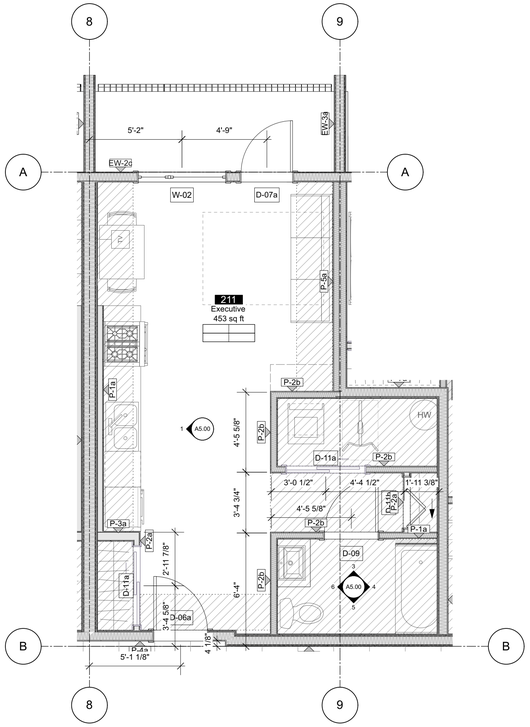
REVISION

SHEET TITLE

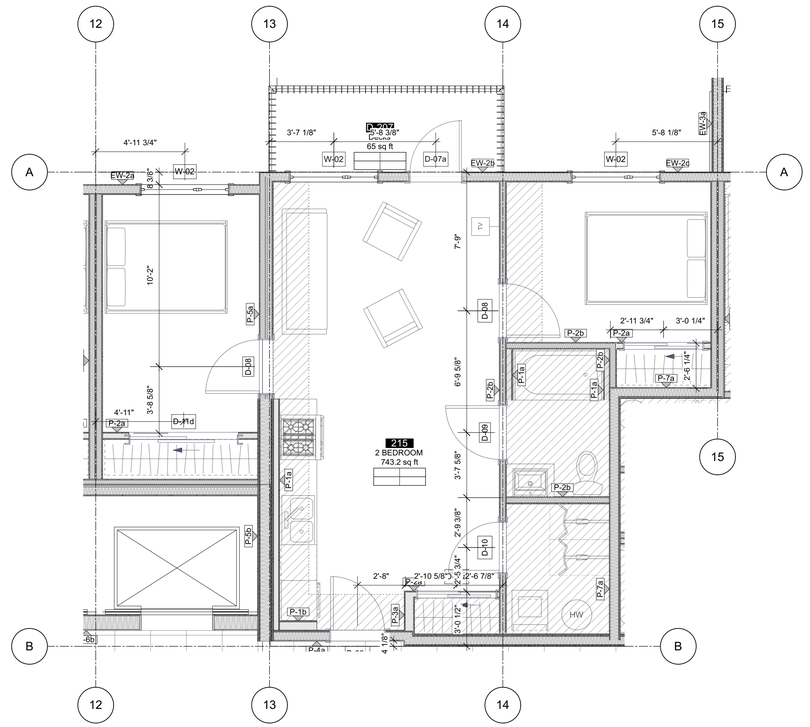
Roof Plan

DRAWING NO.

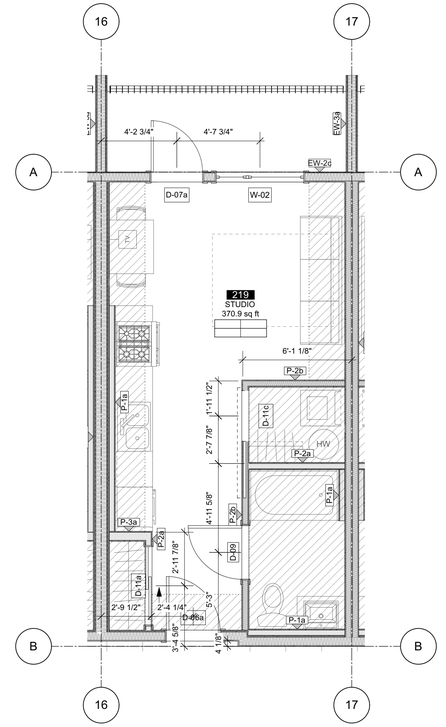
A1.12



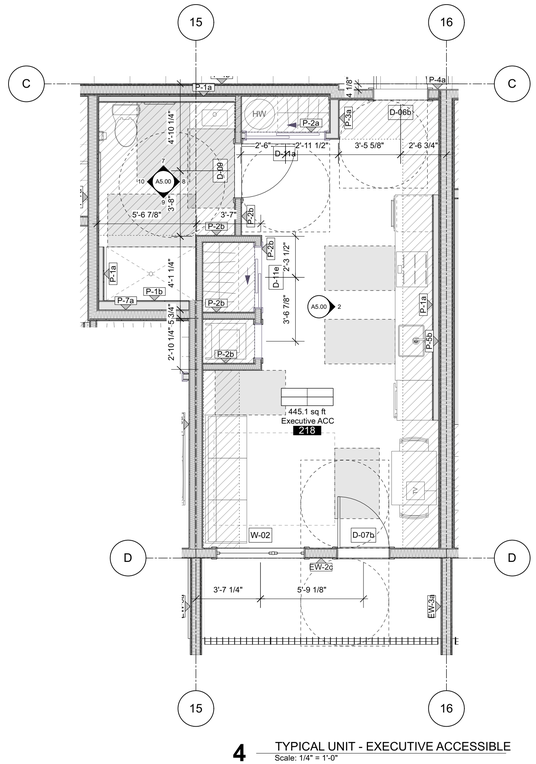
1 TYPICAL UNIT - EXECUTIVE
Scale: 1/4" = 1'-0"



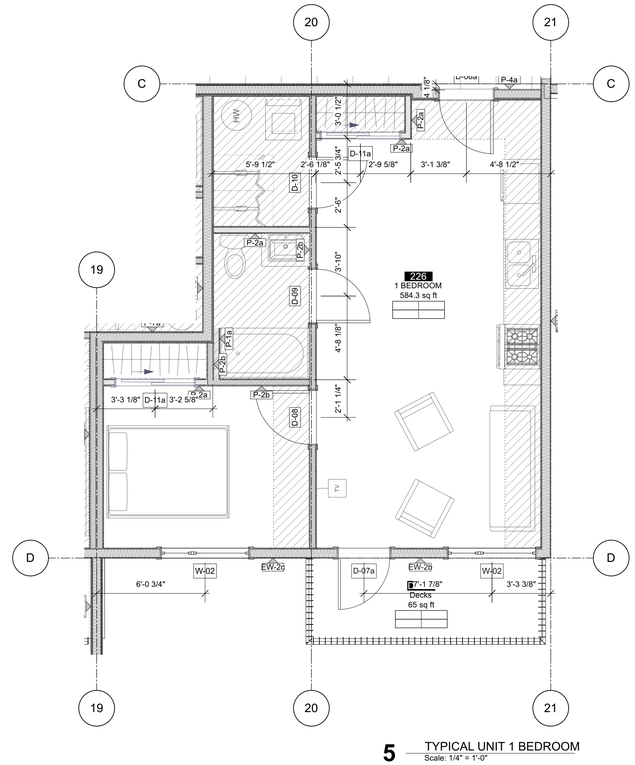
2 TYPICAL UNIT - 2 BEDROOM
Scale: 1/4" = 1'-0"



3 TYPICAL UNIT - STUDIO
Scale: 1/4" = 1'-0"



4 TYPICAL UNIT - EXECUTIVE ACCESSIBLE
Scale: 1/4" = 1'-0"



5 TYPICAL UNIT 1 BEDROOM
Scale: 1/4" = 1'-0"

MacDonald Hagarty Architects Ltd.
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BRITISH COLUMBIA

2025-04-03

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REVISION

SHEET TITLE

Detailed Unit Plans

DRAWING NO.

A1.13



1 WEST ELEVATION (FROM 11TH)
Scale: 3/32" = 1'-0"

WEST ELEVATION SPATIAL SEPARATION CALCULATION

LIMITING DISTANCE = >15m
100% U.O. ALLOWED (BCBC 3.2.3.1.-E), NO FRR REQ'D, C OR NC CLADDING & CONSTRUCTION (BCBC 3.2.3.7.)



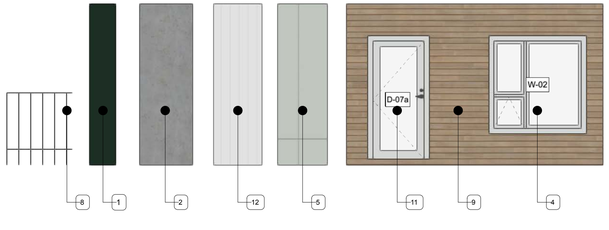
EAST ELEVATION SPATIAL SEPARATION CALCULATION

LIMITING DISTANCE = >15m
100% U.O. ALLOWED (BCBC 3.2.3.1.-E), NO FRR REQ'D, C OR NC CLADDING & CONSTRUCTION (BCBC 3.2.3.7.)

2 EAST ELEVATION
Scale: 3/32" = 1'-0"

MATERIALS

1. POWDER COATED STEEL FIN; DARK SAGE GREEN
2. EXPOSED CONCRETE; PARGED & SEALED
3. PRESSED STEEL FRAME DOOR; WHITE / LIGHT
4. VINYL WINDOW; WHITE / LIGHT
5. CEMENTITIOUS PANEL; WHITE / LIGHT
6. FLOOR PLATE BAND / BALCONY EDGE; CEMENTITIOUS PANEL OR FLASHING; WHITE / LIGHT
7. ROOF EDGE; CEMENTITIOUS PANEL OR FLASHING; WHITE / LIGHT
8. METAL GUARD; DARK SAGE GREEN
9. HORIZONTAL METAL SIDING; WOOD PRINT
10. BALCONY DIVIDER FIN; CEMENTITIOUS PANEL OR FLASHING; WHITE / LIGHT
11. VINYL DOOR WITH GLAZING; WHITE / LIGHT
12. METAL SIDING; WHITE / LIGHT
13. ALUMINUM STOREFRONT OR CURTAIN WALL DOORS AND GLAZING; WHITE / SILVER
14. ALUMINUM CABLES / WIRE ON METAL STAND OFFS
15. HORIZONTAL SLATTED WOOD C/W HEAVY TIMBER POSTS; STAIN TBD BY ARCH





3 NORTH ELEVATION
Scale: 3/32" = 1'-0"

NORTH ELEVATION SPATIAL SEPARATION CALCULATION

LIMITING DISTANCE (STAIR) = 1.4m, LIMITING DISTANCE (RESIDENTIAL UNIT) = 4.2m
STAIR: >10 TO 25% U.O. ALLOWED (BCBC 3.2.1.-E), 1hr FRR REQ'D, NC CLADDING & NC OR C CONSTRUCTION (BCBC 3.2.3.7.)
RESIDENTIAL UNIT: >25 TO 50% U.O. ALLOWED (BCBC 3.2.1.-E), 45min FRR REQ'D, NC CLADDING & NC OR C CONSTRUCTION (BCBC 3.2.3.7.)

SOUTH ELEVATION SPATIAL SEPARATION CALCULATION

LIMITING DISTANCE (STAIR) = 5.1m, LIMITING DISTANCE (RESIDENTIAL UNIT) = 7.8m
STAIR: >25 TO 50% U.O. ALLOWED (BCBC 3.2.1.-E), 45min FRR REQ'D, NC CLADDING & NC OR C CONSTRUCTION (BCBC 3.2.3.7.)
RESIDENTIAL UNIT: 100% U.O. ALLOWED (BCBC 3.2.1.-E), NO FRR REQ'D, NC OR C CLADDING & CONSTRUCTION (BCBC 3.2.3.7.)

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ISSUE

NO.	Y M D	ISSUE

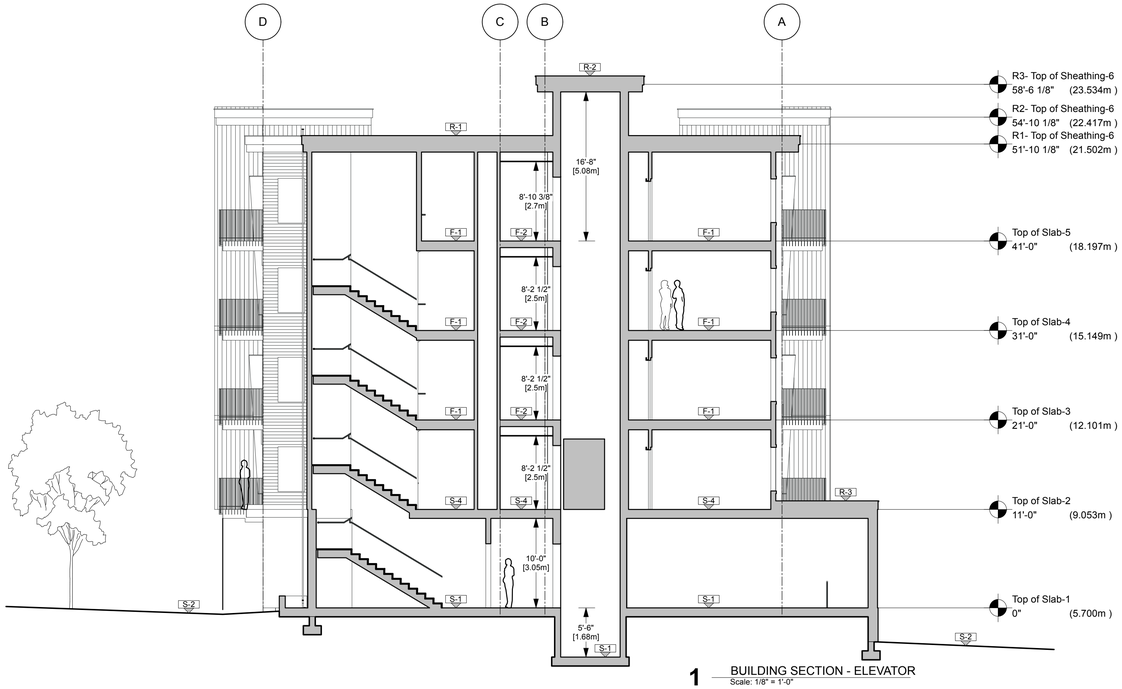
REVISION

SHEET TITLE

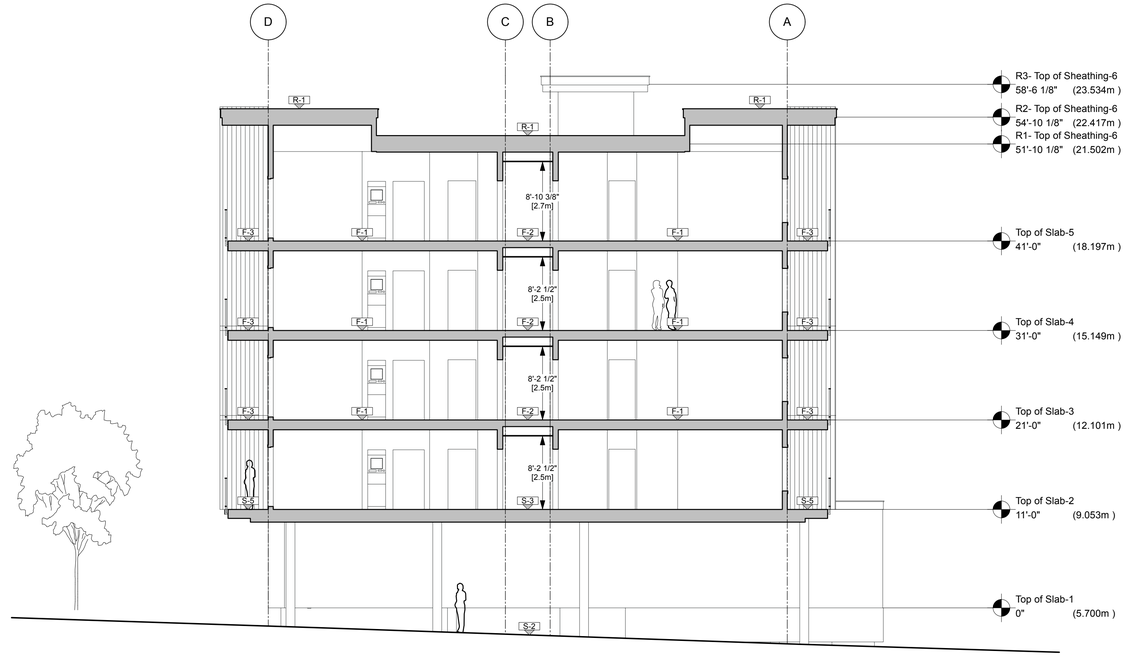
Elevations

DRAWING NO.

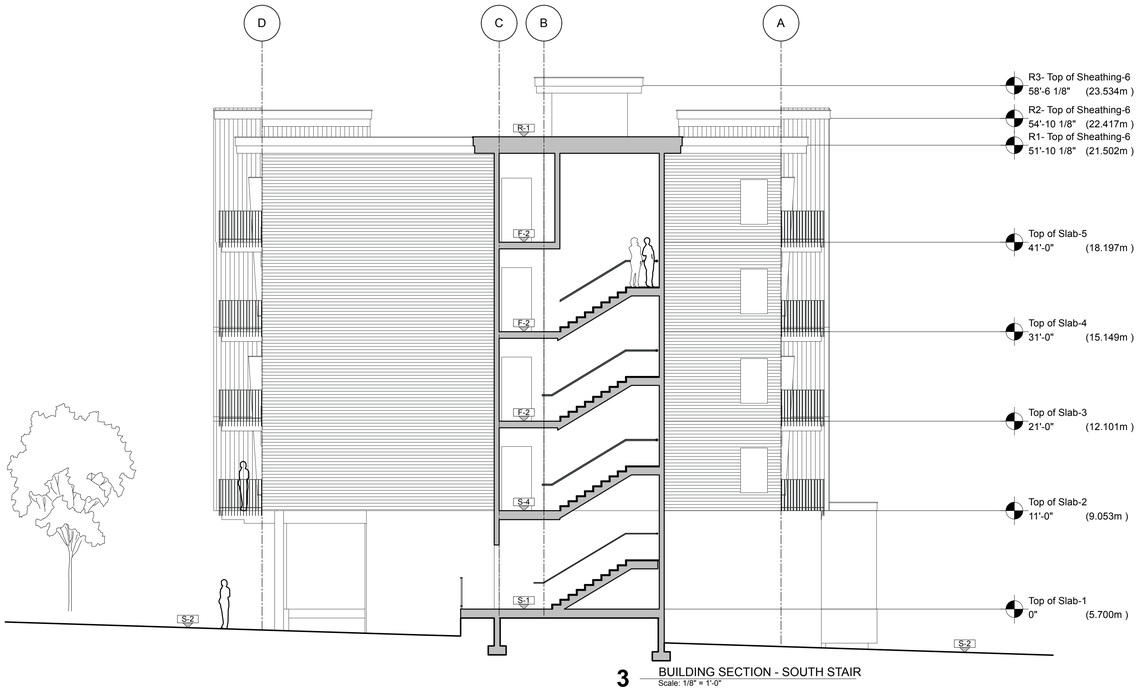
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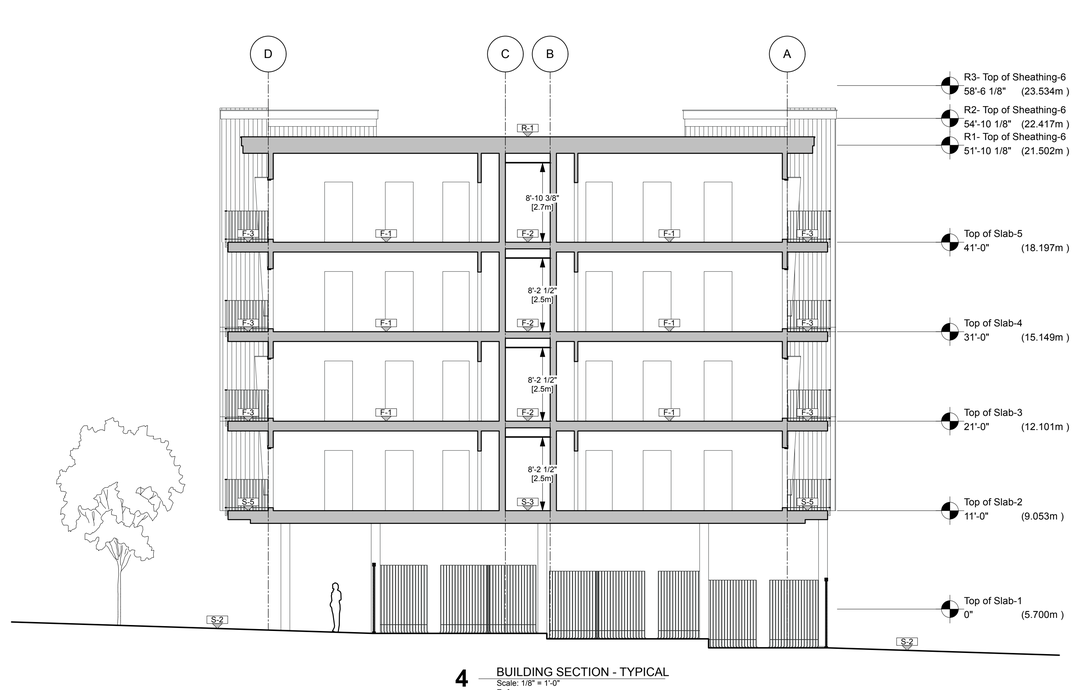
1 BUILDING SECTION - ELEVATOR
Scale: 1/8" = 1'-0"



2 BUILDING SECTION - TYPICAL
Scale: 1/8" = 1'-0"



3 BUILDING SECTION - SOUTH STAIR
Scale: 1/8" = 1'-0"



4 BUILDING SECTION - TYPICAL
Scale: 1/8" = 1'-0"
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ISSUE

NO.	Y M D	ISSUE

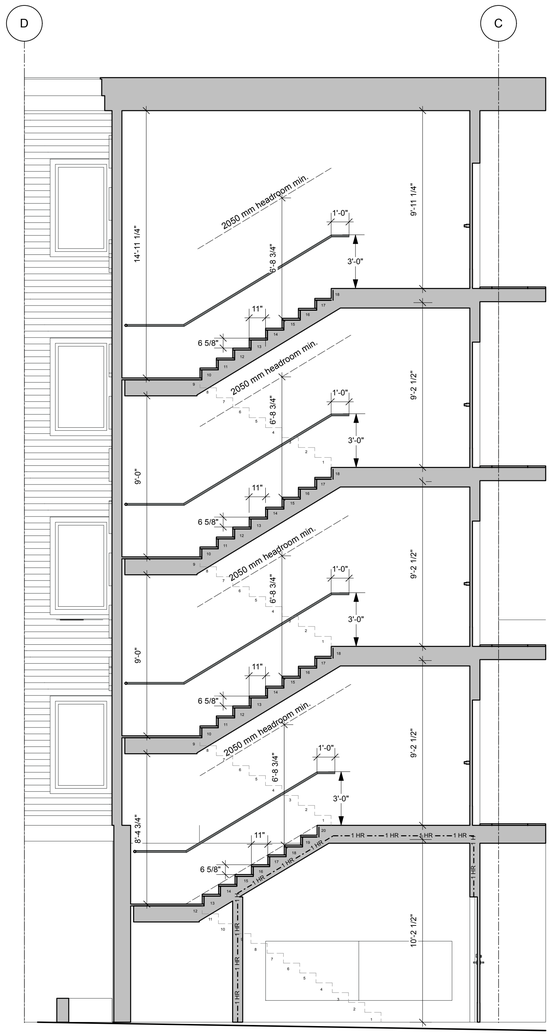
REVISION

SHEET TITLE

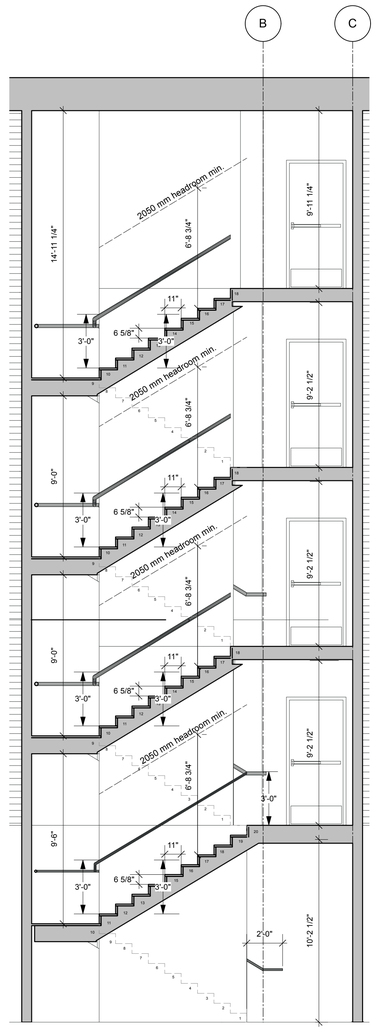
Building Sections

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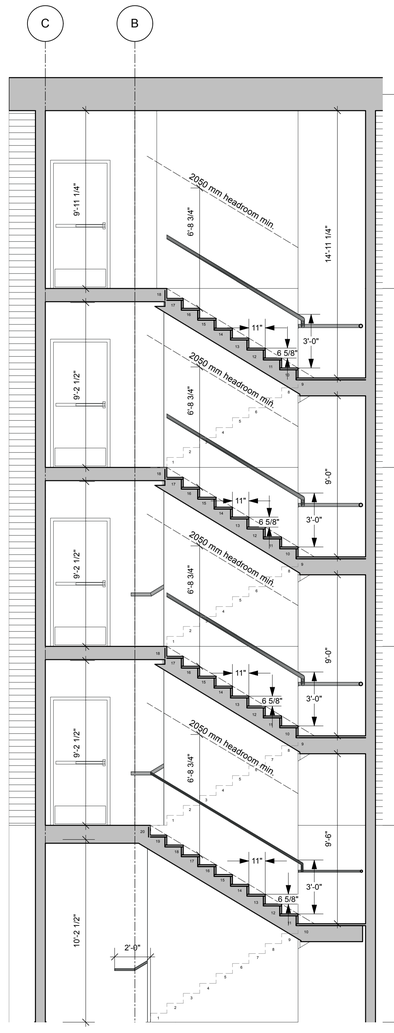
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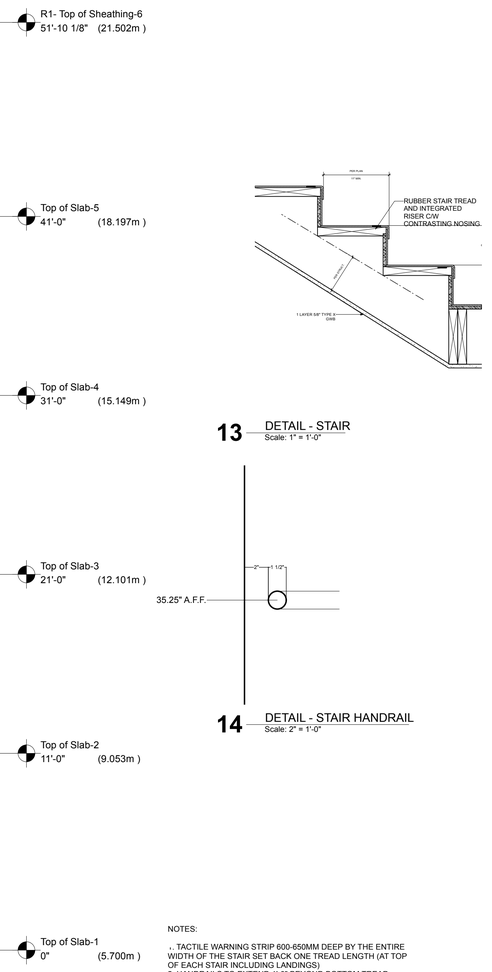
1 LOBBY STAIR
Scale: 1/4" = 1'-0"



2 STAIR 2
Scale: 1/4" = 1'-0"



3 STAIR 1
Scale: 1/4" = 1'-0"

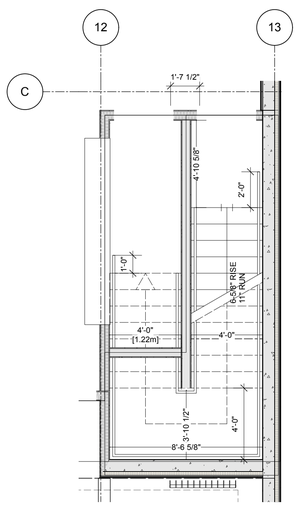


13 DETAIL - STAIR
Scale: 1" = 1'-0"

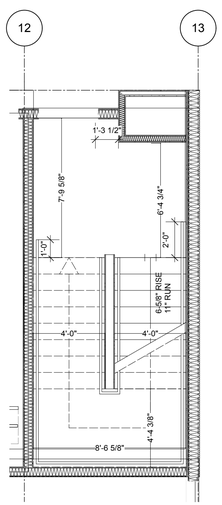
14 DETAIL - STAIR HANDRAIL
Scale: 2" = 1'-0"

NOTES:

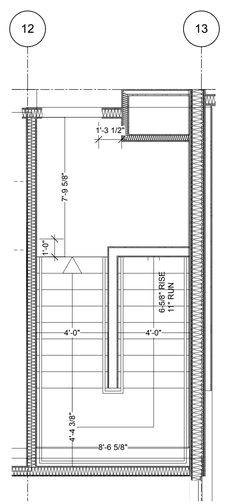
1. TACTILE WARNING STRIP 600-650MM DEEP BY THE ENTIRE WIDTH OF THE STAIR SET BACK ONE TREAD LENGTH (AT TOP OF EACH STAIR INCLUDING LANDINGS)
2. HANDRAILS TO EXTEND 1'-0" BEYOND BOTTOM TREAD, ANGLE TO HORIZONTAL ADDITIONAL 1'-0"
3. AT END OF HANDRAILS RETURN TO THE WALL IN STAIRWELLS AND RETURN TO CONCRETE GROUND OR POST FOR EXTERIOR STAIRS
4. STAIR 1 BOTTOM FLOOR RISE AND RUN DIFFERS FROM OTHER FLOORS TO ACCOMODATE CHANGE IN GRADE.



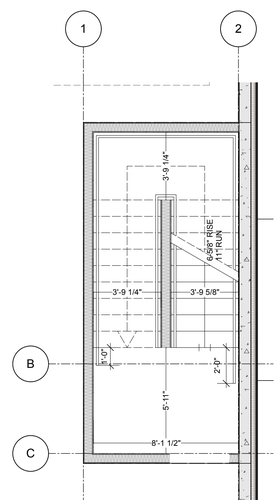
4 LOBBY STAIR - PARKADE LEVEL
Scale: 1/4" = 1'-0"



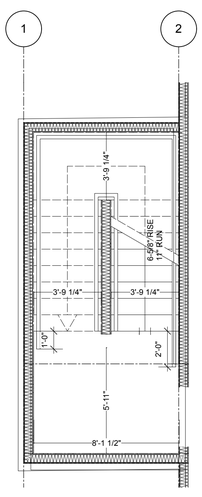
5 LOBBY STAIR - TYPICAL FLOOR
Scale: 1/4" = 1'-0"



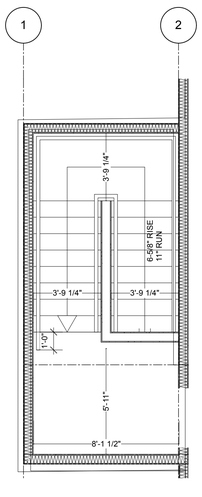
6 LOBBY STAIR - 4TH FLOOR
Scale: 1/4" = 1'-0"



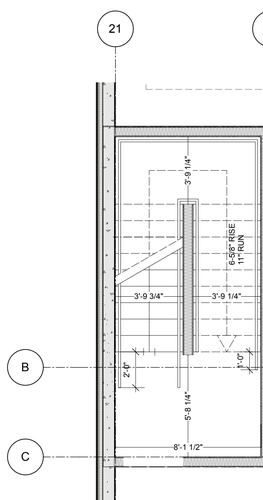
7 STAIR 2 - PARKADE LEVEL
Scale: 1/4" = 1'-0"



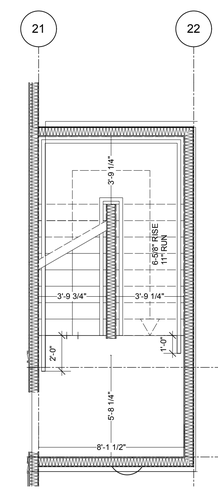
8 STAIR 2 - TYPICAL FLOOR
Scale: 1/4" = 1'-0"



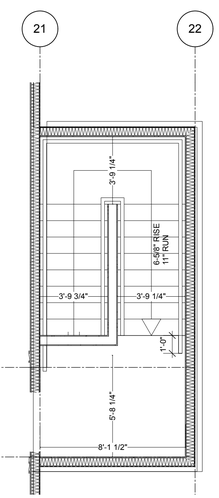
9 STAIR 2 - 4TH FLOOR
Scale: 1/4" = 1'-0"



10 STAIR 1 - PARKADE LEVEL
Scale: 1/4" = 1'-0"



11 STAIR 1 - TYPICAL FLOOR
Scale: 1/4" = 1'-0"



12 STAIR 1 4TH FLOOR
Scale: 1/4" = 1'-0"

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102E Unit E Comox Ave Comox BC V9M 3M7

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2025-04-03

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N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

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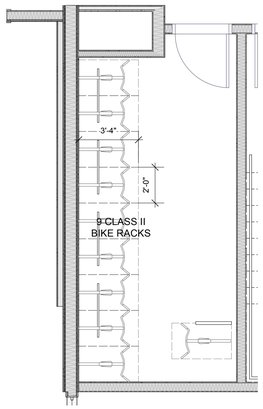
REVISION

SHEET TITLE

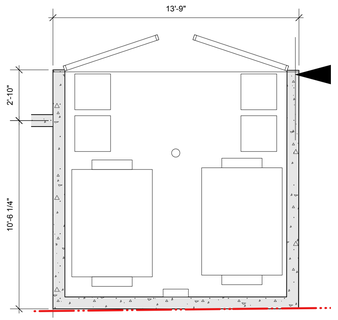
Stairs

DRAWING NO.

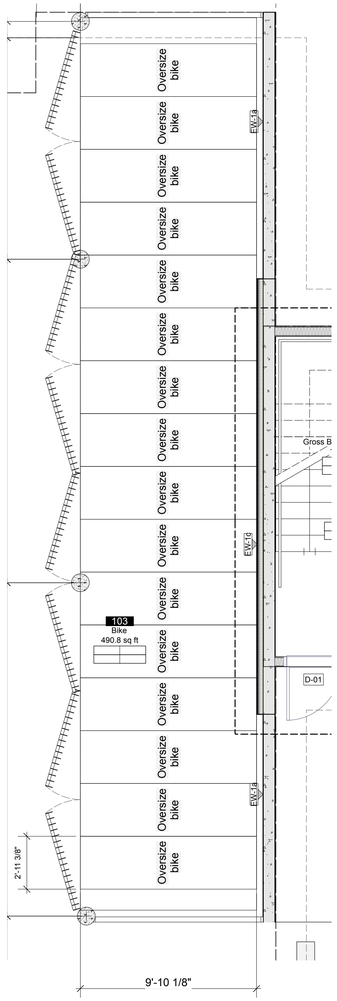
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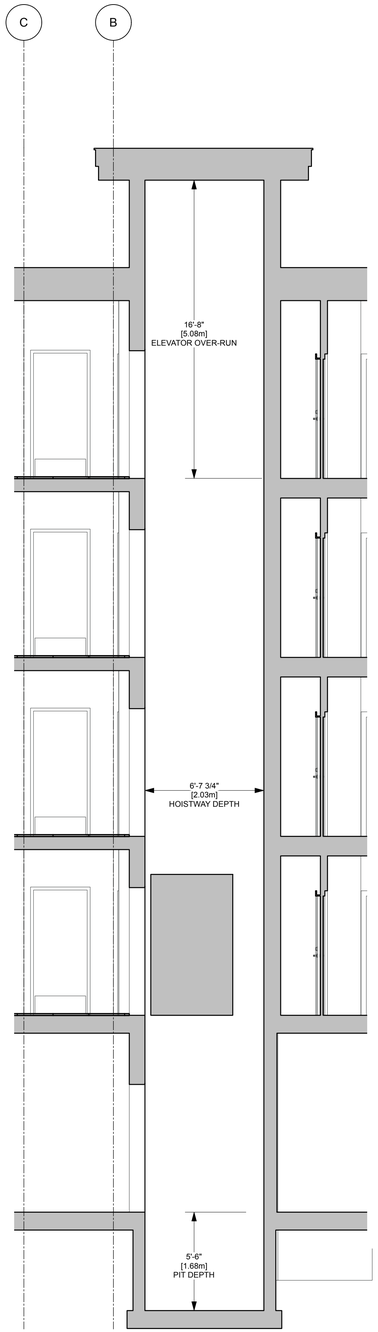
4 CLASS II BIKE STORAGE RM
Scale: 1/4" = 1'-0"



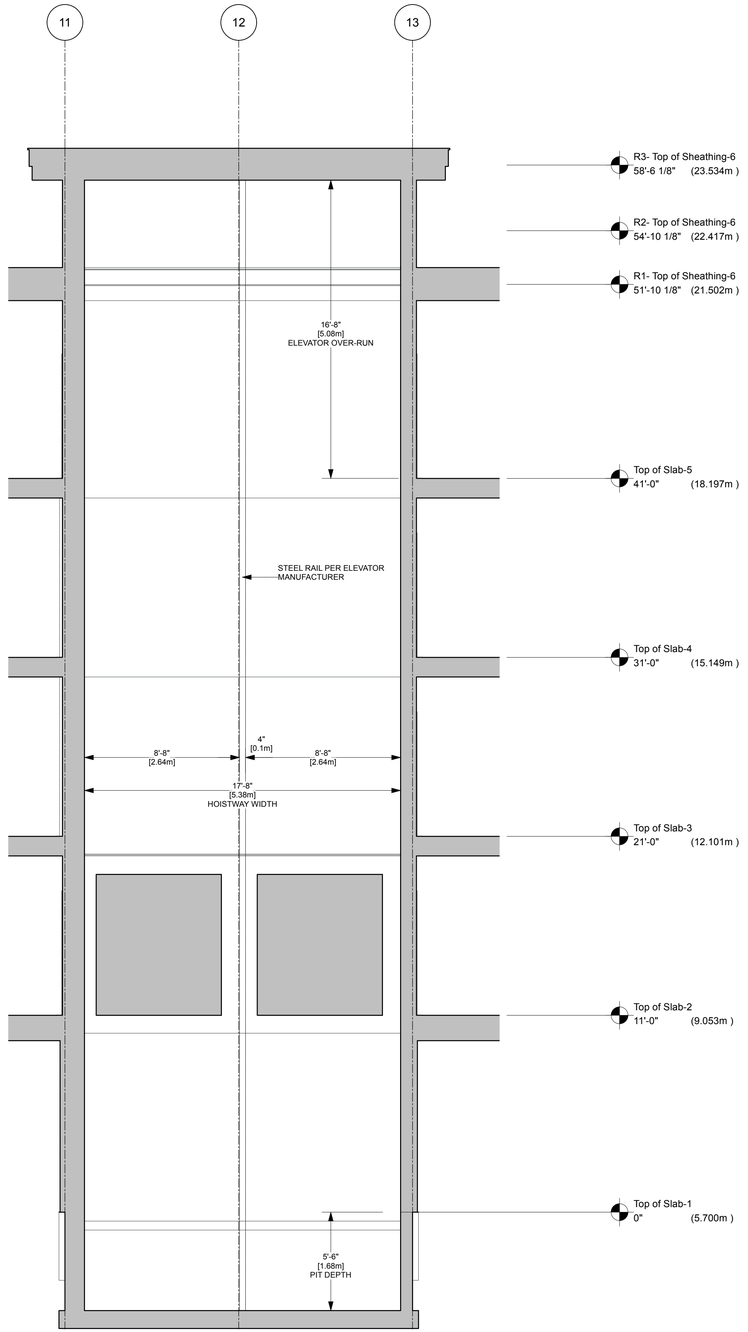
5 REFUSE ENCLOSURE
Scale: 1/4" = 1'-0"



3 OVERSIZED BIKE PARKING
Scale: 1/4" = 1'-0"



2 ELEVATOR SECTION
Scale: 1/4" = 1'-0"
Ref:



1 ELEVATOR SECTION
Scale: 1/4" = 1'-0"
Ref:

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I	2024-11-22	ISSUED FOR DP R8

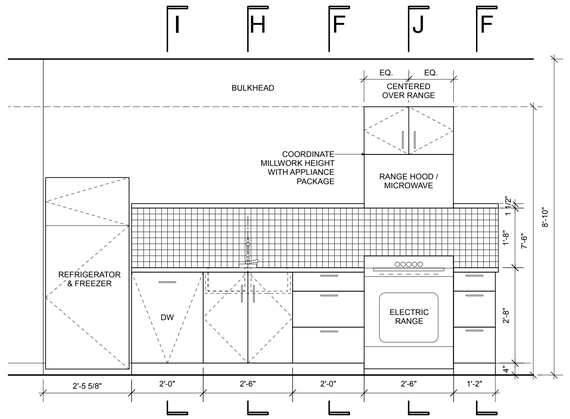
ISSUE

NO.	Y M D	ISSUE

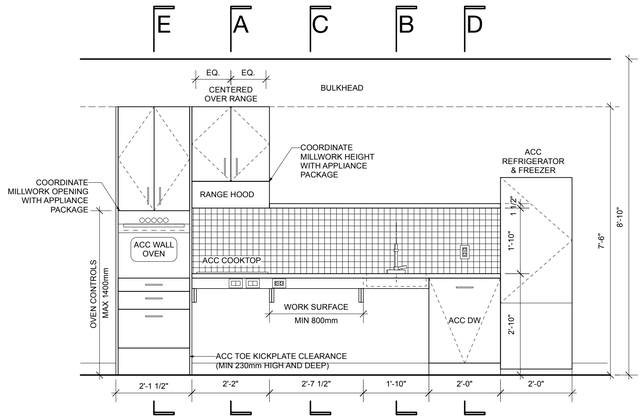
REVISION

SHEET TITLE
Elevator & Refuse & Bike Storage

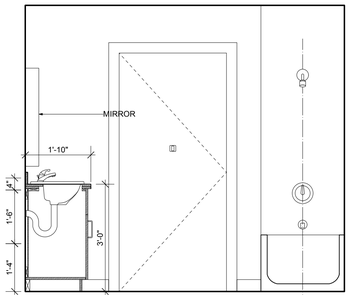
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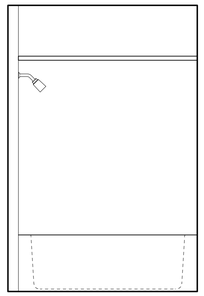
1 TYPICAL KITCHEN
Scale: 1/2" = 1'-0"



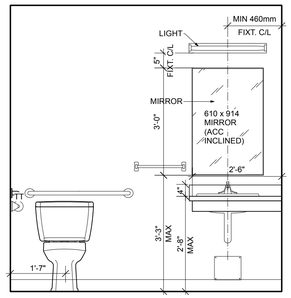
2 ACCESSIBLE KITCHEN
Scale: 1/2" = 1'-0"



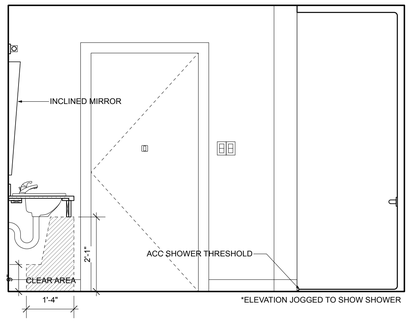
3 TYPICAL WASHROOM
Scale: 1/2" = 1'-0"



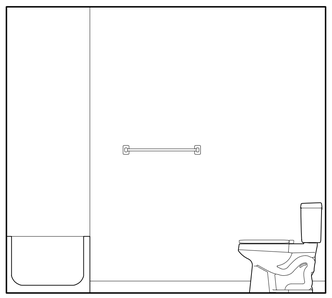
4 TYPICAL WASHROOM
Scale: 1/2" = 1'-0"



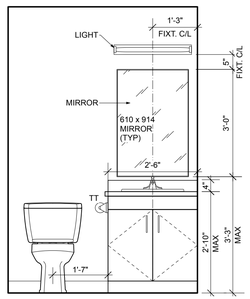
7 ACCESSIBLE WASHROOM
Scale: 1/2" = 1'-0"



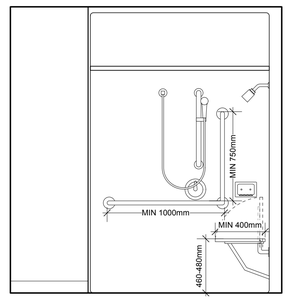
8 ACCESSIBLE WASHROOM
Scale: 1/2" = 1'-0"



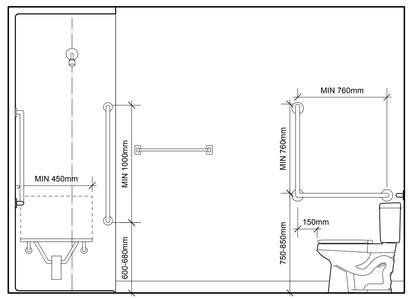
5 TYPICAL WASHROOM
Scale: 1/2" = 1'-0"



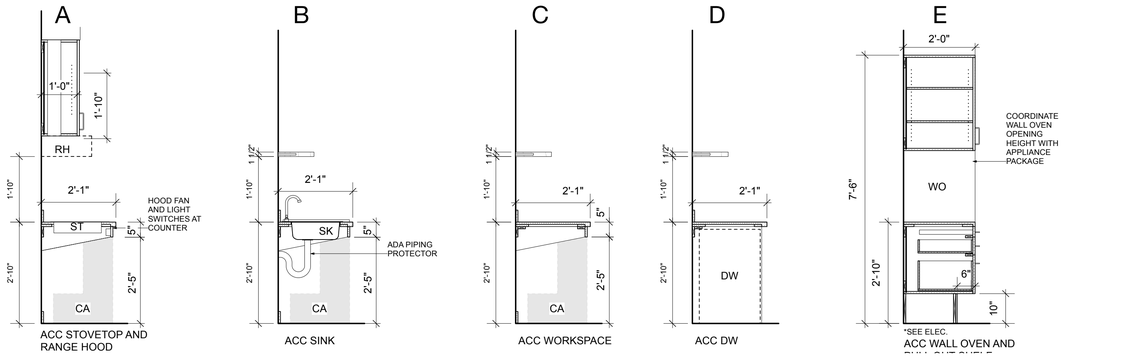
6 TYPICAL WASHROOM
Scale: 1/2" = 1'-0"



9 ACCESSIBLE WASHROOM
Scale: 1/2" = 1'-0"



10 ACCESSIBLE WASHROOM
Scale: 1/2" = 1'-0"



11 MILLWORK SECTIONS
Scale: 1/2" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT

ISSUE

NO.	Y M D	ISSUE

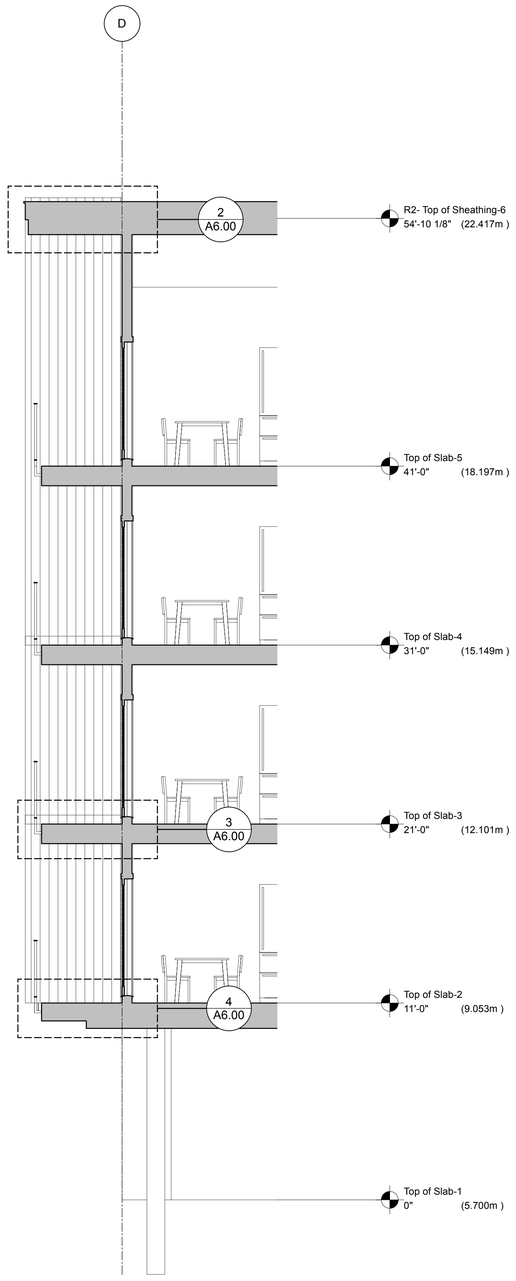
REVISION

SHEET TITLE

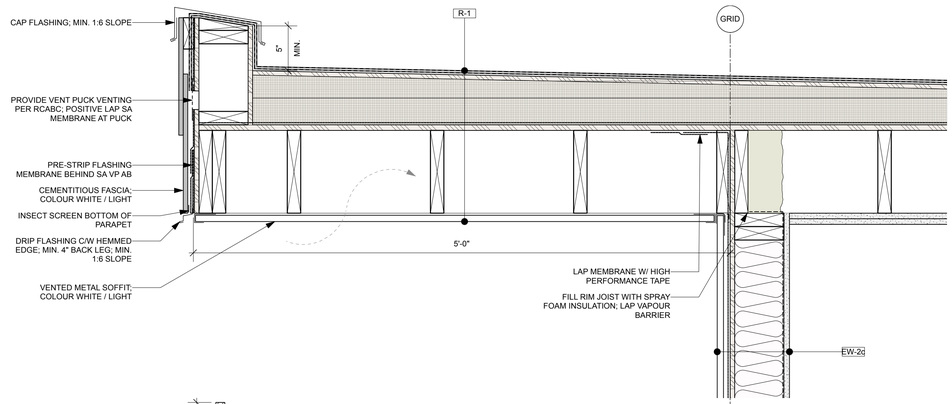
Interior Elevations

DRAWING NO.

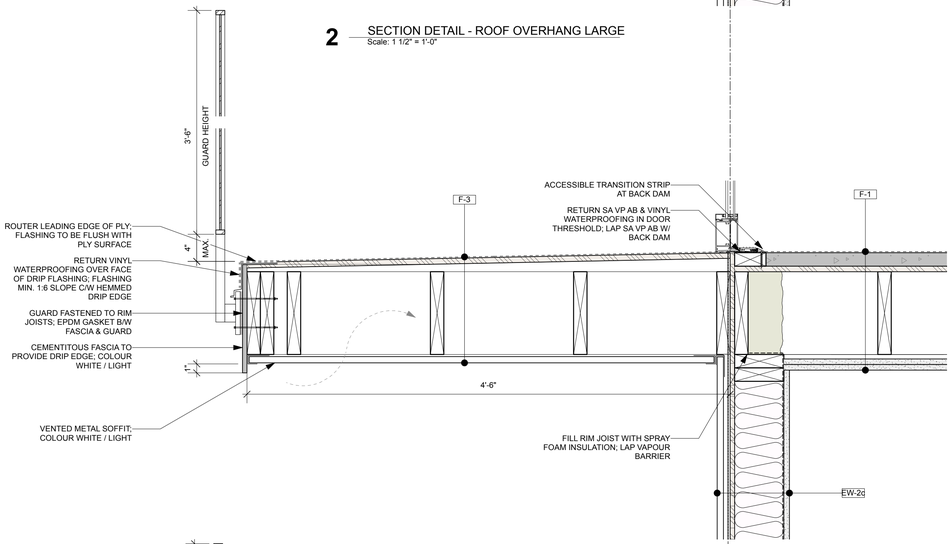
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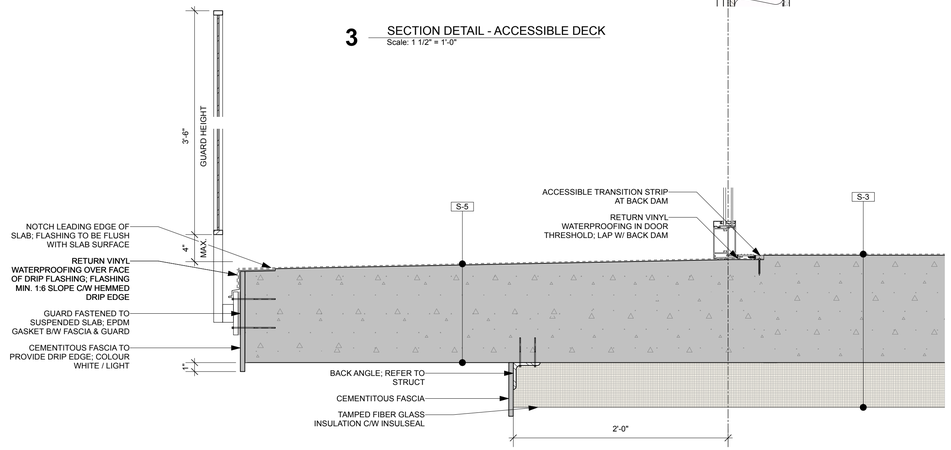
1 DETAIL SECTION - TYPICAL UNITS HIGH ROOF
Scale: 1/4" = 1'-0"
Ref:



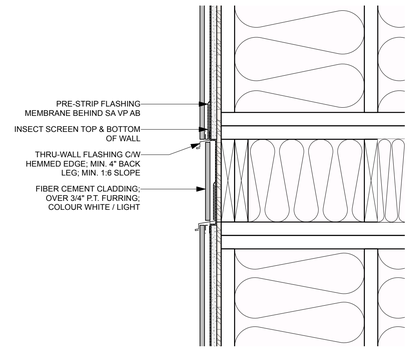
2 SECTION DETAIL - ROOF OVERHANG LARGE
Scale: 1 1/2" = 1'-0"

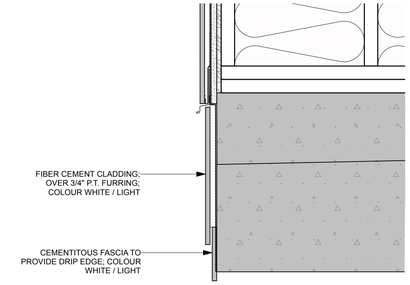


3 SECTION DETAIL - ACCESSIBLE DECK
Scale: 1 1/2" = 1'-0"

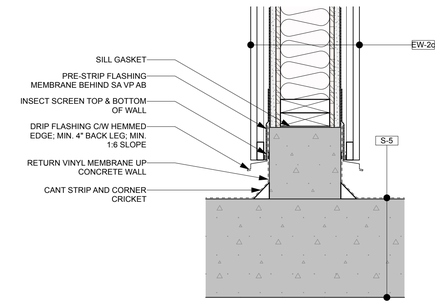


4 SECTION DETAIL - ACCESSIBLE DECK SUSPENDED SLAB
Scale: 1 1/2" = 1'-0"





5 SECTION DETAIL - FIN WALL SILL
Scale: 1 1/2" = 1'-0"



6 SECTION DETAIL - FIN WALL SILL
Scale: 1 1/2" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

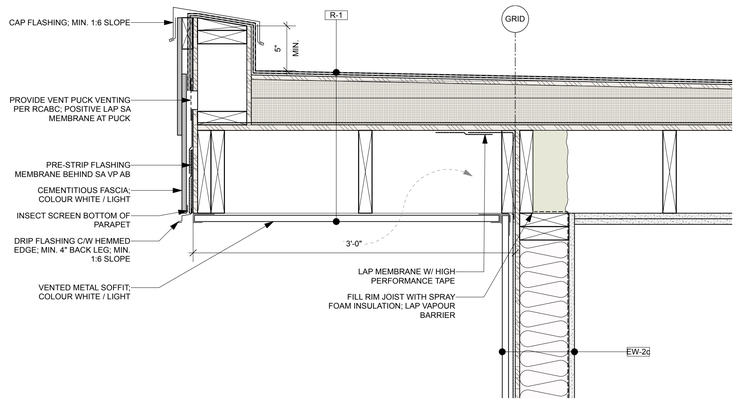
REVISION

SHEET TITLE

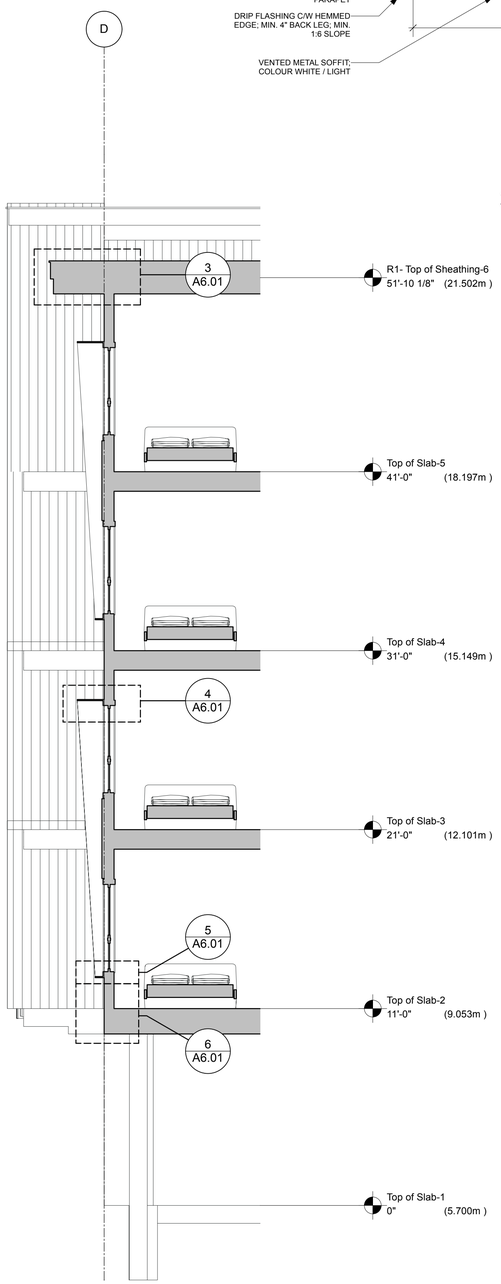
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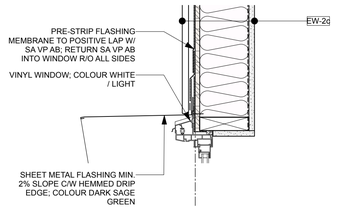
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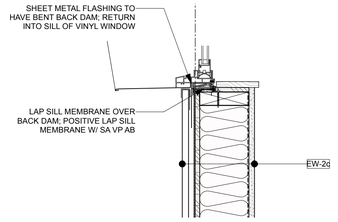
3 SECTION DETAIL - ROOF OVERHANG SMALL
Scale: 1 1/2" = 1'-0"



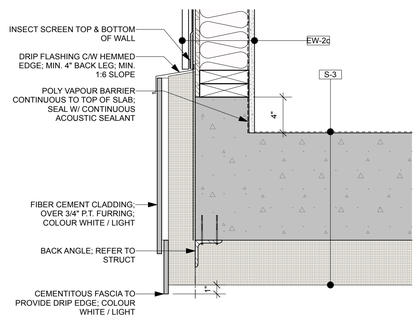
1 DETAIL SECTION - TYPICAL UNIT WINDOWS
Scale: 1/4" = 1'-0"
Ref:



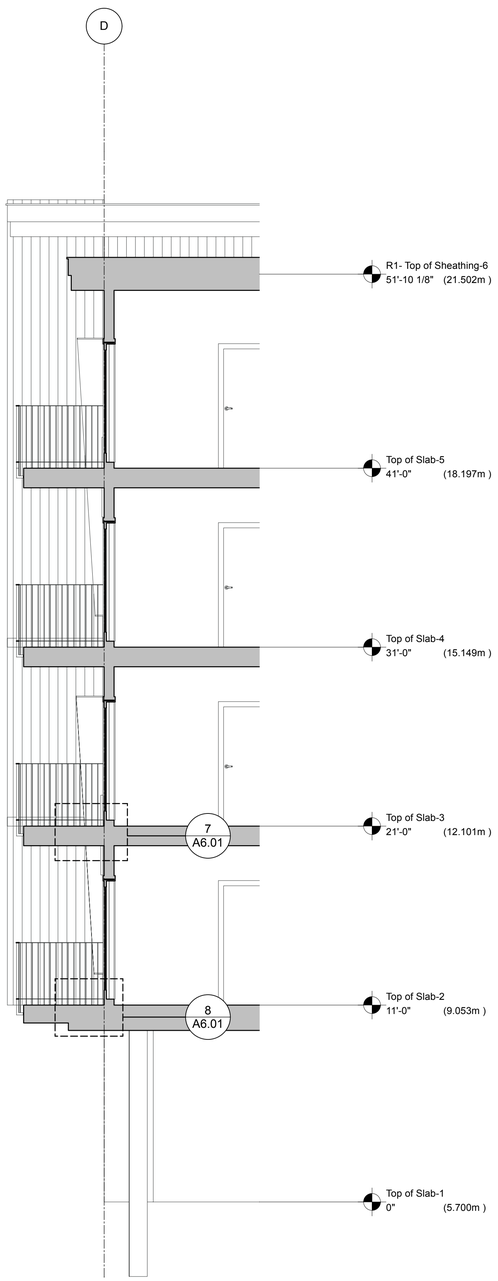
4 SECTION DETAIL - WINDOW HEAD AT FLASHING
Scale: 1 1/2" = 1'-0"



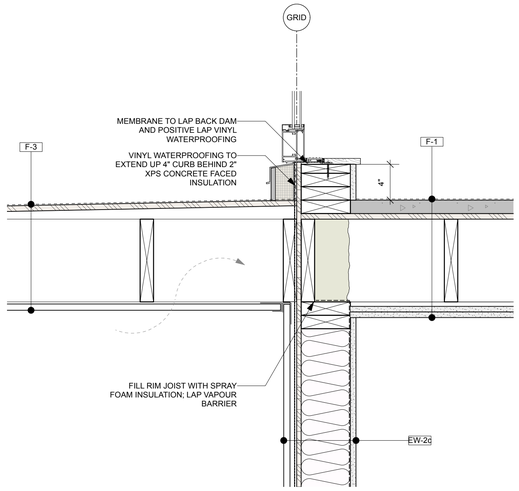
5 SECTION DETAIL - WINDOW SILL AT FLASHING
Scale: 1 1/2" = 1'-0"



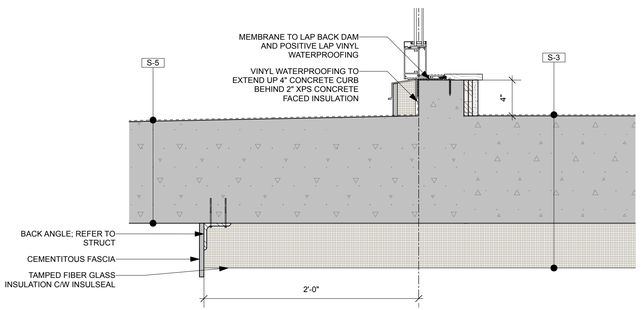
6 SECTION DETAIL - SUSPENDED SLAB
Scale: 1 1/2" = 1'-0"



2 DETAIL SECTION - DECK AT DOORS TYP.
Scale: 1/4" = 1'-0"
Ref:



7 SECTION DETAIL - DECK DOOR THRESHOLD
Scale: 1 1/2" = 1'-0"



8 SECTION DETAIL - SUSPENDED SLAB DOOR THRESHOLD
Scale: 1 1/2" = 1'-0"

MacDonald Hagarty Architects Ltd.
1622 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

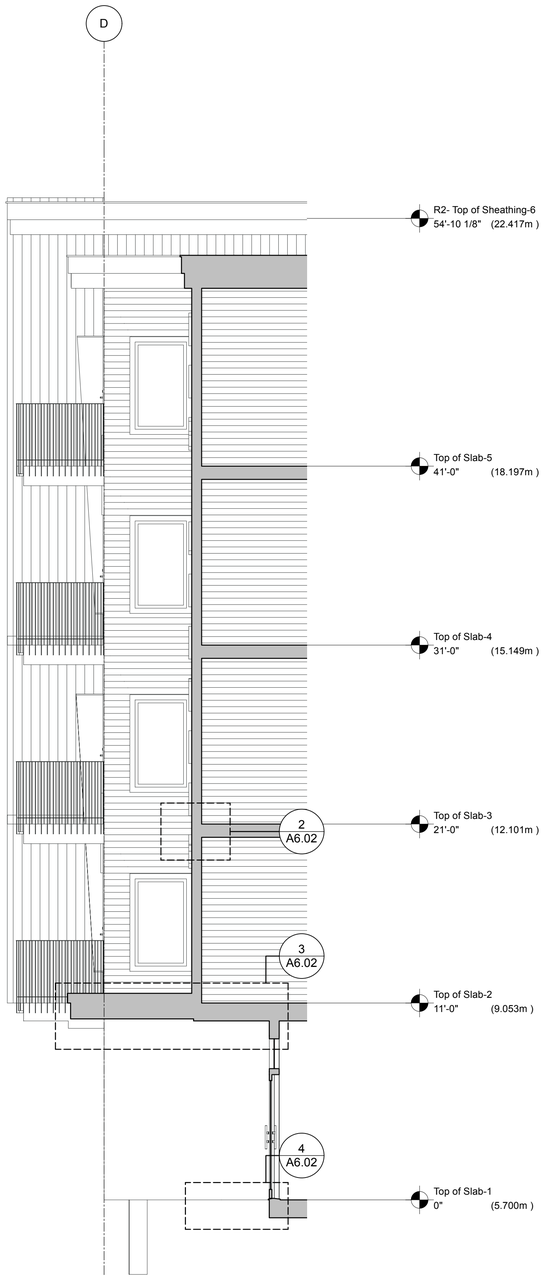
REVISION

SHEET TITLE

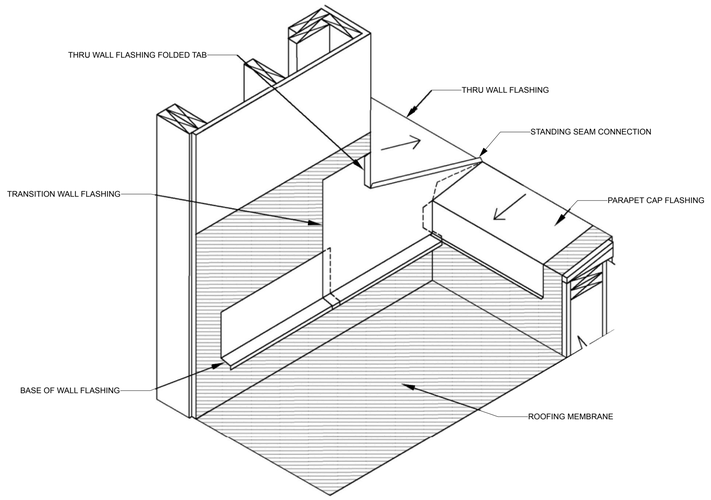
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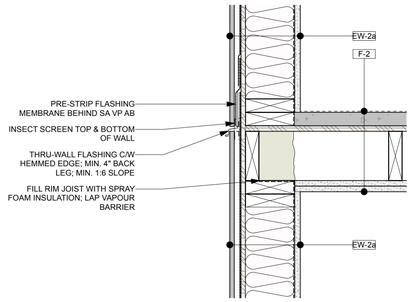
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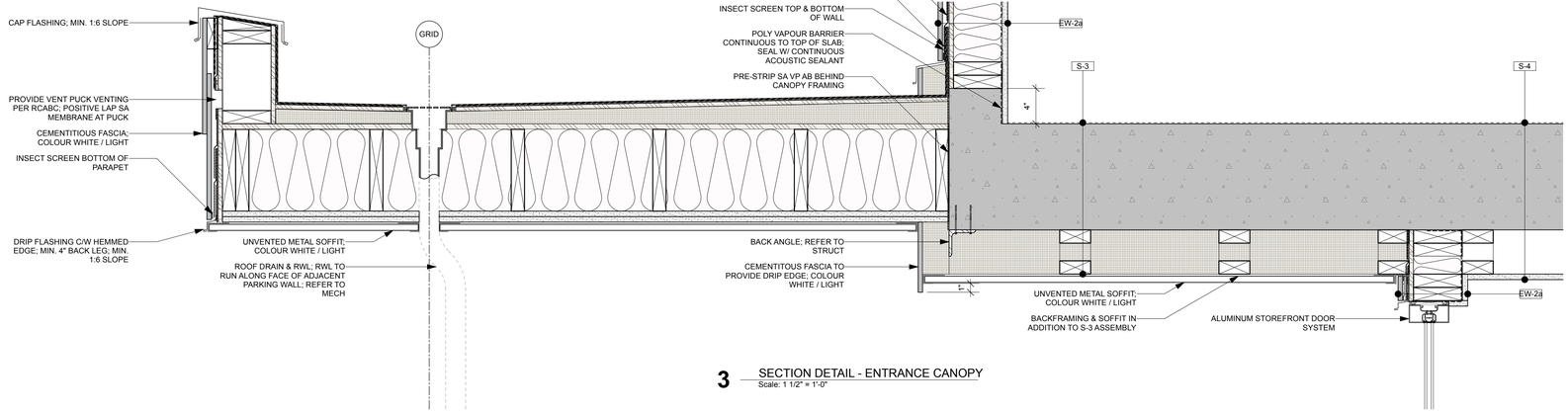
1 DETAIL SECTION - LOBBY & BIKE STORAGE
Scale: 1/4" = 1'-0"
Ref:



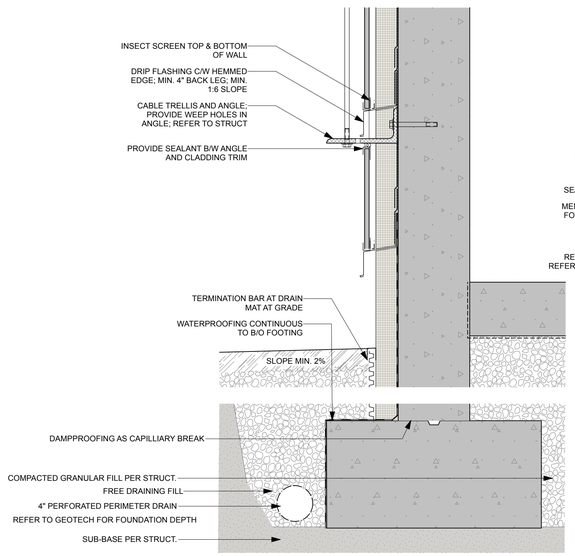
5 AXONOMETRIC DETAIL - PARAPET THRU WALL
Scale: 1 1/2" = 1'-0"



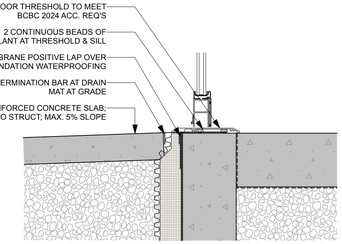
2 SECTION DETAIL - THROUGH-WALL FLASHING
Scale: 1 1/2" = 1'-0"



3 SECTION DETAIL - ENTRANCE CANOPY
Scale: 1 1/2" = 1'-0"



6 SECTION DETAIL - ENTRANCE TRELLIS AND FOUNDATION
Scale: 1 1/2" = 1'-0"



4 SECTION DETAIL - ENTRANCE THRESHOLD
Scale: 1 1/2" = 1'-0"

MacDonald Hagarty Architects Ltd.
1622 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY OLIVER MCDONALD
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

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Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

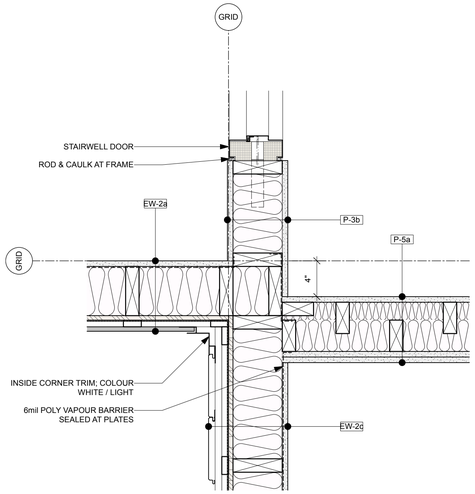
REVISION

SHEET TITLE

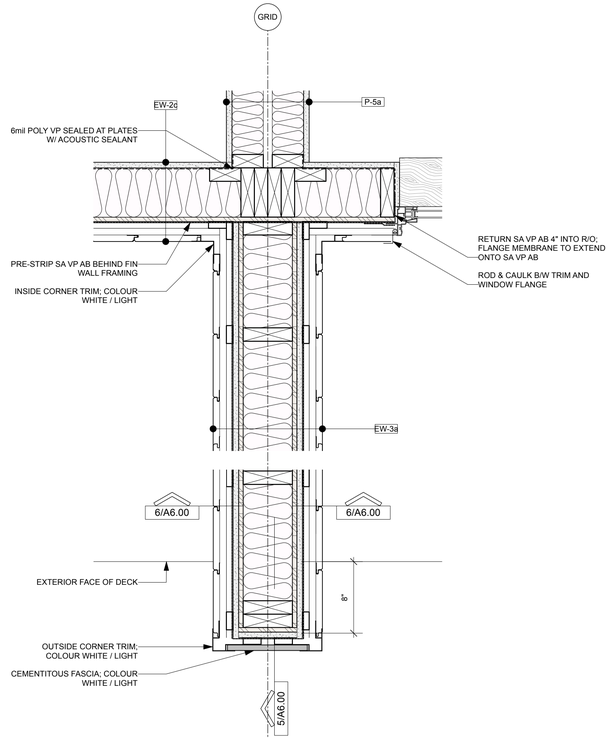
Section Details

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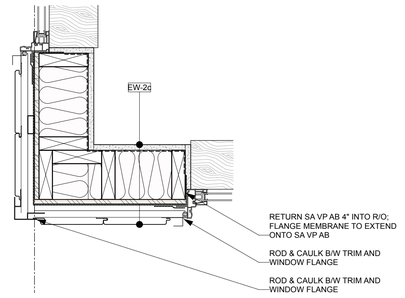
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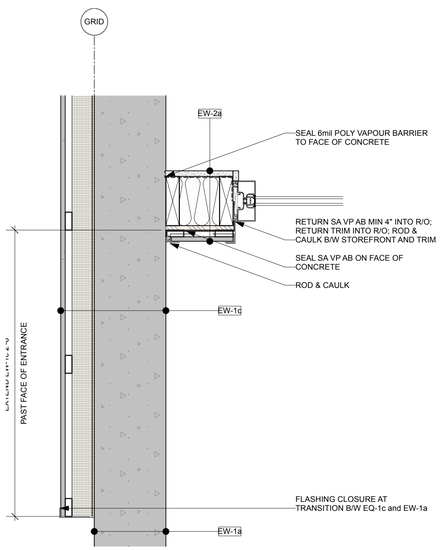
3 PLAN DETAIL - UPPER FLOOR STAIRWELL
Scale: 1 1/2" = 1'-0"



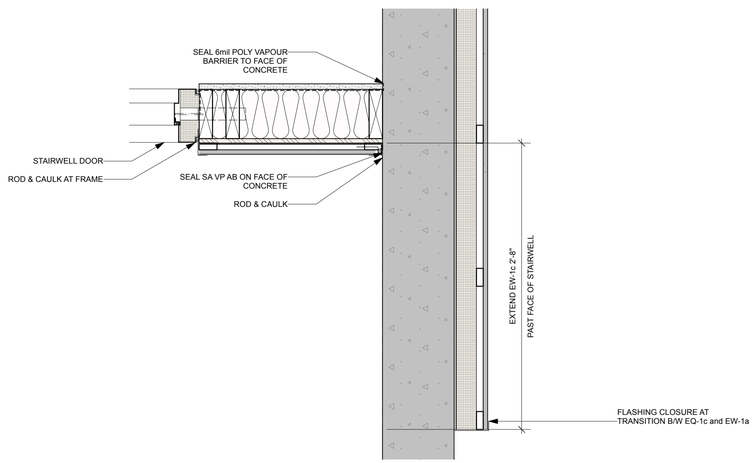
1 PLAN DETAIL - FIN WALL DECK TO DECK
Scale: 1 1/2" = 1'-0"



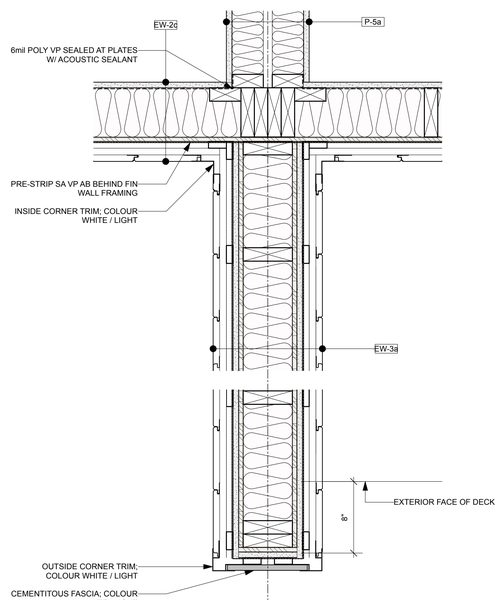
4 PLAN DETAIL - UPPER FLOOR EXTERIOR CORNER
Scale: 1 1/2" = 1'-0"



6 PLAN DETAIL - PARKADE ENTRANCE CORNER
Scale: 1 1/2" = 1'-0"



5 PLAN DETAIL - PARKADE EXIT STAIRWELL CORNER
Scale: 1 1/2" = 1'-0"



2 PLAN DETAIL - FIN WALL DECK TO OUTSIDE
Scale: 1 1/2" = 1'-0"

MacDonald Hagarty Architects Ltd.
1022 Unit E Cornox Ave Cornox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

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Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

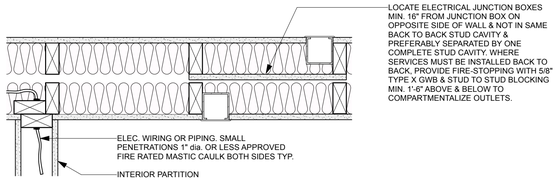
REVISION

SHEET TITLE

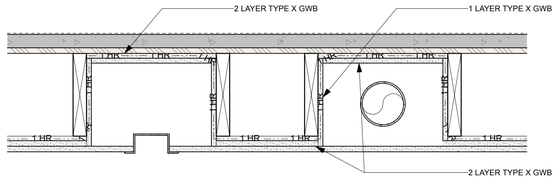
Plan Details

DRAWING NO.

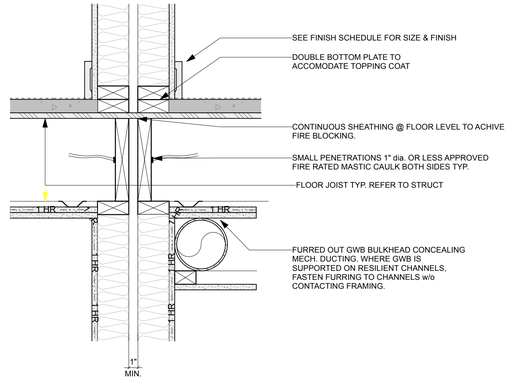
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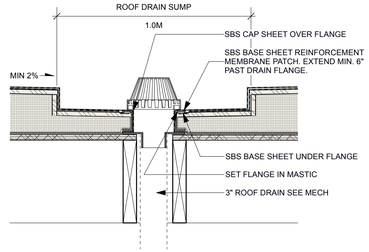
1 TYPICAL PARTY WALL W/ ELECTRICAL FIXTURES
Scale: 1 1/2" = 1'-0"



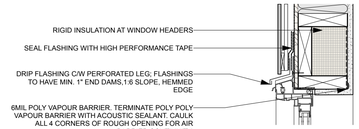
2 TYPICAL CEILING PENETRATION
Scale: 1 1/2" = 1'-0"



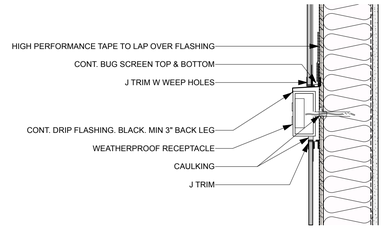
3 TYPICAL PARTY WALL & BULKHEAD
Scale: 1 1/2" = 1'-0"

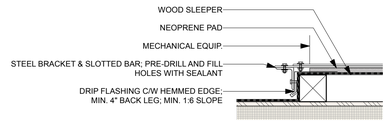


4 TYPICAL ROOF DRAIN
Scale: 1 1/2" = 1'-0"

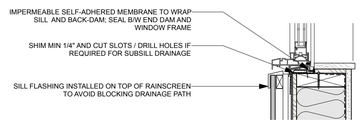


6 TYPICAL WINDOW HEAD
Scale: 1 1/2" = 1'-0"

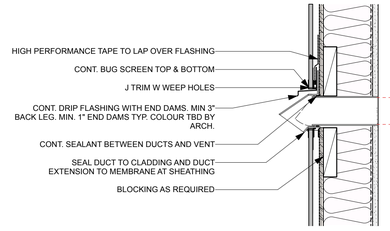




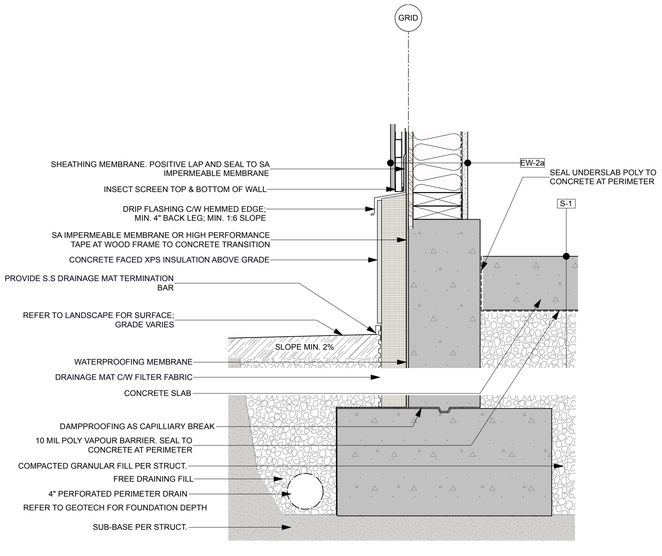
5 TYPICAL ROOFTOP MECHANICAL UNIT
Scale: 1 1/2" = 1'-0"



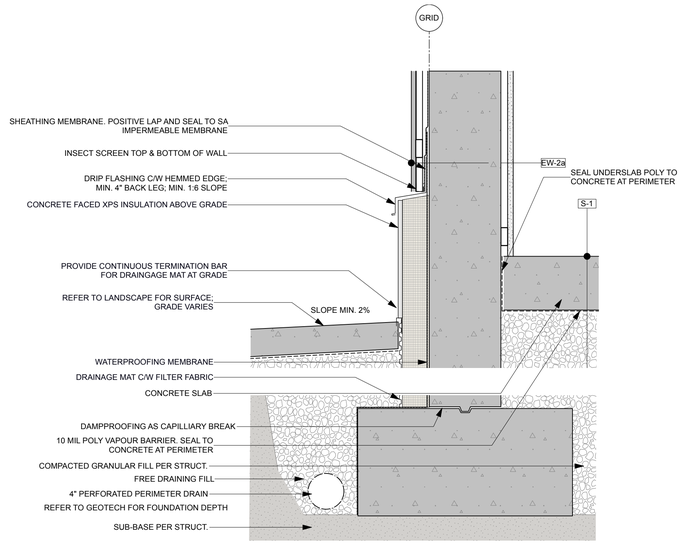
7 TYPICAL WINDOW SILL
Scale: 1 1/2" = 1'-0"



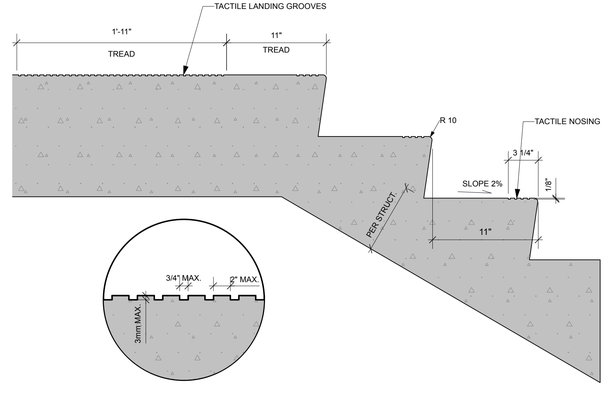
8 TYPICAL EXTERIOR WALL PENETRATIONS
Scale: 1 1/2" = 1'-0"



9 TYPICAL DETAIL - FOUNDATION WALL AT WOOD FRAMING
Scale: 1 1/2" = 1'-0"



10 TYPICAL DETAIL - FOUNDATION WALL AT FULL HEIGHT CONCRETE
Scale: 1 1/2" = 1'-0"



11 TYPICAL CONCRETE STAIR
Scale: 1 1/2" = 1'-0"

MacDonald Hagarty Architects Ltd.
1622 Unit E Comox Ave Comox BC V9M 3M7

REGISTERED ARCHITECT
MACDONALD HAGARTY
BRITISH COLUMBIA

2025-04-03

1100 BECKENSELL AVE - THE LANDING

COURTENAY BC

NO.	Y M D	ISSUE
Q	2025-04-02	ISSUED FOR BUILDING PERMIT
P	2025-03-17	ISSUED FOR BP COORDINATION
N	2025-01-27	ISSUED FOR 50% COORDINATION

ISSUE

NO.	Y M D	ISSUE

REVISION

SHEET TITLE

Typical Details

DRAWING NO.

A6.04