

NINE PEAKS

1590 PIERCY AVENUE, COURTENAY



**DRAWING INDEX
ARCHITECTURAL**

- P1 SITE PLAN
- P2 FOUNDATION PLAN
- P3 FLOOR PLANS
- P4 ROOF PLAN
- P5 SECTIONS
- P6 ELEVATIONS



**PERSPECTIVE DESIGN
BUILD LTD.**
1160 4TH ST., COURTENAY
BRITISH COLUMBIA V9N 1H8

**DUPLEX
DETAILED DESIGN**

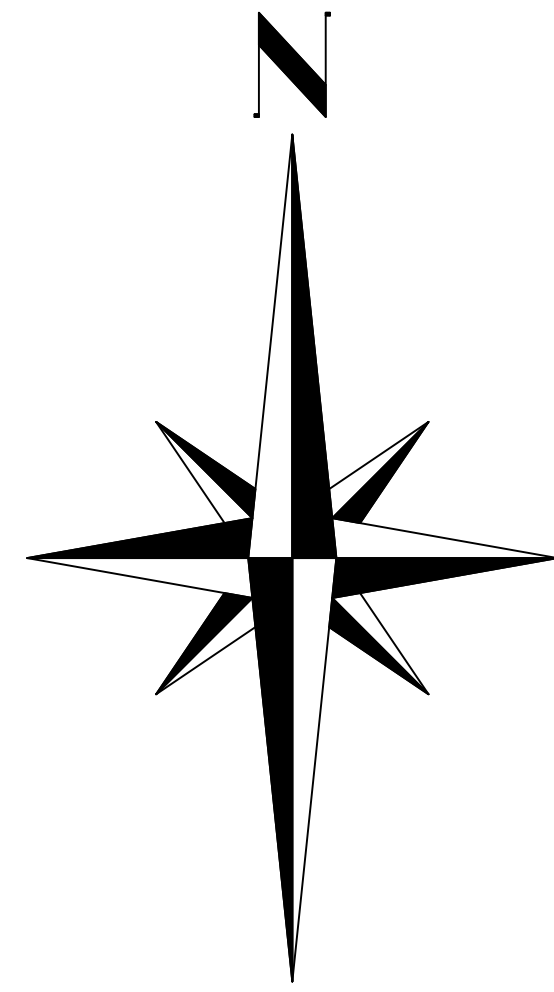
**TO SCALE ON 36X24
PRINT FORMAT ONLY**

COVER SHEET 0.0
REVISION 1

VERSION FOR RE-ZONING PURPOSES

COURTENAY DISTRICT, PLAN 4764 TOPOGRAPHIC SURVEY PLAN

1590 PIERCY AVENUE, COURTENAY
SCALE 1 : 150 (METRIC)



PROJECT DATA

ZONING R2 (TO BE RE-ZONED R3)
LOT AREA 0.5 ACRES (2030.5 SQ M)

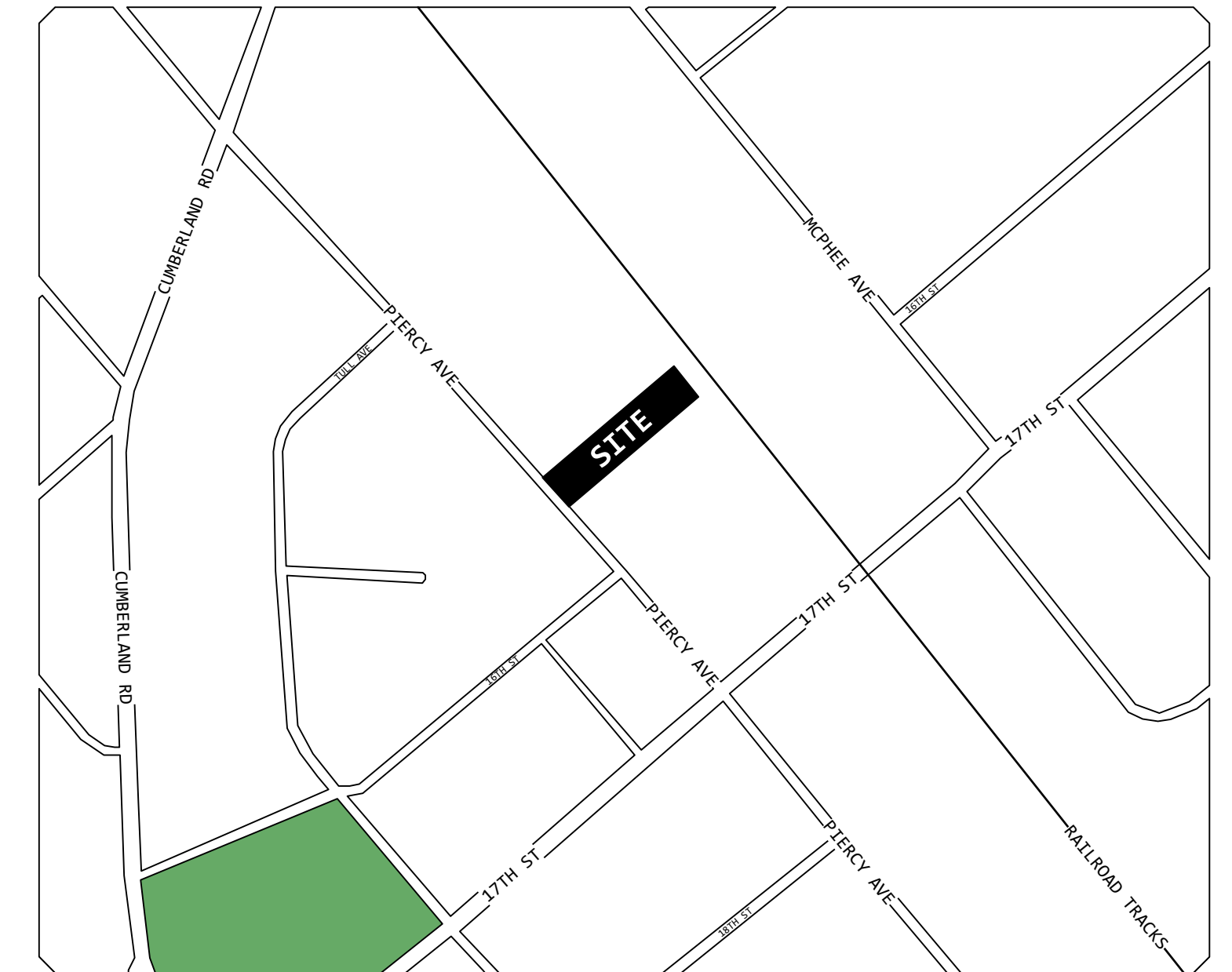
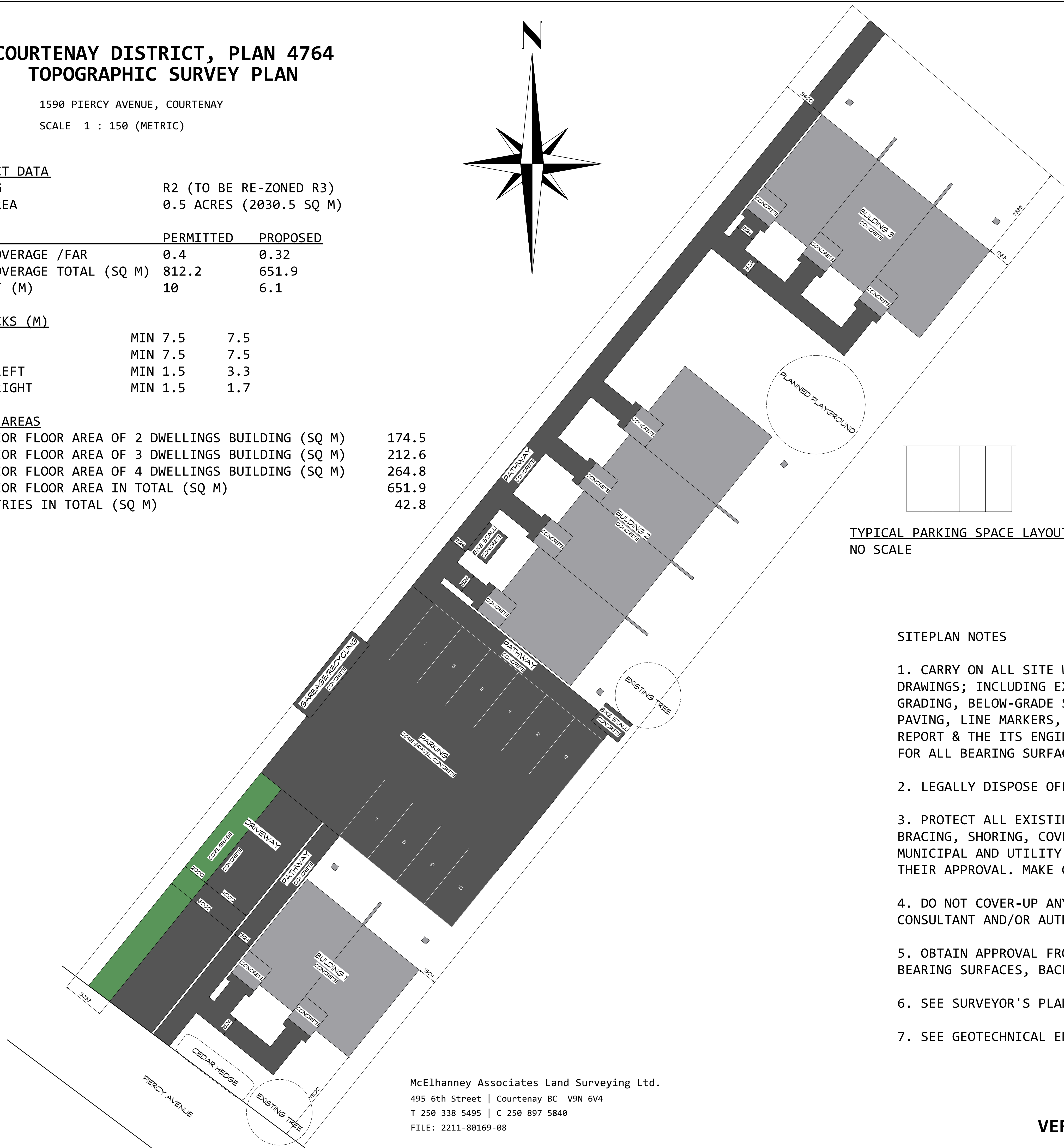
ITEMS	PERMITTED	PROPOSED
LOT COVERAGE /FAR	0.4	0.32
LOT COVERAGE TOTAL (SQ M)	812.2	651.9
HEIGHT (M)	10	6.1

SETBACKS (M)

FRONT	MIN 7.5	7.5
REAR	MIN 7.5	7.5
SIDE LEFT	MIN 1.5	3.3
SIDE RIGHT	MIN 1.5	1.7

FLOOR AREAS

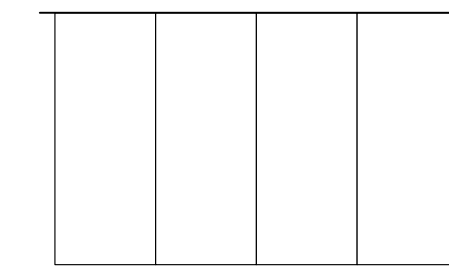
EXTERIOR FLOOR AREA OF 2 DWELLINGS BUILDING (SQ M)	174.5
EXTERIOR FLOOR AREA OF 3 DWELLINGS BUILDING (SQ M)	212.6
EXTERIOR FLOOR AREA OF 4 DWELLINGS BUILDING (SQ M)	264.8
EXTERIOR FLOOR AREA IN TOTAL (SQ M)	651.9
(9)ENTRIES IN TOTAL (SQ M)	42.8



OFF-STREET PARKING SPACES (PER DWELLING INCL.10% VISITOR PARKING)	REQUIRED	PROPOSED
	14 (1.5)	10 (1.1)

BICYCLE PARKING ADDITION

LONG TERM PARKING SPACES	-	30
SHORT TERM PARKING SPACES	-	8



TYPICAL PARKING SPACE LAYOUT
NO SCALE

OTHER PARKING LOT SPECIFICATIONS SHALL FOLLOW
DIVISION 7, BYLAW 2500 (2007) REQUIRMENTS

SEE PARKING STUDY ISSUED AND SIGNED BY WATT CONSULTING GROUP,
FILE NUMBER 2785.B01; MARCH 30, 2020

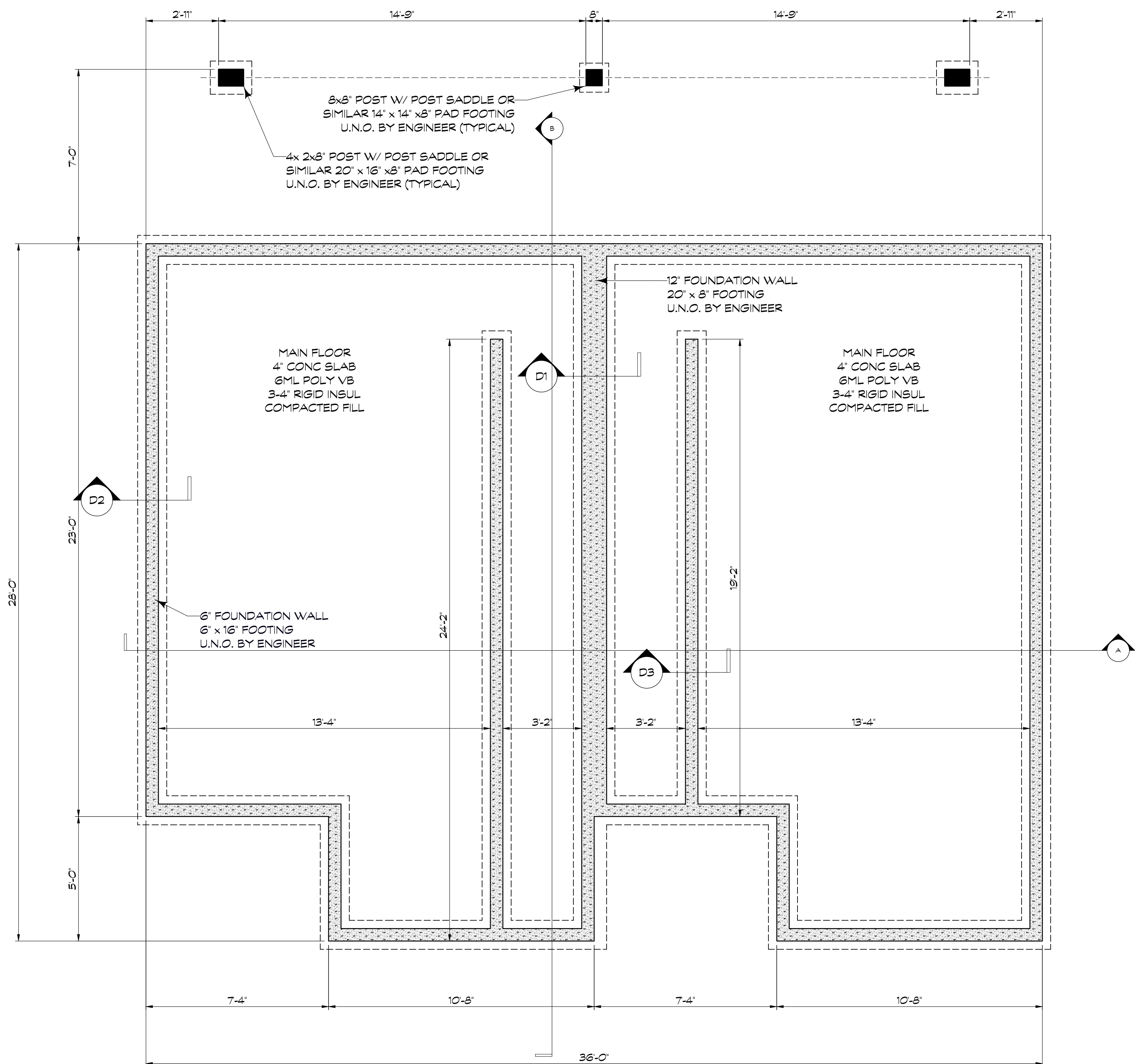
SITEPLAN NOTES

1. CARRY ON ALL SITE WORK SHOWN ON OR READILY INFERRABLE FROM THE PERMIT DRAWINGS; INCLUDING EXCAVATION, DEWATERING, BACKFILLING, ROUGH & FINISHED GRADING, BELOW-GRADE SERVICES, PLANTING, SODDING, FENCING, CURBING, PAVING, LINE MARKERS, SIGNAGE, ETC. CO-ORDINATE ALL WORK WITH THE SOIL REPORT & THE ITS ENGINEER. PROVIDE INSPECTIONS, TEST AND REPORTS, FOR ALL BEARING SURFACES, BACKFILL MATERIALS, AND COMPACTION.
2. LEGALLY DISPOSE OFF-SITE ALL EXCAVATED MATERIAL, & ITEMS REQUIRING REMOVAL.
3. PROTECT ALL EXISTING PUBLIC PROPERTY AND UTILITIES. PROVIDE HOARDINGS, BRACING, SHORING, COVERS, ETC. AS REQUIRED. CONTACT ALL REQUISITE MUNICIPAL AND UTILITY AUTHORITIES FOR LOCATES, AND CARRY OUT WORK TO THEIR APPROVAL. MAKE GOOD ANY DAMAGE.
4. DO NOT COVER-UP ANY WORK UNTIL PROPERLY INSPECTED BY THE PERTINENT CONSULTANT AND/OR AUTHORITY.
5. OBTAIN APPROVAL FROM GEOTECHNICAL / STRUCTURAL ENGINEER FOR ALL BEARING SURFACES, BACKFILL MATERIALS, AND COMPACTION.
6. SEE SURVEYOR'S PLAN FOR PROPERTY LINE DIMENSIONS AND DIRECTION.
7. SEE GEOTECHNICAL ENGINEER'S REPORT FOR SOIL / BEARING CONDITIONS.

McElhanney Associates Land Surveying Ltd.
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T 250 338 5495 | C 250 897 5840
FILE: 2211-80169-08

VERSION FOR RE-ZONING PURPOSES

1.FE801/21 Concept Design for Review	
Issue Notes	
PERSPECTIVE	Sheet No. 1
Project Location 1590 Piercy Rd., Courtenay, BC	
Project Title NINE PEAKS	
Sheet Title SITE PLAN	



FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

~68 LINEAR FT PER DWELLING

NOTE:
ALL POINT LOADS MUST BE ASSESSED BY AN ENGINEER AND FOOTING SIZES INCREASE AS REQUIRED TO SUPPORT LOADS

NOTES:

GENERAL NOTES

- ALL WORK SHALL CONFORM TO CURRENT BUILDING CODES AND LOCAL BYLAWS
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS

CONCRETE

- ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 20MPA AT 28 DAYS
- FOOTINGS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR SOIL BEARING CAPACITY OF 2500 PSF. LOCAL CONDITIONS AND / OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING DESIGN WHICH, MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER. THIS WILL BE THE RESPONSIBILITY OF THE OWNER / CONTRACTOR TO PROVIDE.
- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION OR ALTERNATIVE METHOD SHALL BE USED TO ENSURE INSULATION OF FOUNDATION AS PER LOCAL BUILDING CODE
- ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING LIMITS STATED IN BUILDING CODES REQUIRE DESIGN BY A REGISTERED STRUCTURAL ENGINEER
- ALL FOOTINGS TO HAVE 2 ROWS OF MIN. NO. 4 REBAR 3' CLEAR FROM SIDE AND BOTTOM
- ALL WOOD CONTACTING CONCRETE TO BE SEPARATED WITH APPROVED MATERIAL

STRUCTURAL

- ALL WOOD FRAMING TO BE #2 OR BETTER DOUGLAS FIR OR SPRUCE
- ALL LINTELS TO BE 2-2X10 #2 DOUGLAS FIR OR BETTER UNLESS OTHERWISE NOTED
- LAMINATE STUDDING UNDER ALL LOAD BEARING POINTS
- JOISTS ARE TO BE DOUBLED UNDER PARTITIONS
- ALL ENGINEERED COMPONENTS TO BE INSTALLED TO MANUFACTURERS SPECS.

PLUMBING

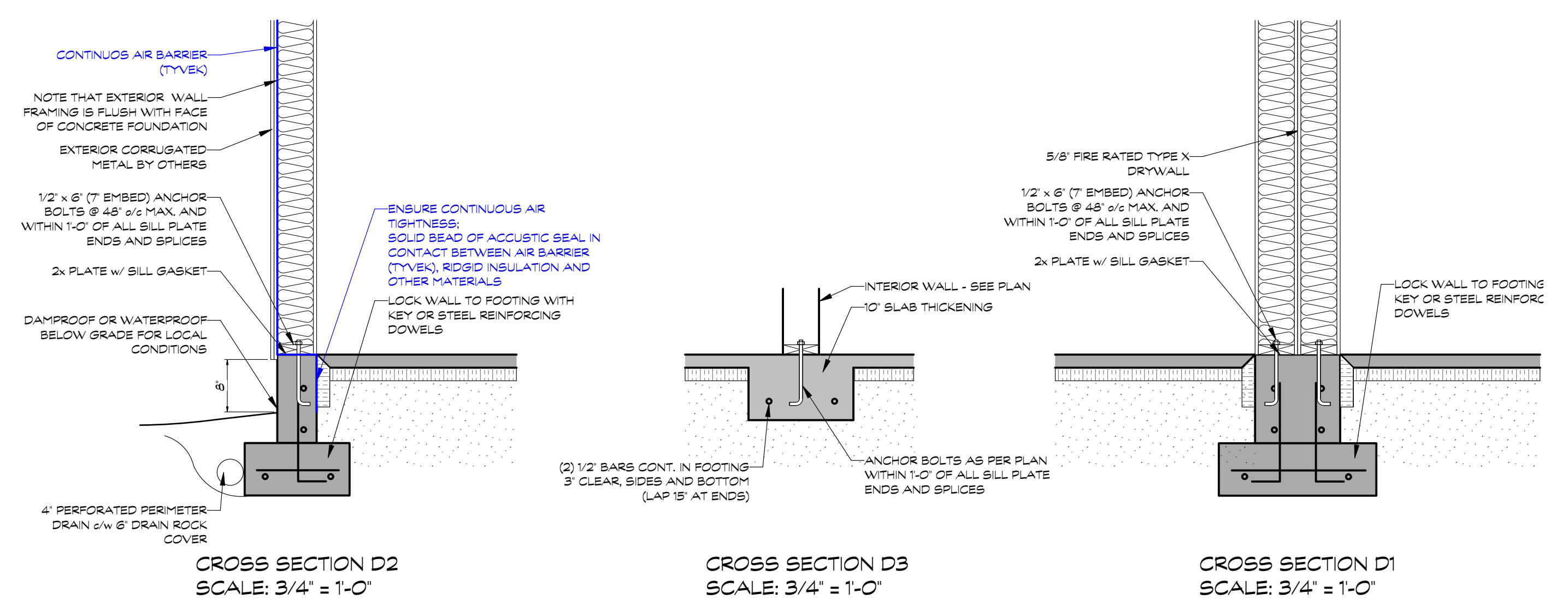
- PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS NOTED BELOW
- A) WATER CLOSET = 1.6 GAL PER FLUSH
- B) SHOWER HEAD = 2.5 GPM MAX
- C) LAVATORY FAUCETS = 2.2 GPM MAX
- D) SINK FAUCETS = 2.2 GPM MAX TITLE 24, VCBC, UPC

EGRESS WINDOWS (BEDROOMS)

- FINISHED SILL 59" ABOVE FLOOR MAX.
- NET OPENING TO BE 3.77 SQUARE FEET MINIMUM, WITH NO DIMENSION LESS THAN 15"

MECHANICAL AND VENTILATION

- BUILDING MUST BE PROVIDED WITH MECHANICAL VENTILATION DESIGN BY OTHERS
- ATTIC TO BE VENTED MINIMUM 1:300 OF AREA
- ONE HALF OF ROOF VENTS TO BE LOCATED IN UPPER PORTION OF ATTIC SPACE, AT LEAST 3'-0" HIGHER THAN EAVE OR CORNICE VENTS
- 22' x 30' MIN. ATTIC ACCESS. INSULATE AND WEATHER STRIP DOOR, 30' MIN. HEAD CLEARANCE



VERSION FOR RE-ZONING PURPOSES

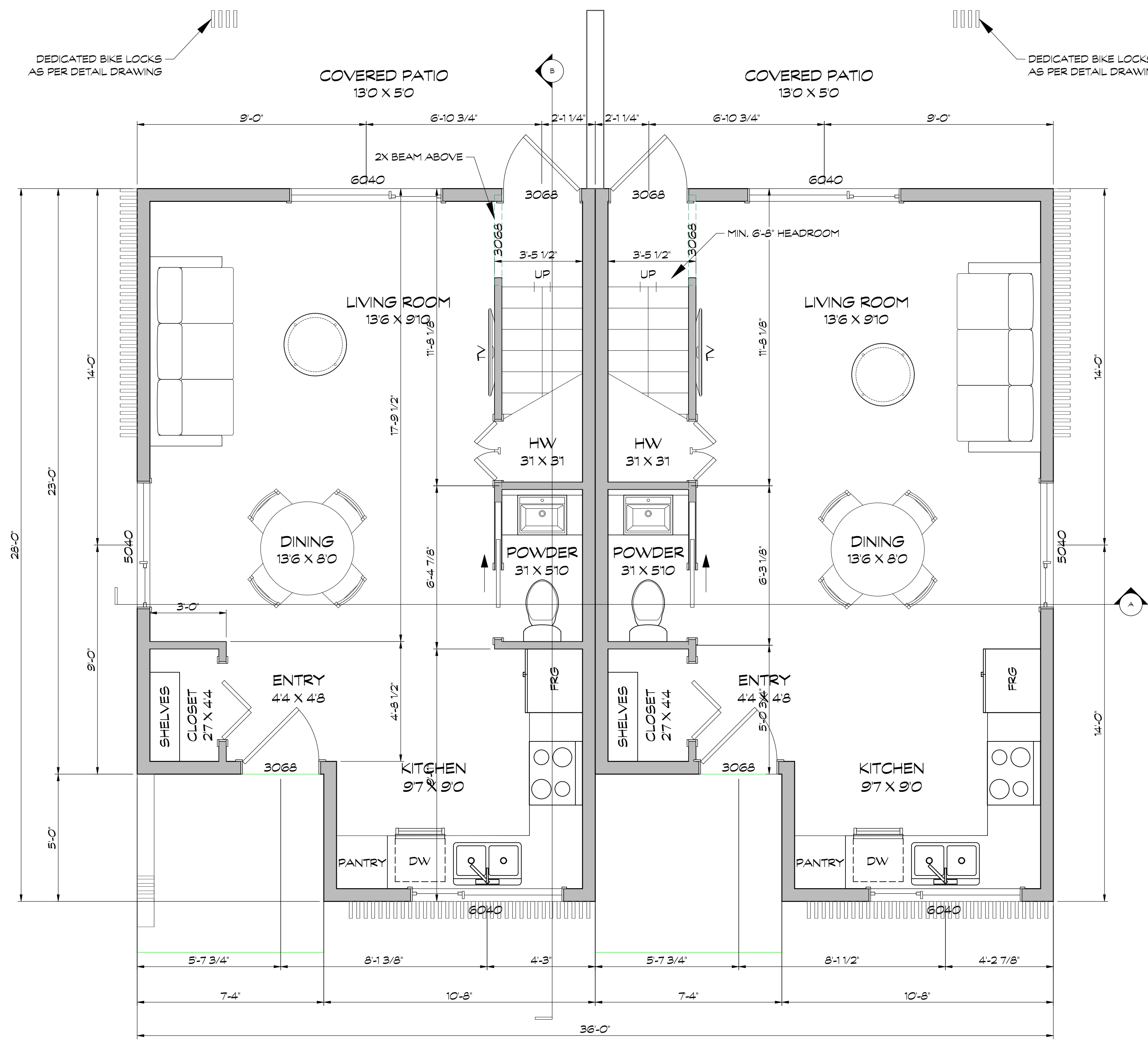
1.FEB01/21 Concept Design for Review
Issue Notes

PERSPECTIVE Sheet No. 2

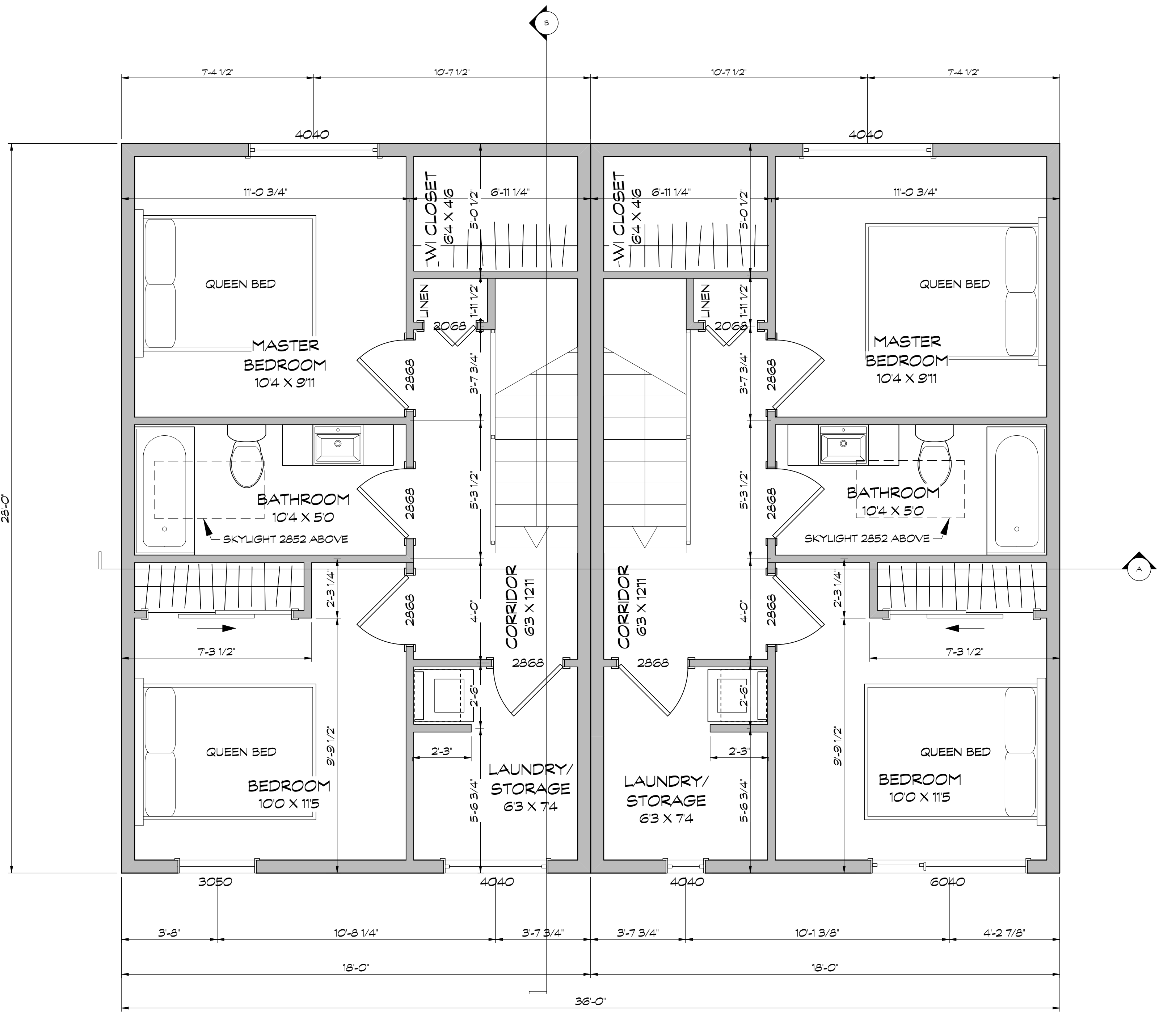
Project Location
1598 Piercy Rd., Courtenay, BC

Project Title
NINE PEAKS

Sheet Title
FOUNDATION PLAN



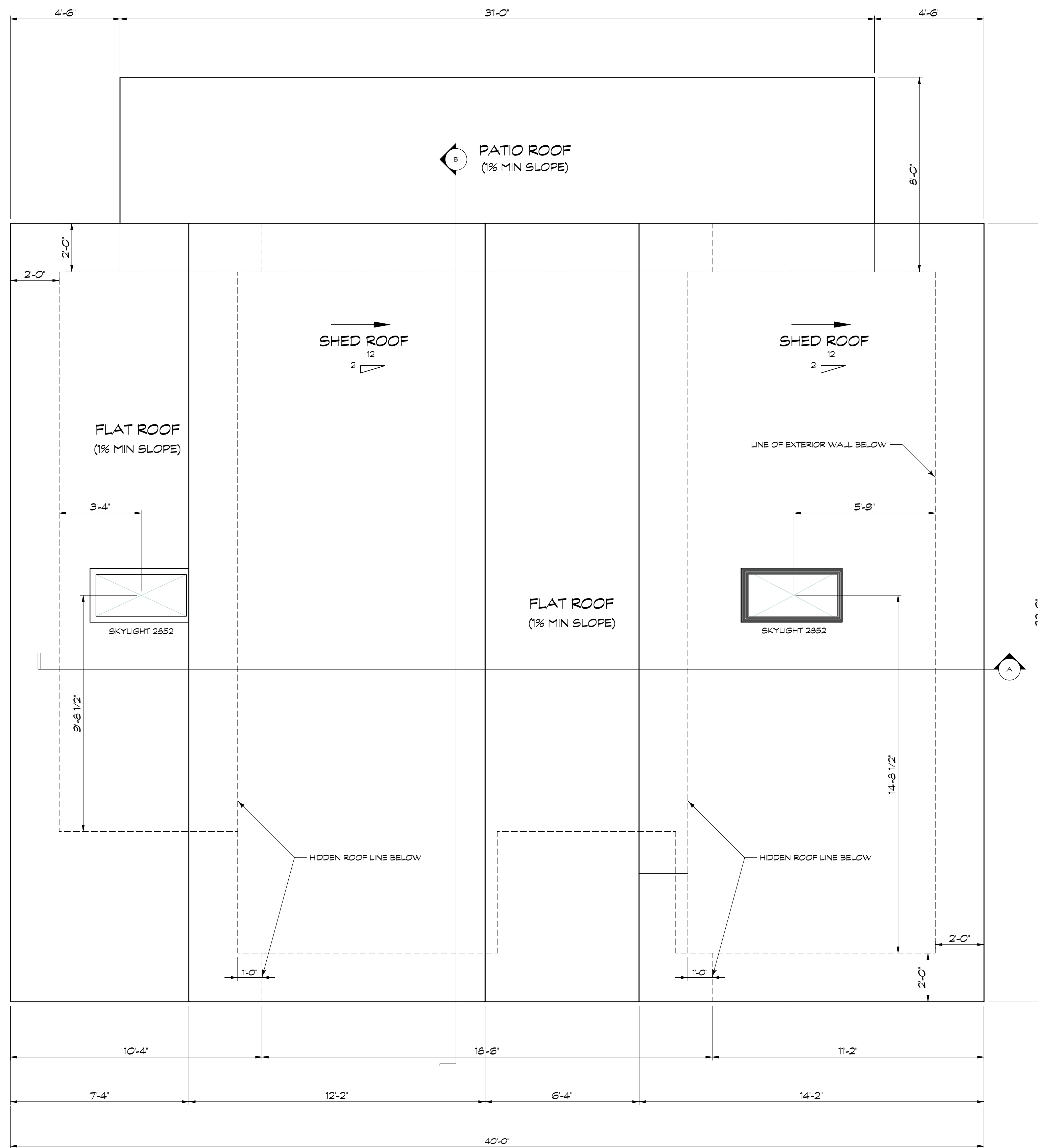
MAIN FLOOR PLAN
 SCALE: 3/8" = 1'-0"
 467 SQ FT (EXTERIOR FLOOR AREA PER DWELLING)
 51 SQ FT (ENTRY SLAB PER DWELLING)
 935 SQ FT (EXTERIOR FLOOR AREA IN TOTAL PER BUILDING)
 102 SQ FT (ENTRY SLABS IN TOTAL PER BUILDING)



UPPER FLOOR PLAN
 SCALE: 3/8" = 1'-0"
 472 SQ FT (EXTERIOR FLOOR AREA IN PER DWELLING)
 945 SQ FT (EXTERIOR FLOOR AREA IN TOTAL PER BUILDING)

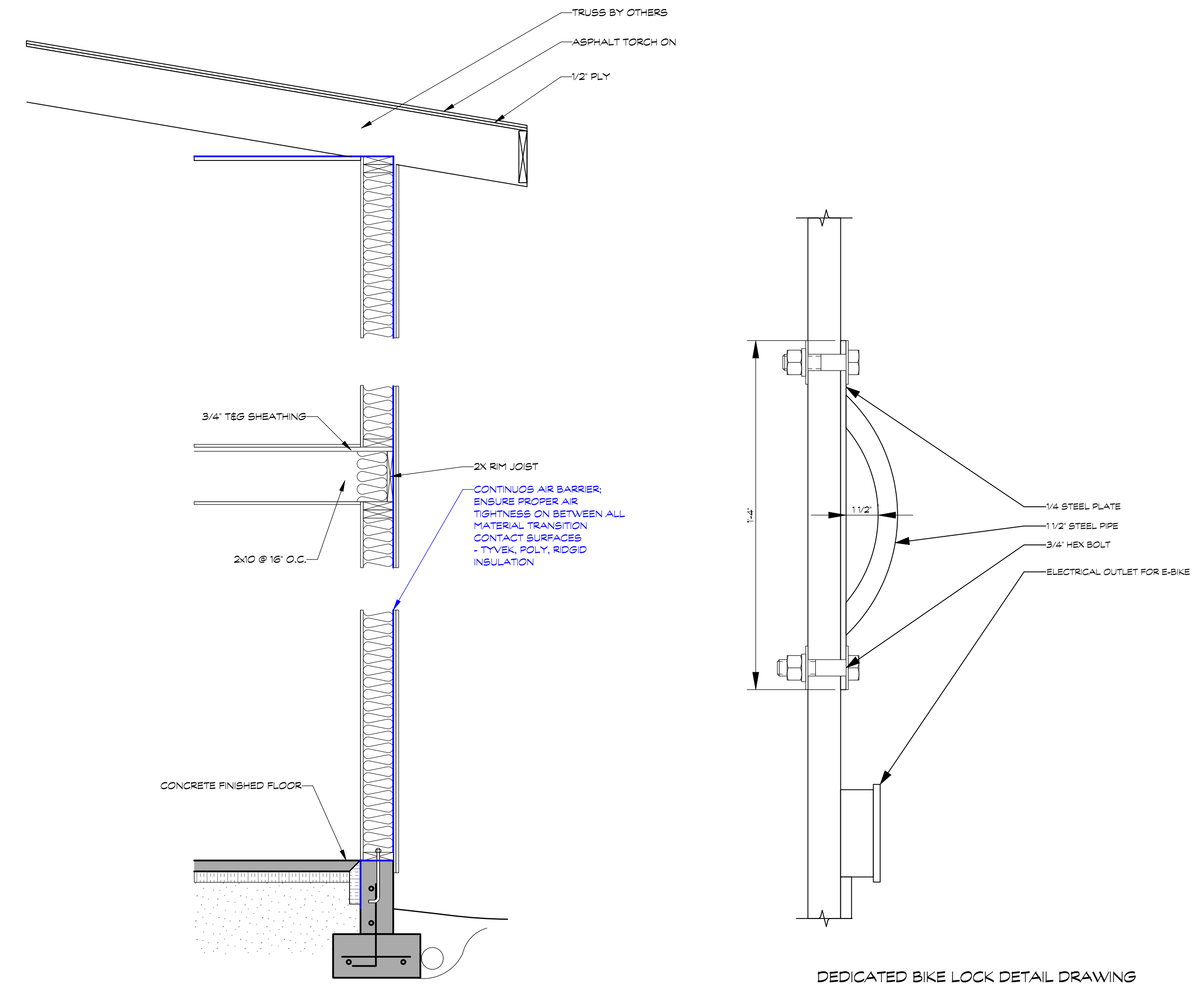
VERSION FOR RE-ZONING PURPOSES

1.FE801/21 Concept Design for Review	
Issue Notes	
PERSPECTIVE	Sheet No. 3
Project Location 1598 Piercy Rd., Courtenay, BC	
Project Title NINE PEAKS	
Sheet Title FLOOR PLANS	



ROOF PLAN
SCALE: 3/8" = 1'-0"

(1%) COVERED PATIO FLAT ROOF AREA = ~248 SQ FT
 (1%) FLAT ROOF AREA = ~541 SQ FT
 (9.5%) SHED ROOF AREA = ~880 SQ FT



TYPICAL WALL SECTION
SCALE 3/4" = 1'-0"

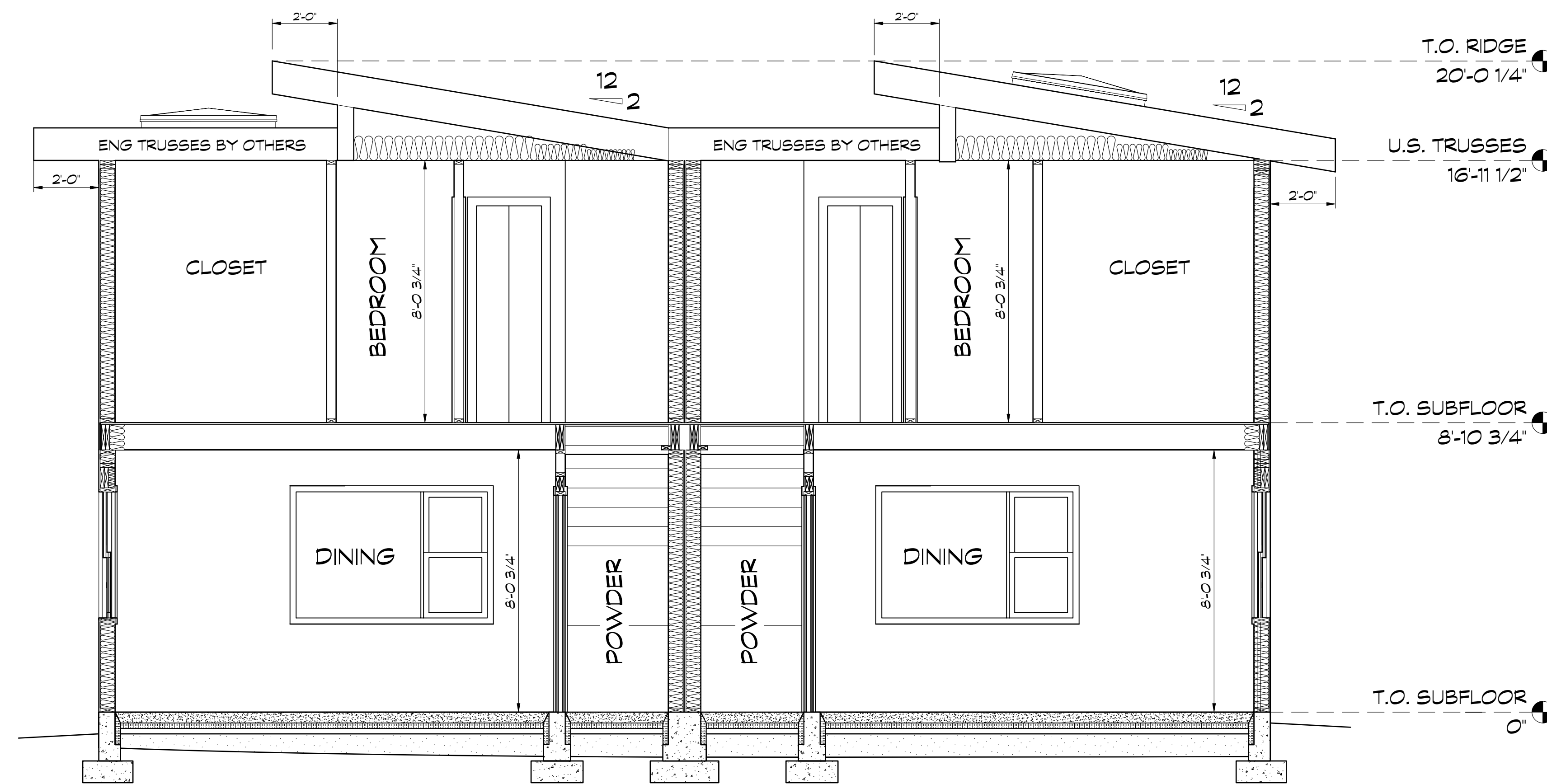
DEDICATED BIKE LOCK DETAIL DRAWING
SCALE: 3" = 1'-0"

VERSION FOR RE-ZONING PURPOSES

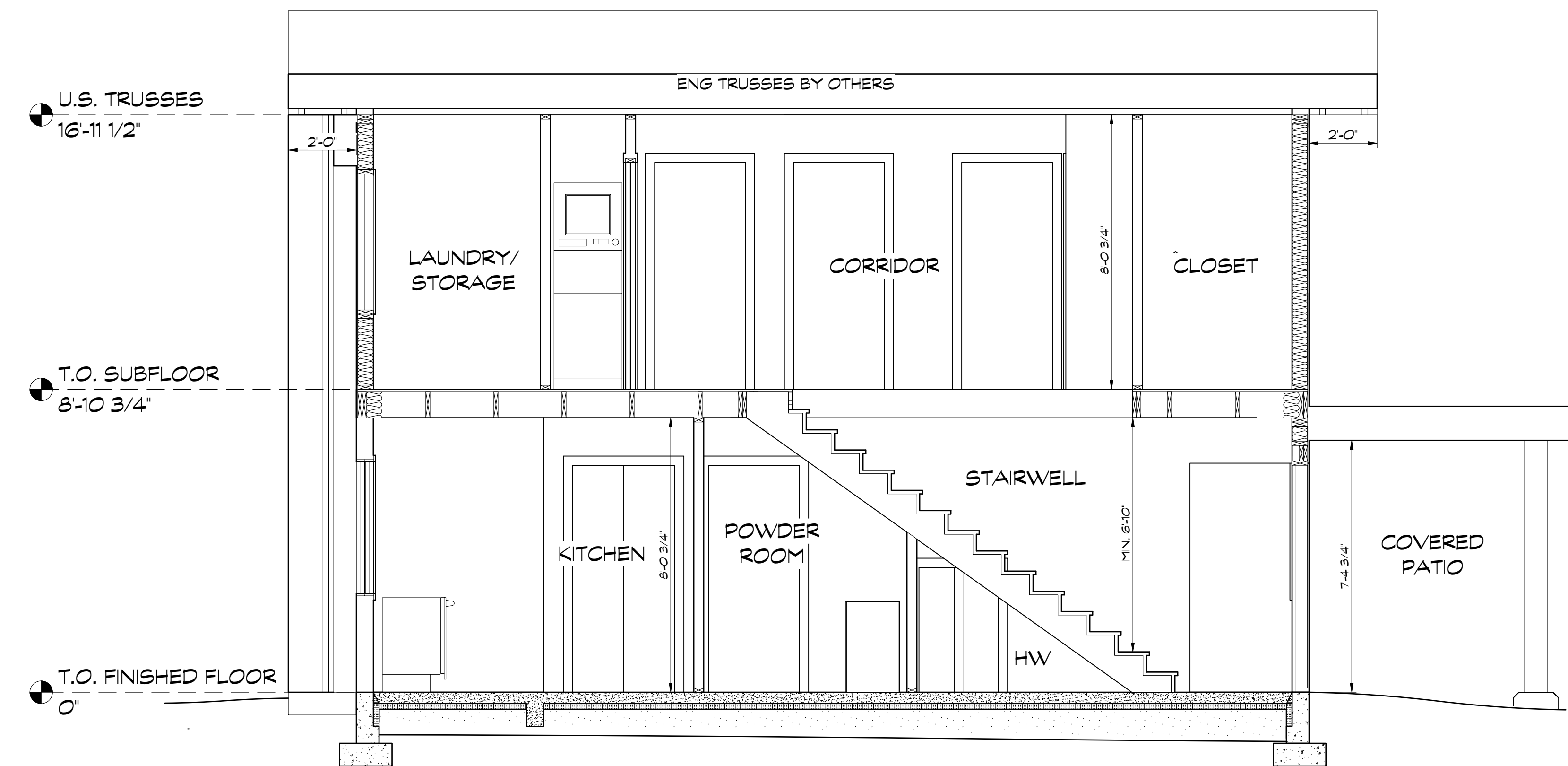
1.FEB01/21 Concept Design for Review	
Issue Notes	
PERSPECTIVE	Sheet No. 4
Project Location 1598 Piercy Rd., Courtenay, BC	
Project Title NINE PEAKS	
Sheet Title ROOF PLAN	

SEALED POLYETHYLENE AIR BARRIER - CODE REFERENCES
 9.36.2.9. AIR TIGHTNESS
 9.36.2.10. CONSTRUCTION OF AIR BARRIER DETAILS

- ENSURE AIR BARRIER IS CONTINUOUS AND AIR TIGHT AT:
- PARTITION WALLS AT EXTERIOR WALLS AND CEILING
 - RECESSED LIGHTS
 - DRYER AND RANGE HOOD EXHAUSTS
 - EXTERIOR DOOR AND WINDOW PENETRATIONS
 - BATHROOM CEILING FANS
 - PLUMBING PENETRATIONS
 - MECHANICAL PENETRATIONS
 - INTERIOR AND EXTERIOR ELECTRICAL PENETRATIONS
 - RM JOISTS
 - FOUNDATION WALL TRANSITION



SECTION A
 SCALE: 3/8" = 1'-0"



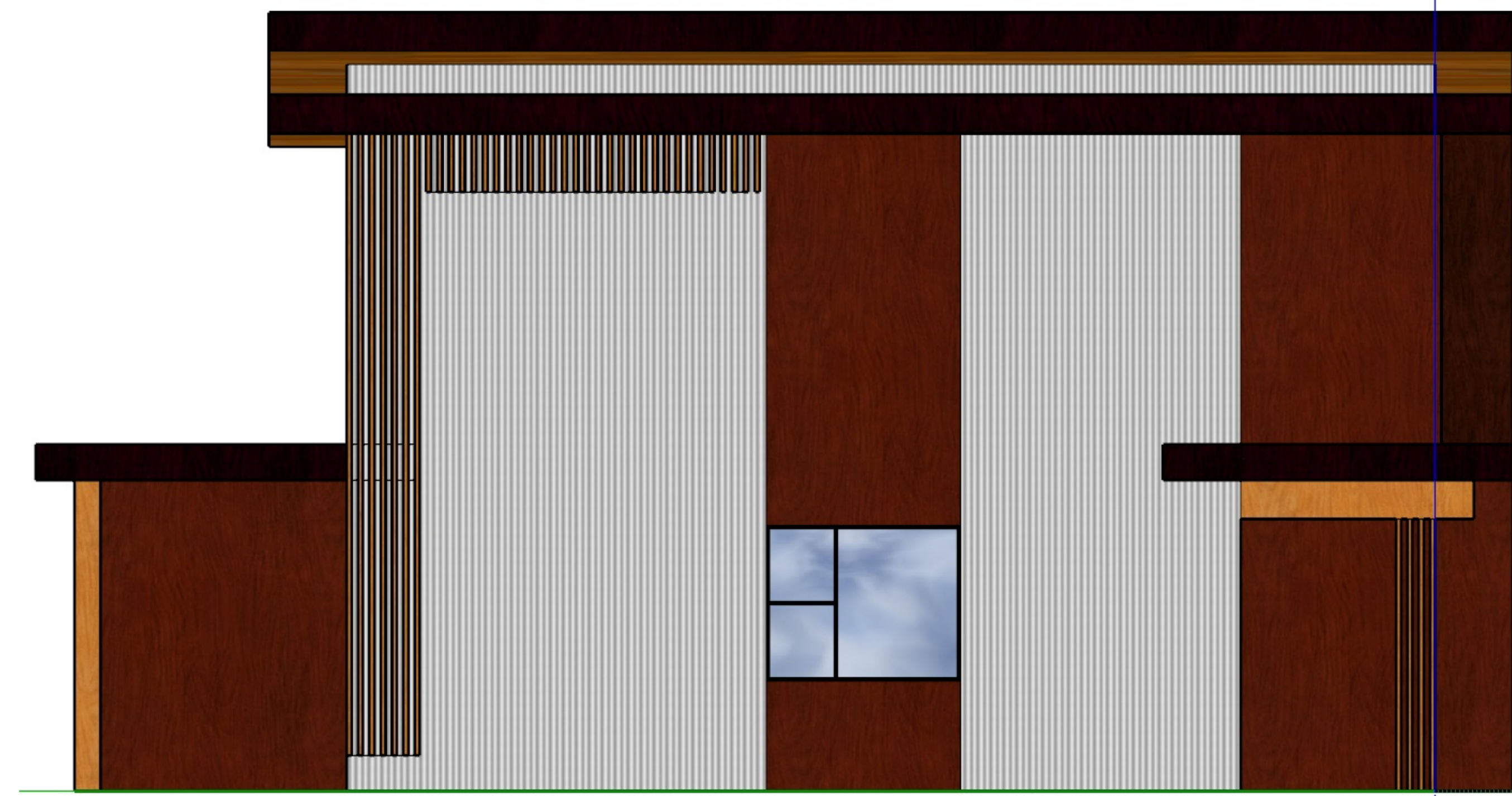
SECTION B
 SCALE: 3/8" = 1'-0"

VERSION FOR RE-ZONING PURPOSES

1.FEB01/21 Concept Design for Review	
Issue Notes	
PERSPECTIVE	Sheet No. 5
Project Location 1598 Piercy Rd., Courtenay, BC	
Project Title NINE PEAKS	
Sheet Title SECTIONS	



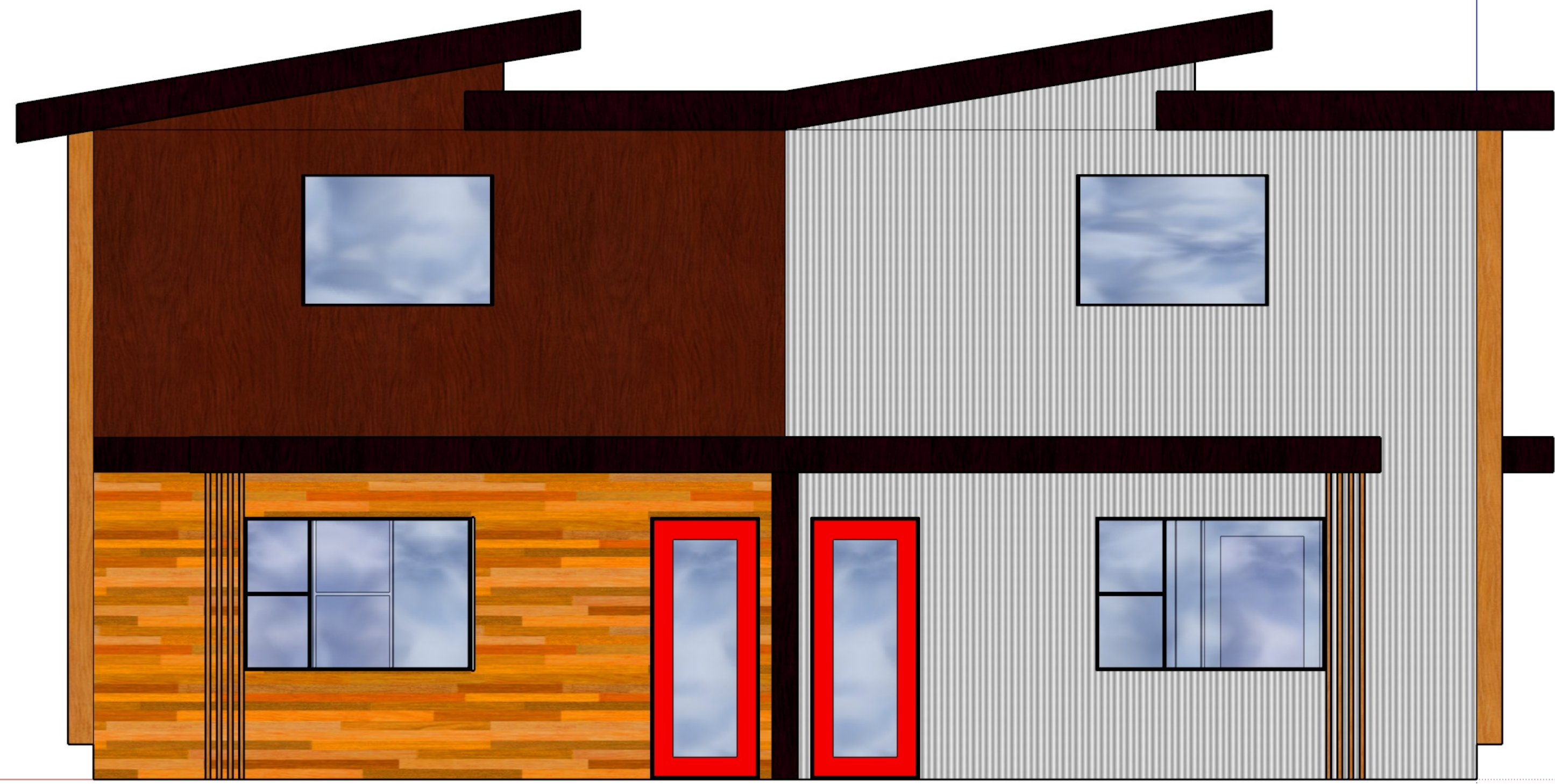
Front Elevation - Not to scale



Left Elevation - Not to scale



Right Elevation - Not to scale



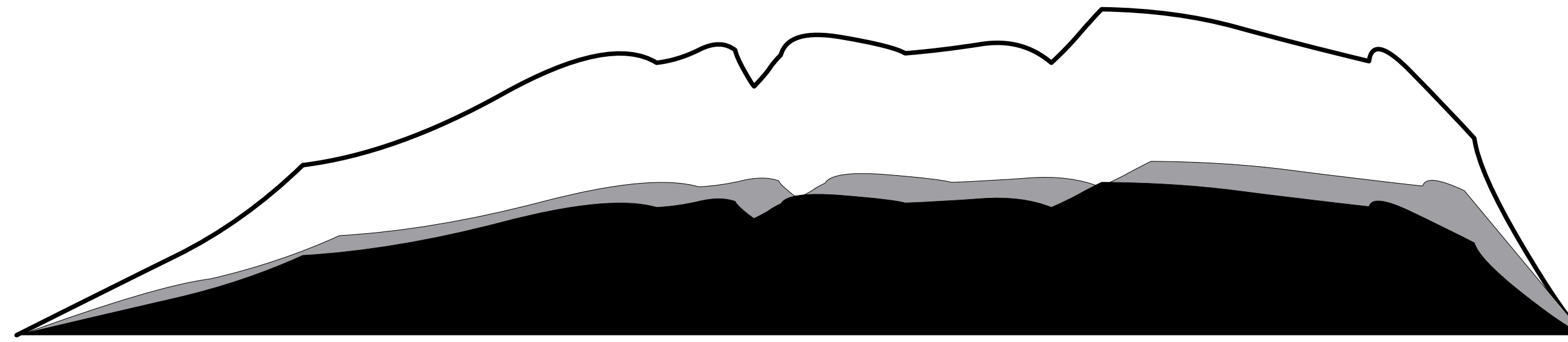
Rear Elevation - Not to scale

Materials Legend

Wood Tone Fibre Cement Panel	Fir Timber Framing and Ornamental Wooden Slats
Cedar Siding	Glazing
Metal Siding	Accent Paint
Paint Grade Fibre Cement Panel	Torch on Roofing Membrane

VERSION FOR RE-ZONING PURPOSES

1.FE001/21 Concept Design for Review
 ISSUE NOTES
 PERSPECTIVE Sheet No. 6
 Project Location 1590 Piercy Rd., Courtenay, BC
 Project Title NINE PEAKS
 Sheet Title ELEVATIONS



NINE PEAKS

1590 PIERCY AVENUE, COURTENAY



**DRAWING INDEX
ARCHITECTURAL**

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- P4 2ND FLOOR PLANS
- P5 ROOF PLAN
- P6 SECTIONS
- P7 ELEVATIONS



**PERSPECTIVE DESIGN
BUILD LTD.**
1160 4TH ST., COURTENAY
BRITISH COLUMBIA V9N 1H8

**FOURPLEX
DETAILED DESIGN**

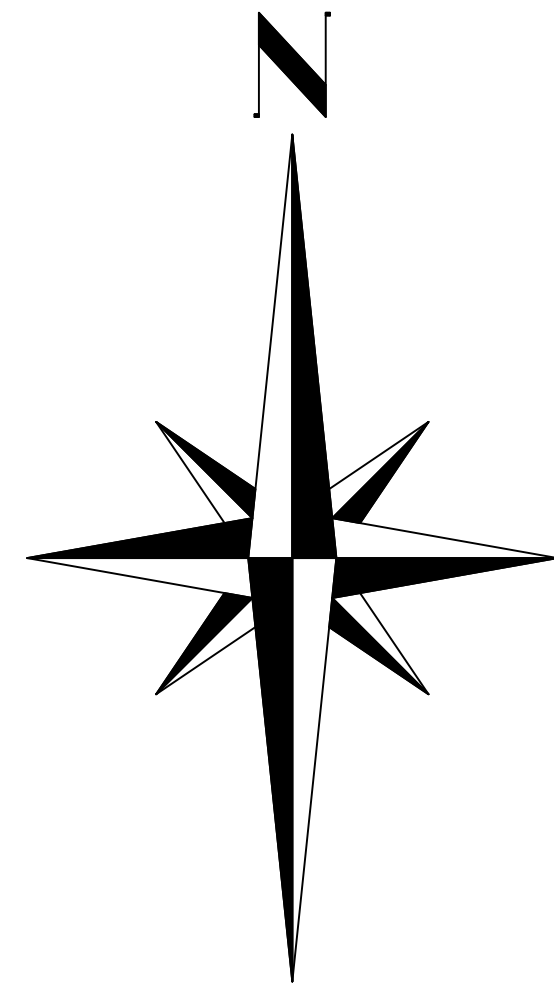
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COVER SHEET 0.0
REVISION 1

VERSION FOR RE-ZONING PURPOSES

COURTENAY DISTRICT, PLAN 4764 TOPOGRAPHIC SURVEY PLAN

1590 PIERCY AVENUE, COURTENAY
SCALE 1 : 150 (METRIC)



PROJECT DATA

ZONING R2 (TO BE RE-ZONED R3)
LOT AREA 0.5 ACRES (2030.5 SQ M)

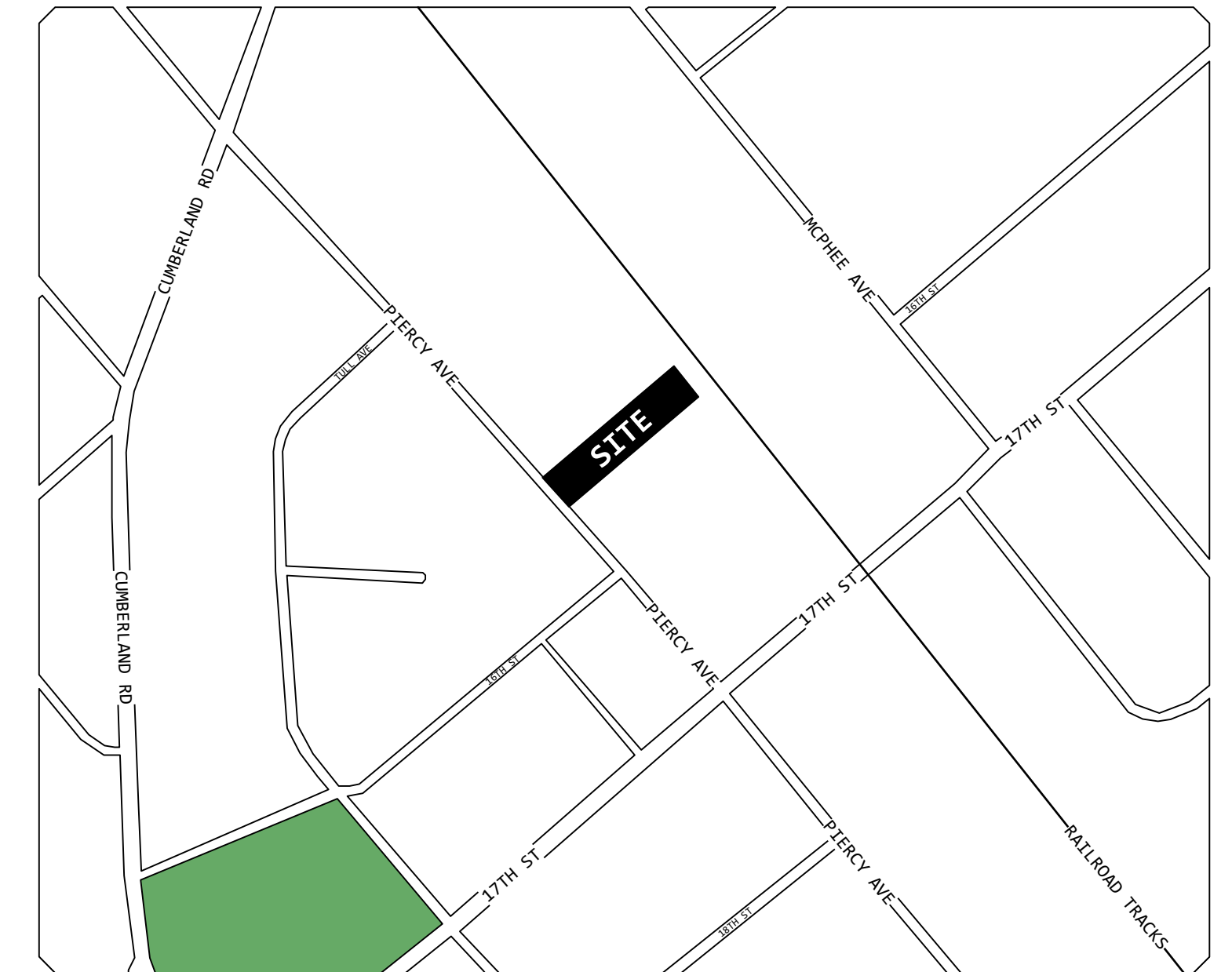
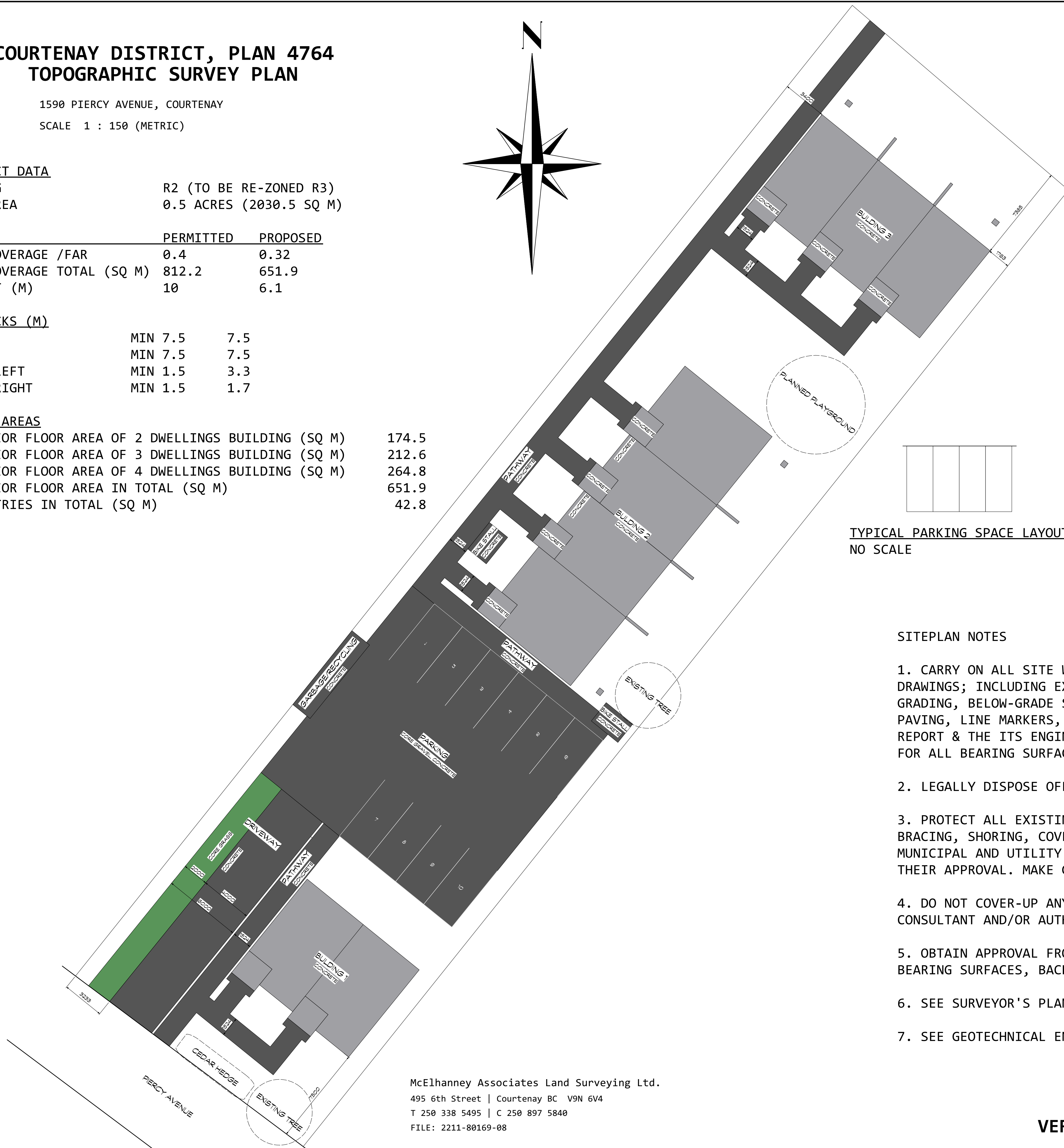
ITEMS	PERMITTED	PROPOSED
LOT COVERAGE /FAR	0.4	0.32
LOT COVERAGE TOTAL (SQ M)	812.2	651.9
HEIGHT (M)	10	6.1

SETBACKS (M)

FRONT	MIN 7.5	7.5
REAR	MIN 7.5	7.5
SIDE LEFT	MIN 1.5	3.3
SIDE RIGHT	MIN 1.5	1.7

FLOOR AREAS

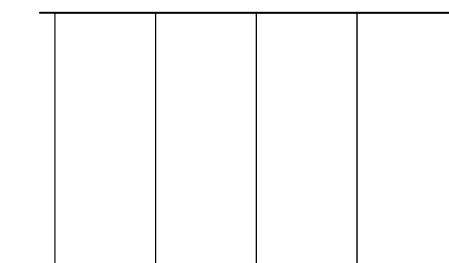
EXTERIOR FLOOR AREA OF 2 DWELLINGS BUILDING (SQ M)	174.5
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EXTERIOR FLOOR AREA IN TOTAL (SQ M)	651.9
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OFF-STREET PARKING SPACES (PER DWELLING INCL.10% VISITOR PARKING)	REQUIRED	PROPOSED
	14 (1.5)	10 (1.1)

BICYCLE PARKING ADDITION

LONG TERM PARKING SPACES	-	30
SHORT TERM PARKING SPACES	-	8



TYPICAL PARKING SPACE LAYOUT
NO SCALE

OTHER PARKING LOT SPECIFICATIONS SHALL FOLLOW
DIVISION 7, BYLAW 2500 (2007) REQUIRMENTS

SEE PARKING STUDY ISSUED AND SIGNED BY WATT CONSULTING GROUP,
FILE NUMBER 2785.B01; MARCH 30, 2020

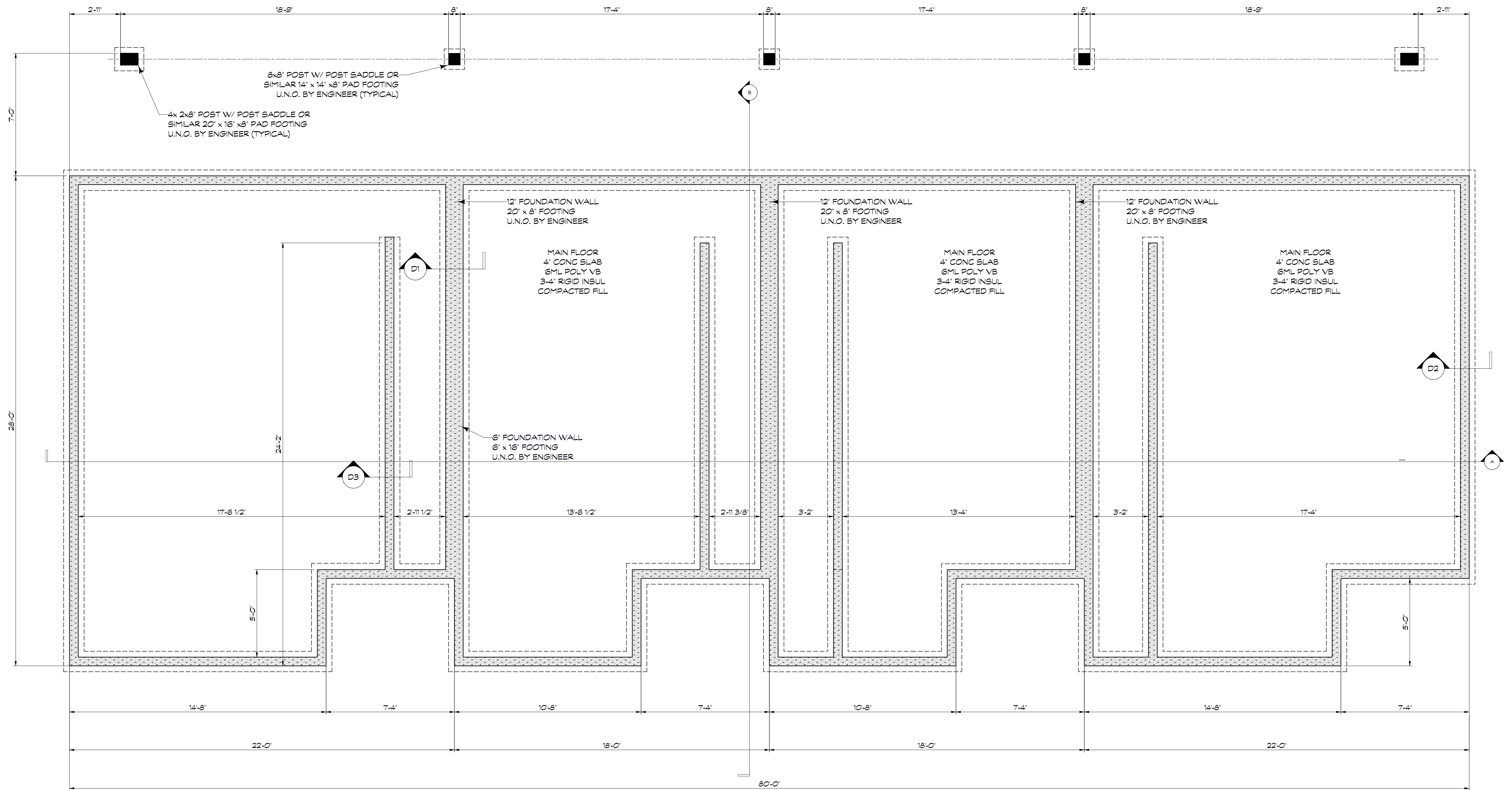
SITEPLAN NOTES

1. CARRY ON ALL SITE WORK SHOWN ON OR READILY INFERRABLE FROM THE PERMIT DRAWINGS; INCLUDING EXCAVATION, DEWATERING, BACKFILLING, ROUGH & FINISHED GRADING, BELOW-GRADE SERVICES, PLANTING, SODDING, FENCING, CURBING, PAVING, LINE MARKERS, SIGNAGE, ETC. CO-ORDINATE ALL WORK WITH THE SOIL REPORT & THE ITS ENGINEER. PROVIDE INSPECTIONS, TEST AND REPORTS, FOR ALL BEARING SURFACES, BACKFILL MATERIALS, AND COMPACTION.
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McElhanney Associates Land Surveying Ltd.
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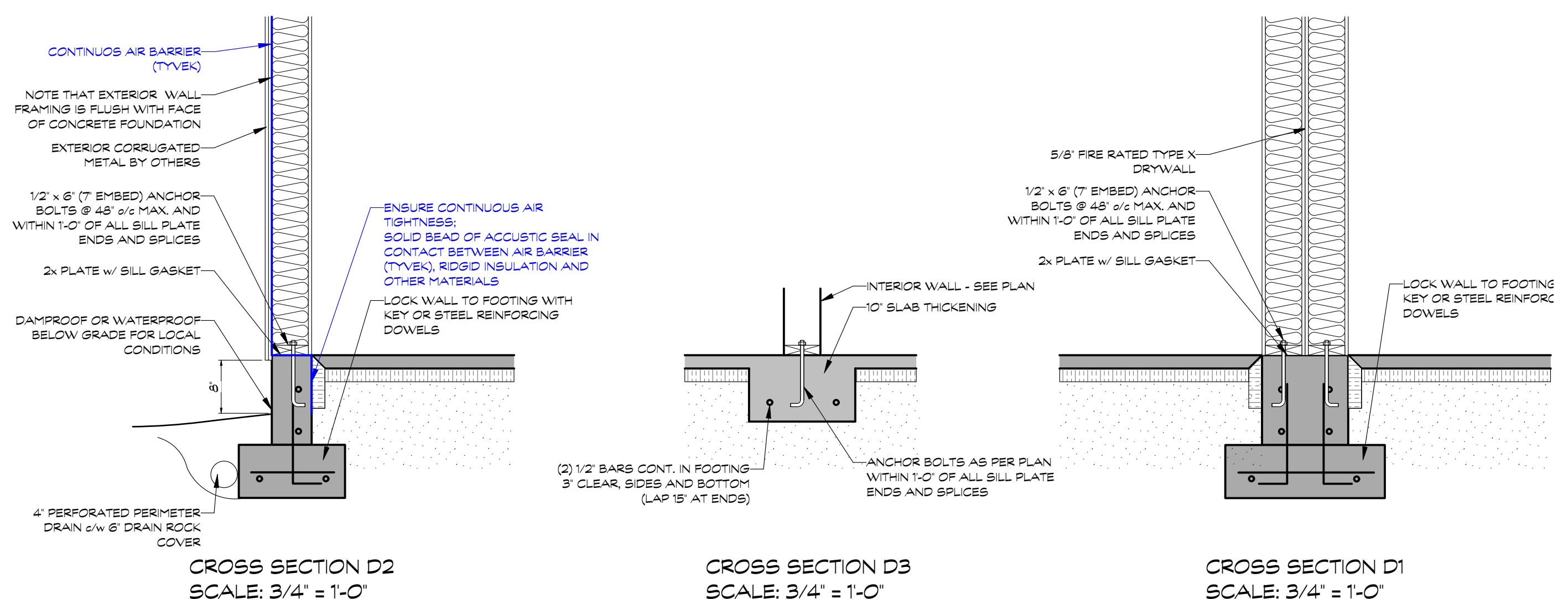
1.FE801/21 Concept Design for Review	
Issue Notes	
PERSPECTIVE	Sheet No. 1
Project Location 1590 Piercy Rd., Courtenay, BC	
Project Title NINE PEAKS	
Sheet Title SITE PLAN	



FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

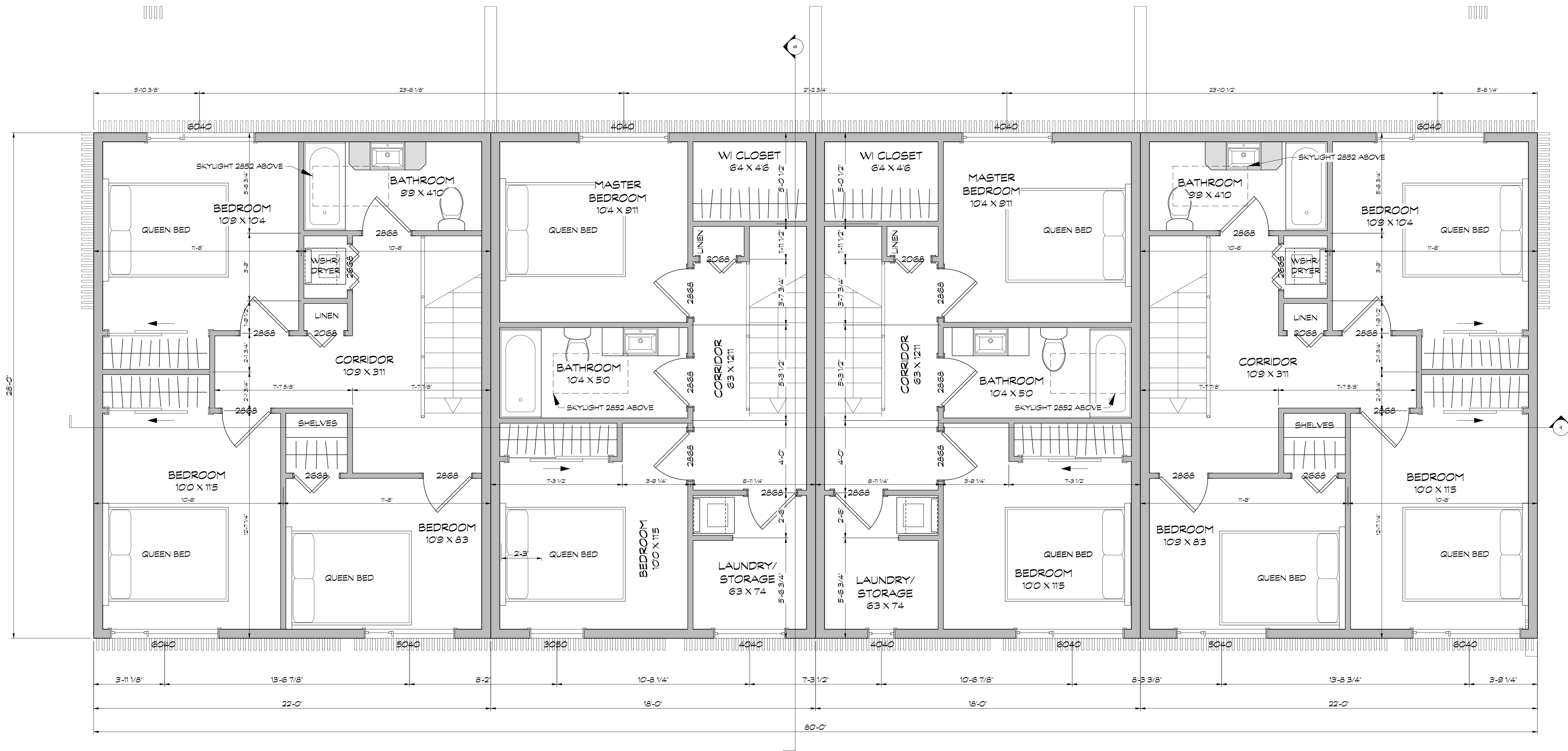
~68 LINEAR FT PER SURROUNDED DWELLING
~76 LINEAR FT PER CORNER DWELLING

NOTE:
ALL POINT LOADS MUST BE ASSESSED BY AN ENGINEER AND FOOTING SIZES INCREASE AS REQUIRED TO SUPPORT LOADS



VERSION FOR RE-ZONING PURPOSES

1.FEB01/21 Concept Design for Review	
ISSUE NOTES	
PERSPECTIVE	Sheet No. 2
Drawn by MM	
PERSPECTIVE DESIGN BUILD LTD.	
Project Location: 1598 Piercy Rd., Courtenay, BC	
Project Title: NINE PEAKS	
Sheet Title: FOUNDATION PLAN	



UPPER FLOOR PLAN

SCALE: 3/8" = 1'-0"

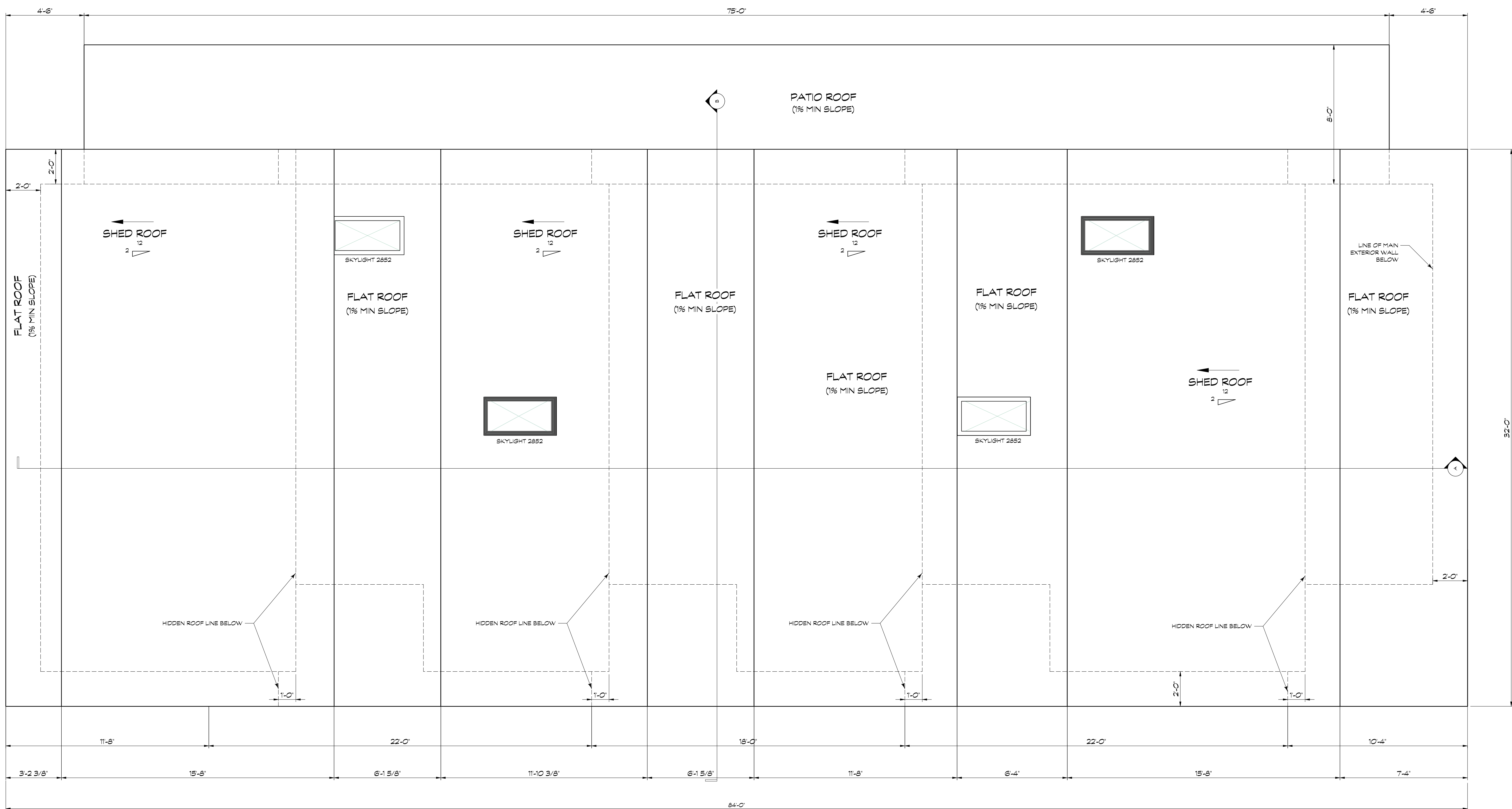
472 SQ FT (EXTERIOR FLOOR AREA IN PER 2BDRM DWELLING)

616 SQ FT (EXTERIOR FLOOR AREA IN PER 3BDRM DWELLING)

2176 SQ FT (EXTERIOR FLOOR AREA IN TOTAL PER BUILDING)

VERSION FOR RE-ZONING PURPOSES

1.FE801/21 Concept Design for Review	
Issue Notes	
PERSPECTIVE	Sheet No. 4
Project Location 1598 Piercy Rd., Courtenay, BC	
Project Title NINE PEAKS	
Sheet Title 2ND FLOOR PLANS	

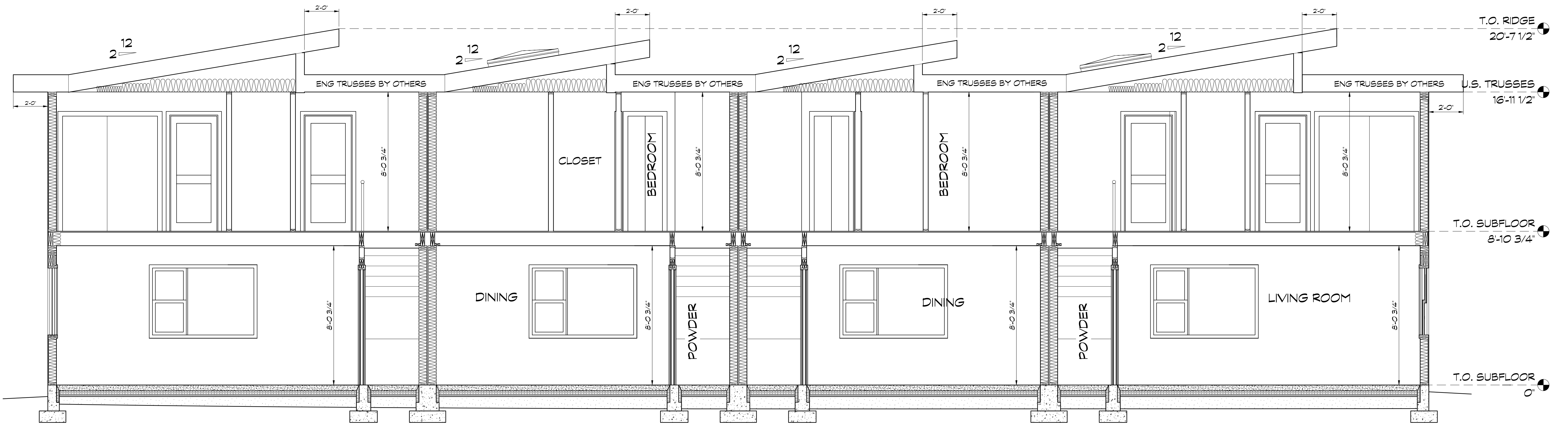


ROOF PLAN
 SCALE: 3/8" = 1'-0"

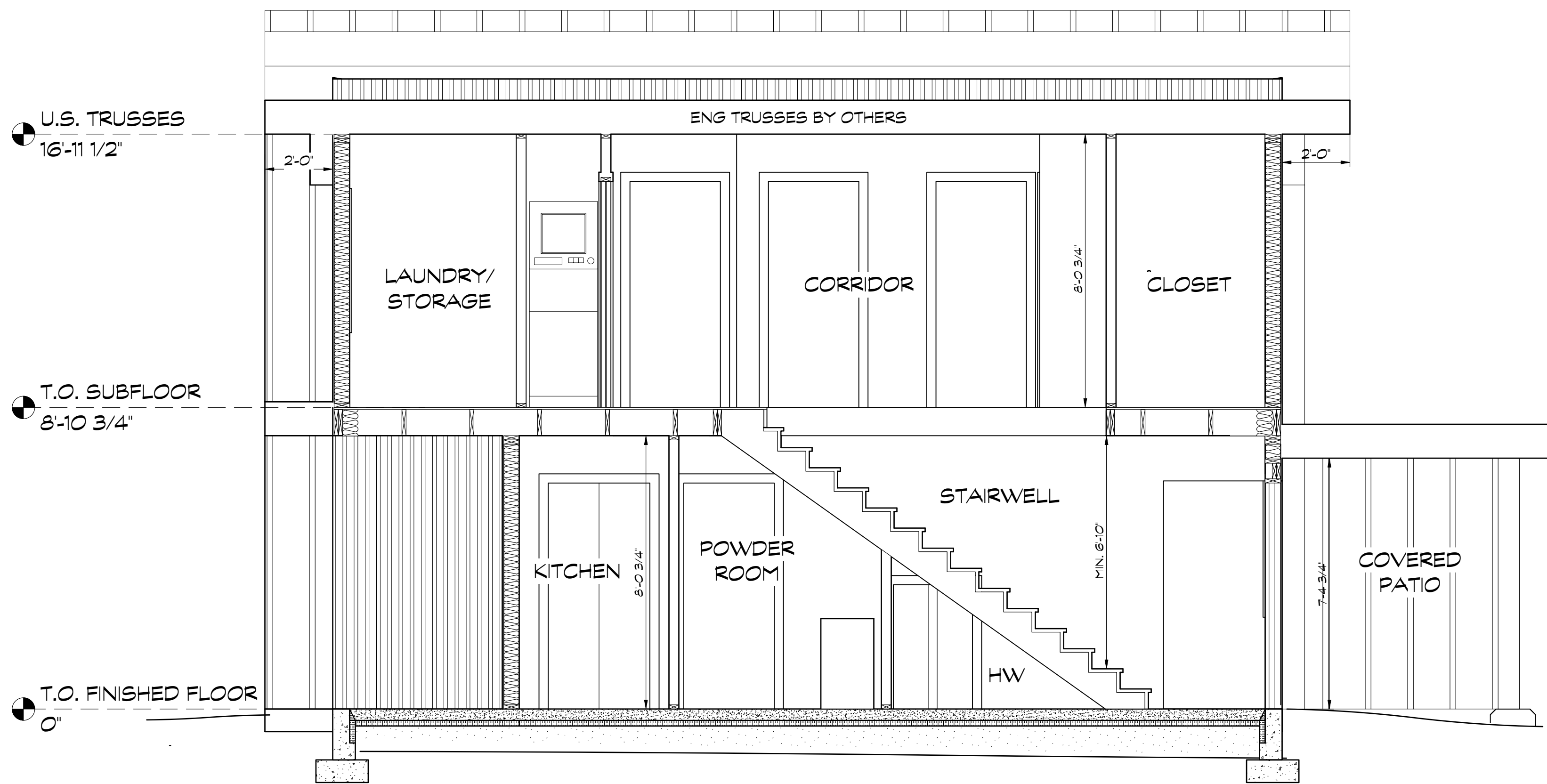
(1%) COVERED PATIO FLAT ROOF AREA = ~600 SQ FT
 (1%) FLAT ROOF AREA = ~1310 SQ FT
 (9.5°) SHED ROOF AREA = ~1569 SQ FT

VERSION FOR RE-ZONING PURPOSES

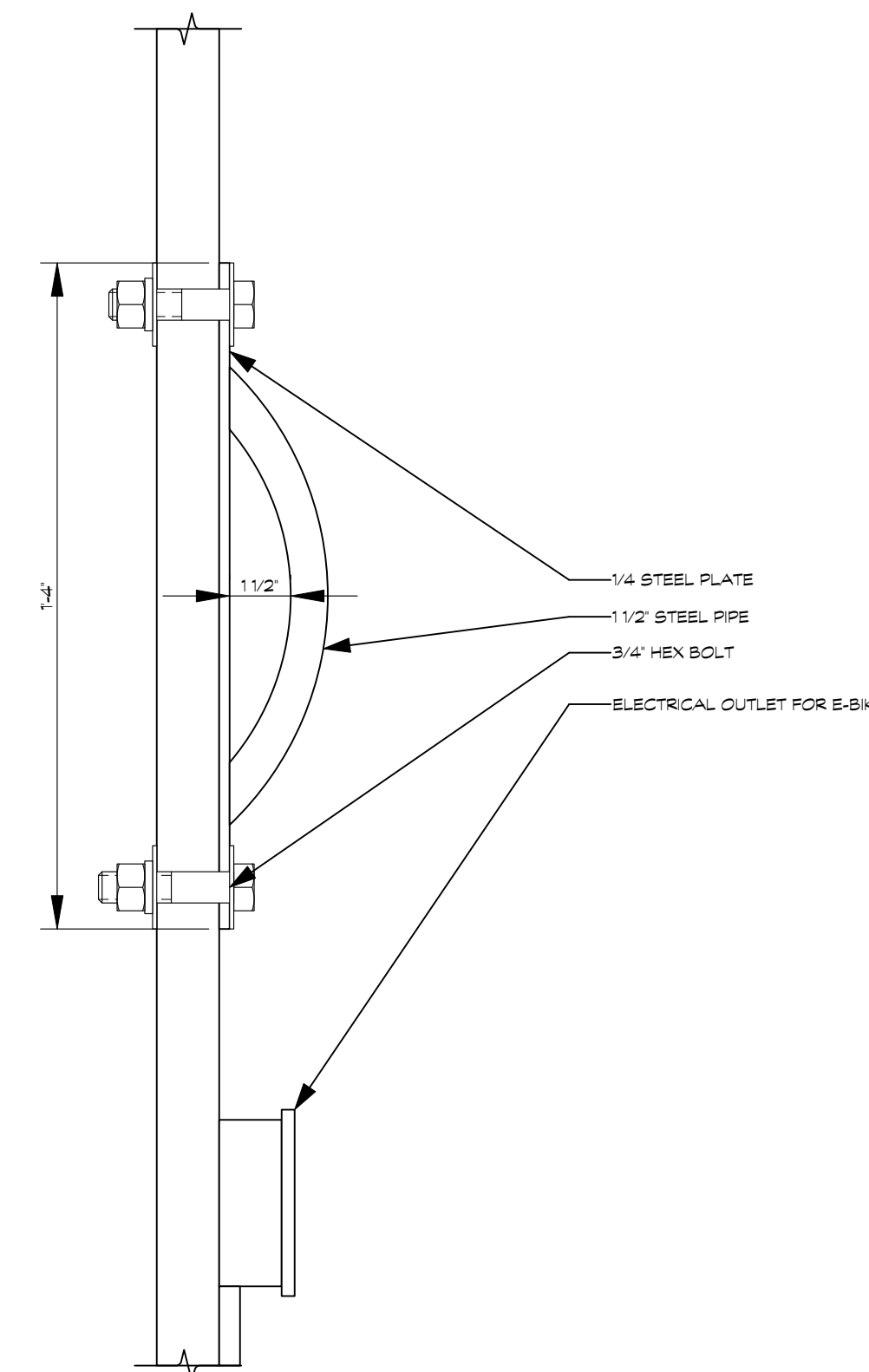
1.FE801/21 Concept Design for Review	
Issue Notes	
PERSPECTIVE	Sheet No. 5
Project Location 1598 Piercy Rd., Courtenay, BC	
Project Title NINE PEAKS	
Sheet Title ROOF PLAN	



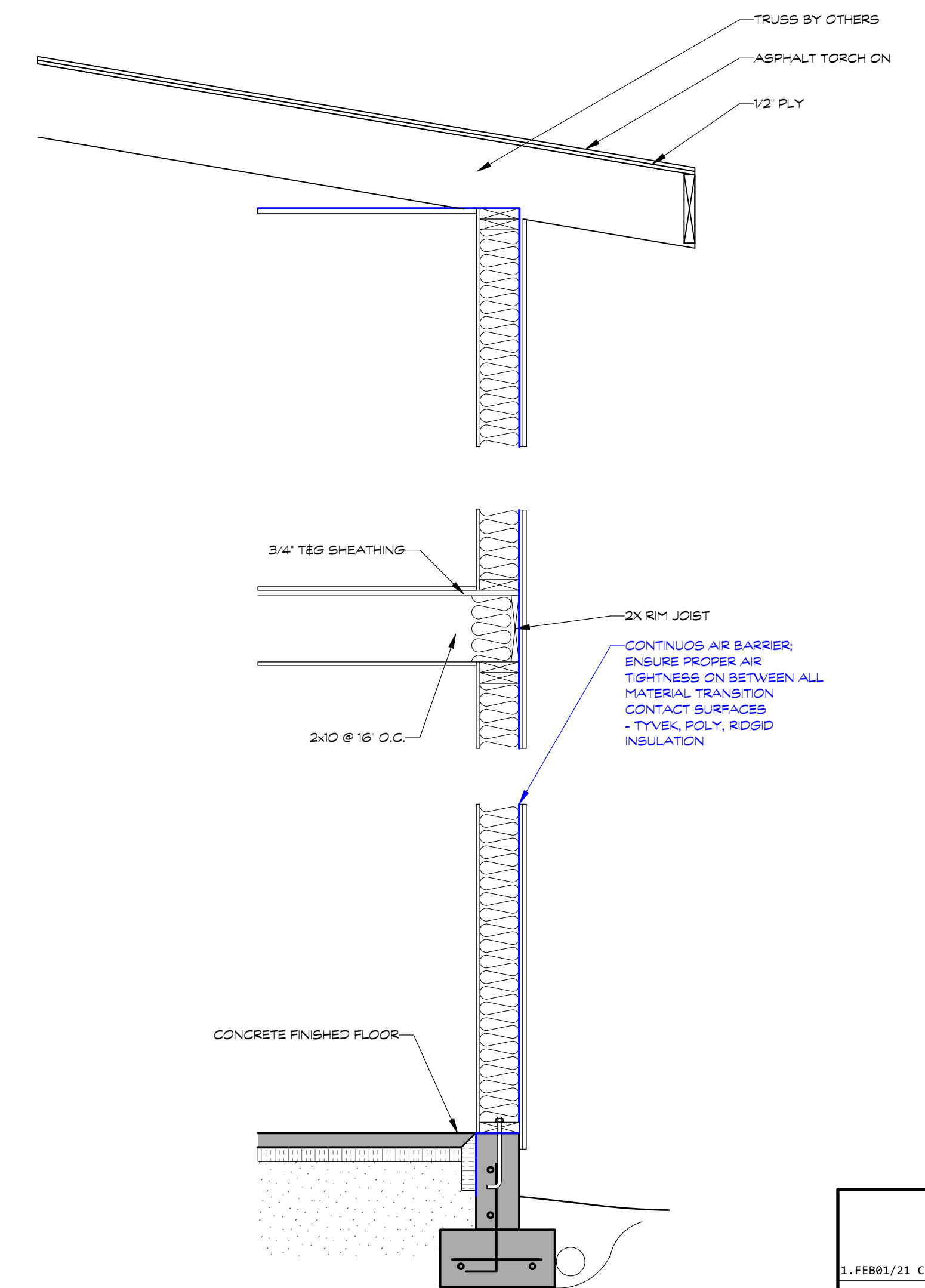
SECTION A
SCALE: 3/8" = 1'-0"



SECTION B
SCALE: 3/8" = 1'-0"



DEDICATED BIKE LOCK DETAIL DRAWING
SCALE: 3" = 1'-0"



TYPICAL WALL SECTION
SCALE 3/4" = 1'-0"

VERSION FOR RE-ZONING PURPOSES

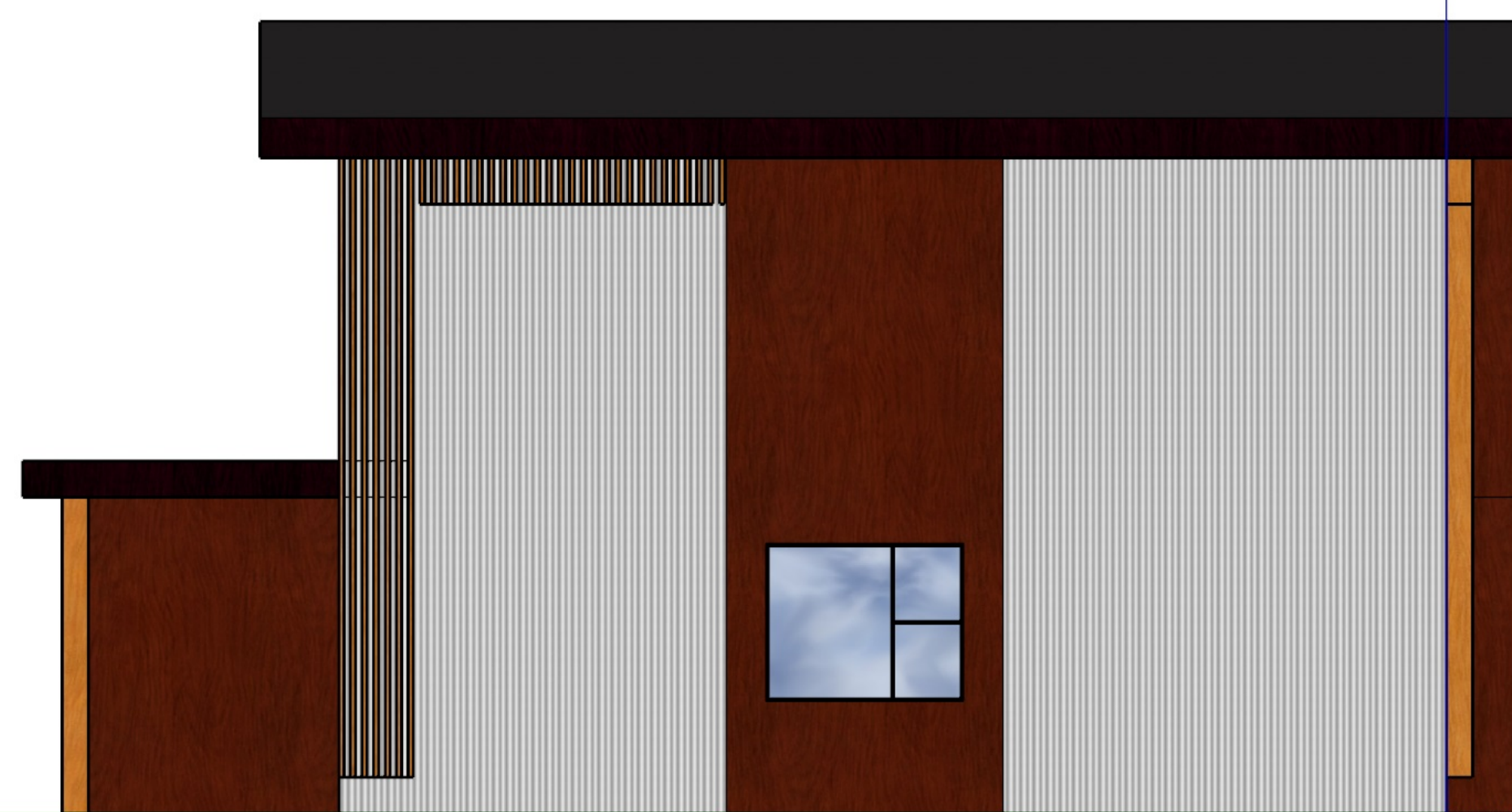
1.FEB01/21 Concept Design for Review	
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Project Title NINE PEAKS	
Sheet Title SECTIONS	



Rear Elevation- Not to scale



Right Elevation - Not to scale



Left Elevation - Not to scale

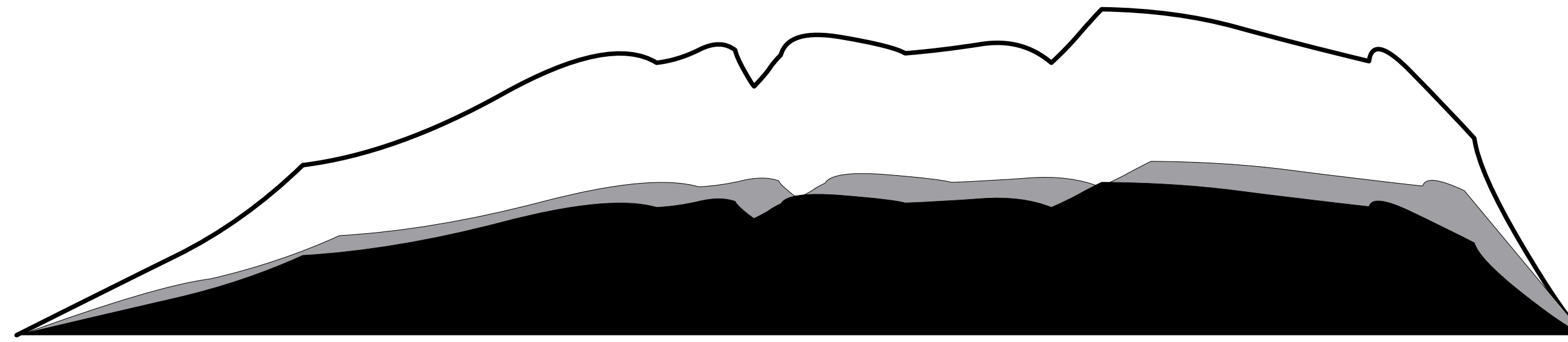


Front Elevation - Not to scale

Materials Legend

1.FE001/21 Concept Design for Review	
Issue Notes	
PERSPECTIVE	Sheet No. 7
PERSPECTIVE DESIGN BUILD LTD.	
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**PERSPECTIVE DESIGN
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1160 4TH ST., COURTENAY
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**TRIPLEX
DETAILED DESIGN**

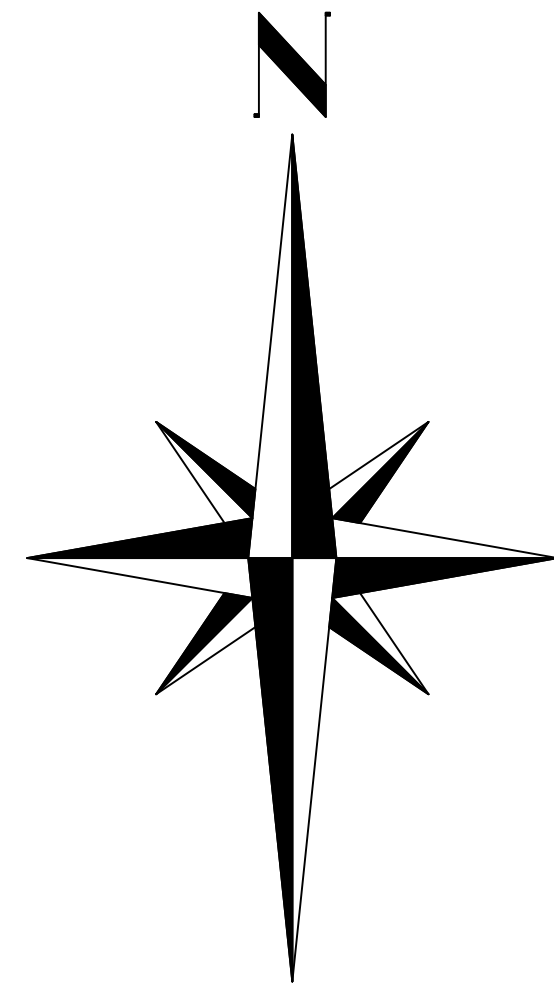
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COVER SHEET 0.0
REVISION July 20, 2021

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1590 PIERCY AVENUE, COURTENAY
SCALE 1 : 150 (METRIC)



PROJECT DATA

ZONING R2 (TO BE RE-ZONED R3)
LOT AREA 0.5 ACRES (2030.5 SQ M)

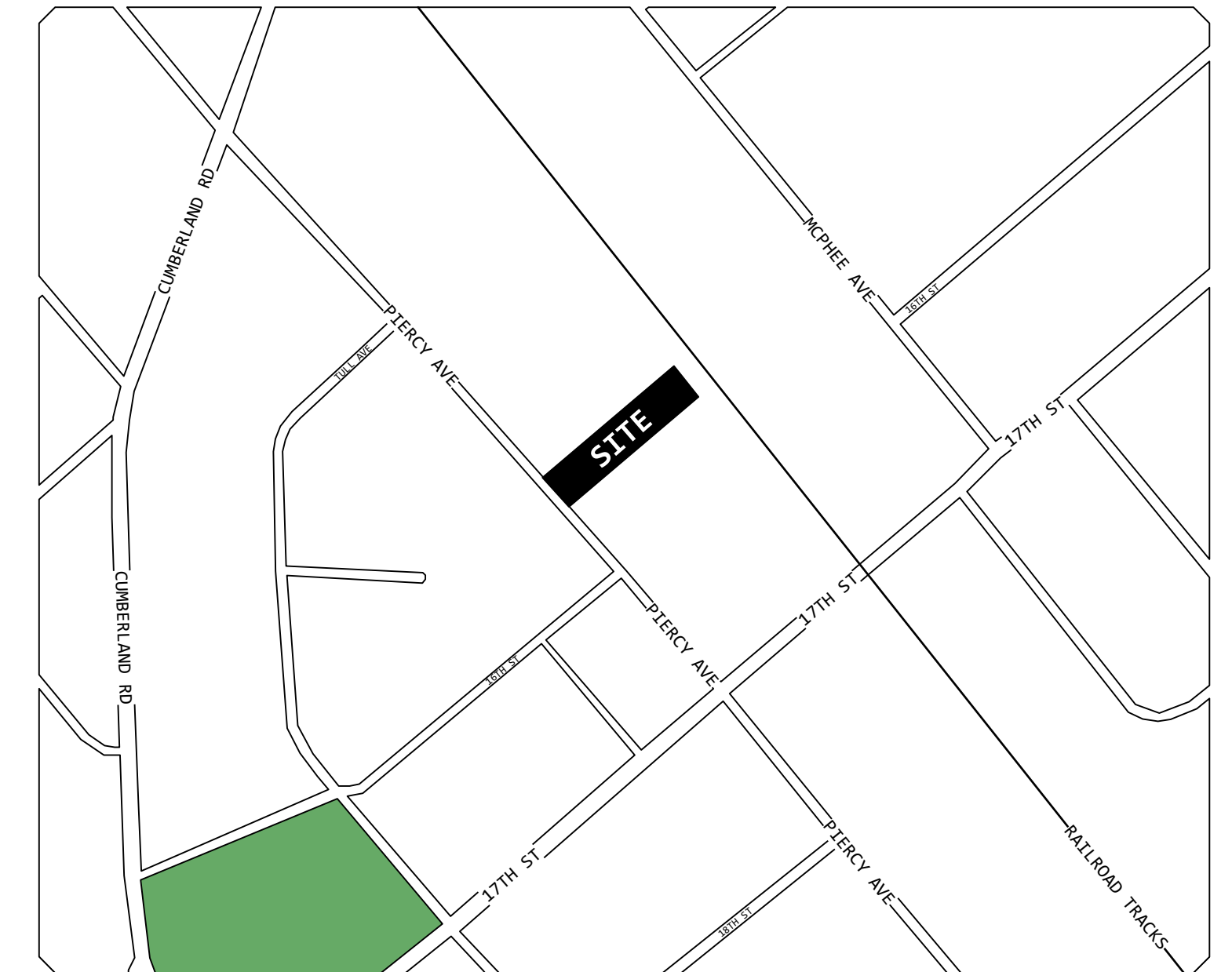
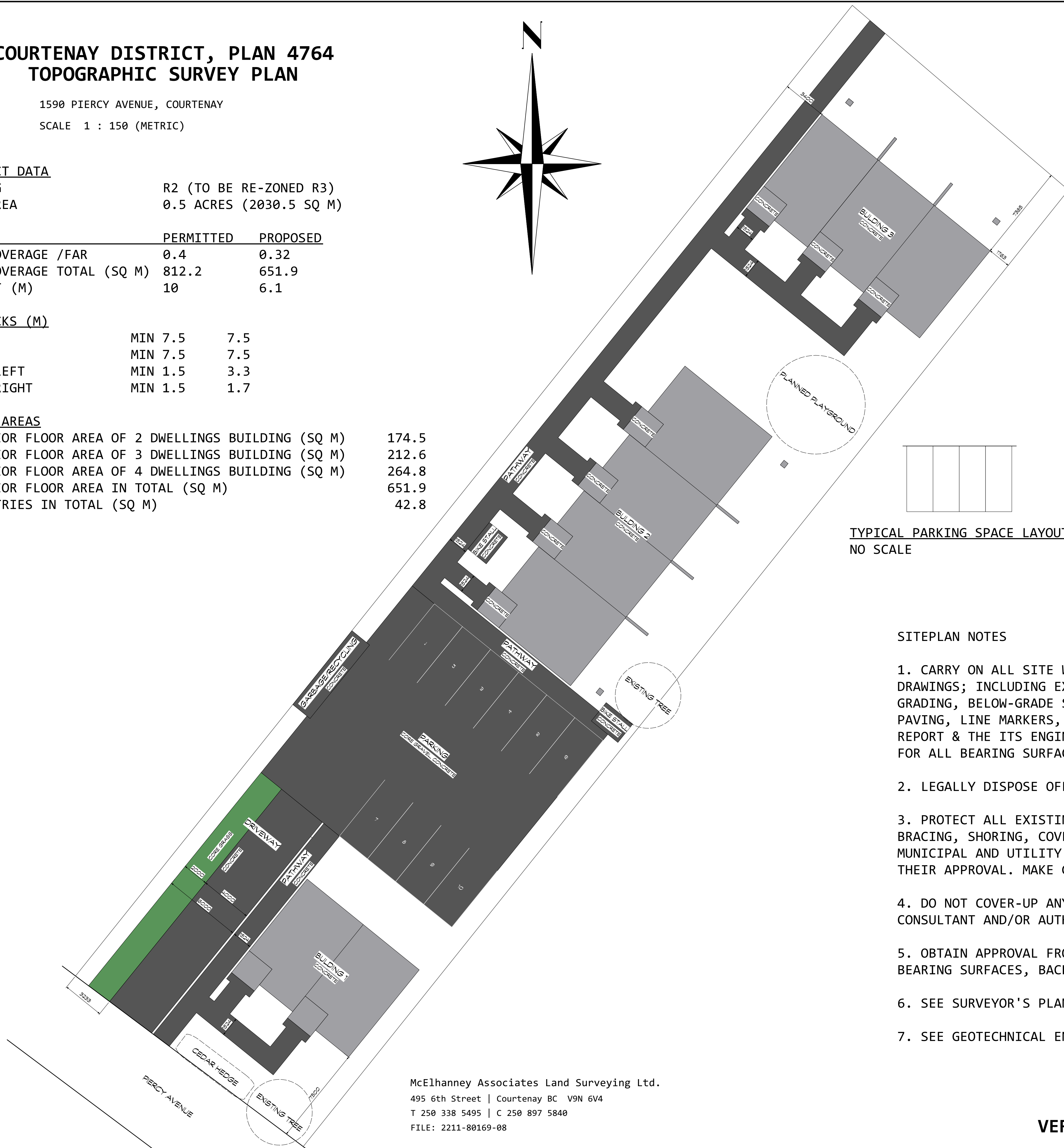
ITEMS	PERMITTED	PROPOSED
LOT COVERAGE /FAR	0.4	0.32
LOT COVERAGE TOTAL (SQ M)	812.2	651.9
HEIGHT (M)	10	6.1

SETBACKS (M)

FRONT	MIN 7.5	7.5
REAR	MIN 7.5	7.5
SIDE LEFT	MIN 1.5	3.3
SIDE RIGHT	MIN 1.5	1.7

FLOOR AREAS

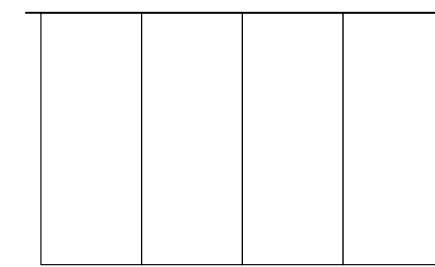
EXTERIOR FLOOR AREA OF 2 DWELLINGS BUILDING (SQ M)	174.5
EXTERIOR FLOOR AREA OF 3 DWELLINGS BUILDING (SQ M)	212.6
EXTERIOR FLOOR AREA OF 4 DWELLINGS BUILDING (SQ M)	264.8
EXTERIOR FLOOR AREA IN TOTAL (SQ M)	651.9
(9)ENTRIES IN TOTAL (SQ M)	42.8



OFF-STREET PARKING SPACES (PER DWELLING INCL.10% VISITOR PARKING)	REQUIRED	PROPOSED
	14 (1.5)	10 (1.1)

BICYCLE PARKING ADDITION

LONG TERM PARKING SPACES	-	30
SHORT TERM PARKING SPACES	-	8



TYPICAL PARKING SPACE LAYOUT
NO SCALE

OTHER PARKING LOT SPECIFICATIONS SHALL FOLLOW
DIVISION 7, BYLAW 2500 (2007) REQUIRMENTS

SEE PARKING STUDY ISSUED AND SIGNED BY WATT CONSULTING GROUP,
FILE NUMBER 2785.B01; MARCH 30, 2020

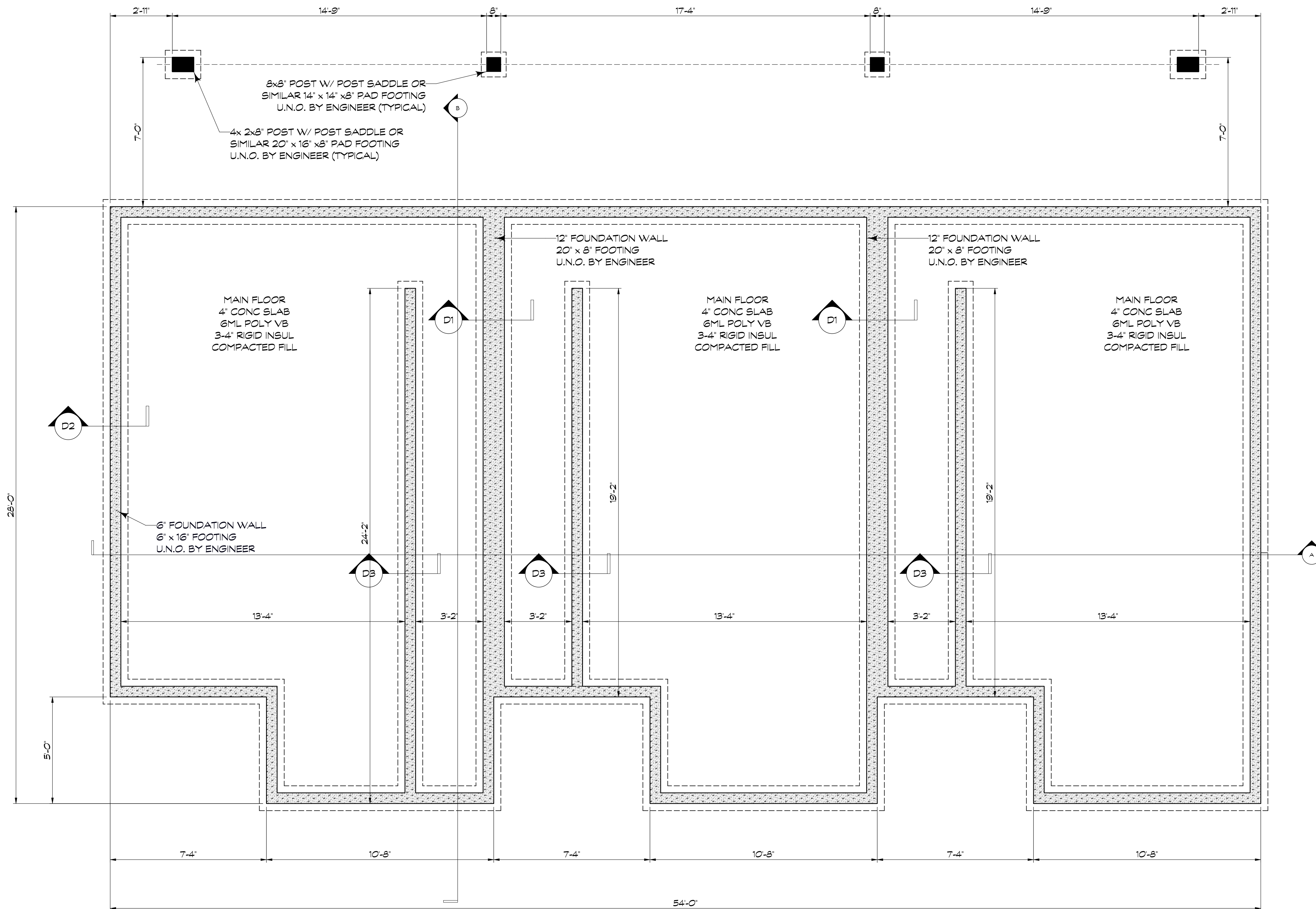
SITEPLAN NOTES

1. CARRY ON ALL SITE WORK SHOWN ON OR READILY INFERRABLE FROM THE PERMIT DRAWINGS; INCLUDING EXCAVATION, DEWATERING, BACKFILLING, ROUGH & FINISHED GRADING, BELOW-GRADE SERVICES, PLANTING, SODDING, FENCING, CURBING, PAVING, LINE MARKERS, SIGNAGE, ETC. CO-ORDINATE ALL WORK WITH THE SOIL REPORT & THE ITS ENGINEER. PROVIDE INSPECTIONS, TEST AND REPORTS, FOR ALL BEARING SURFACES, BACKFILL MATERIALS, AND COMPACTION.
2. LEGALLY DISPOSE OFF-SITE ALL EXCAVATED MATERIAL, & ITEMS REQUIRING REMOVAL.
3. PROTECT ALL EXISTING PUBLIC PROPERTY AND UTILITIES. PROVIDE HOARDINGS, BRACING, SHORING, COVERS, ETC. AS REQUIRED. CONTACT ALL REQUISITE MUNICIPAL AND UTILITY AUTHORITIES FOR LOCATES, AND CARRY OUT WORK TO THEIR APPROVAL. MAKE GOOD ANY DAMAGE.
4. DO NOT COVER-UP ANY WORK UNTIL PROPERLY INSPECTED BY THE PERTINENT CONSULTANT AND/OR AUTHORITY.
5. OBTAIN APPROVAL FROM GEOTECHNICAL / STRUCTURAL ENGINEER FOR ALL BEARING SURFACES, BACKFILL MATERIALS, AND COMPACTION.
6. SEE SURVEYOR'S PLAN FOR PROPERTY LINE DIMENSIONS AND DIRECTION.
7. SEE GEOTECHNICAL ENGINEER'S REPORT FOR SOIL / BEARING CONDITIONS.

McElhanney Associates Land Surveying Ltd.
495 6th Street | Courtenay BC V9N 6V4
T 250 338 5495 | C 250 897 5840
FILE: 2211-80169-08

VERSION FOR RE-ZONING PURPOSES

1.FE801/21 Concept Design for Review	
Issue Notes	
PERSPECTIVE	Sheet No. 1
Project Location 1590 Piercy Rd., Courtenay, BC	
Project Title NINE PEAKS	
Sheet Title SITE PLAN	



FOUNDATION PLAN
SCALE: 3/8" = 1'-0"
~68 LINEAR FT PER DWELLING

NOTE:
ALL POINT LOADS MUST BE ASSESSED BY AN ENGINEER AND FOOTING SIZES INCREASE AS REQUIRED TO SUPPORT LOADS

NOTES:

GENERAL NOTES

- ALL WORK SHALL CONFORM TO CURRENT BUILDING CODES AND LOCAL BYLAWS
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS

CONCRETE

- ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 20MPA AT 28 DAYS
- FOOTINGS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR SOIL BEARING CAPACITY OF 2500 PSF. LOCAL CONDITIONS AND / OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING DESIGN WHICH, MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER. THIS WILL BE THE RESPONSIBILITY OF THE OWNER / CONTRACTOR TO PROVIDE.
- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION OR ALTERNATIVE METHOD SHALL BE USED TO ENSURE INSULATION OF FOUNDATION AS PER LOCAL BUILDING CODE
- ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING LIMITS STATED IN BUILDING CODES REQUIRE DESIGN BY A REGISTERED STRUCTURAL ENGINEER
- ALL FOOTINGS TO HAVE 2 ROWS OF MIN. NO. 4 REBAR 3" CLEAR FROM SIDE AND BOTTOM
- ALL WOOD CONTACTING CONCRETE TO BE SEPARATED WITH APPROVED MATERIAL

STRUCTURAL

- ALL WOOD FRAMING TO BE #2 OR BETTER DOUGLAS FIR OR SPRUCE
- ALL UNTELS TO BE 2-2X10 #2 DOUGLAS FIR OR BETTER UNLESS OTHERWISE NOTED
- LAMINATE STUDDING UNDER ALL LOAD BEARING POINTS
- JOISTS ARE TO BE DOUBLED UNDER PARTITIONS
- ALL ENGINEERED COMPONENTS TO BE INSTALLED TO MANUFACTURES SPECS.

PLUMBING

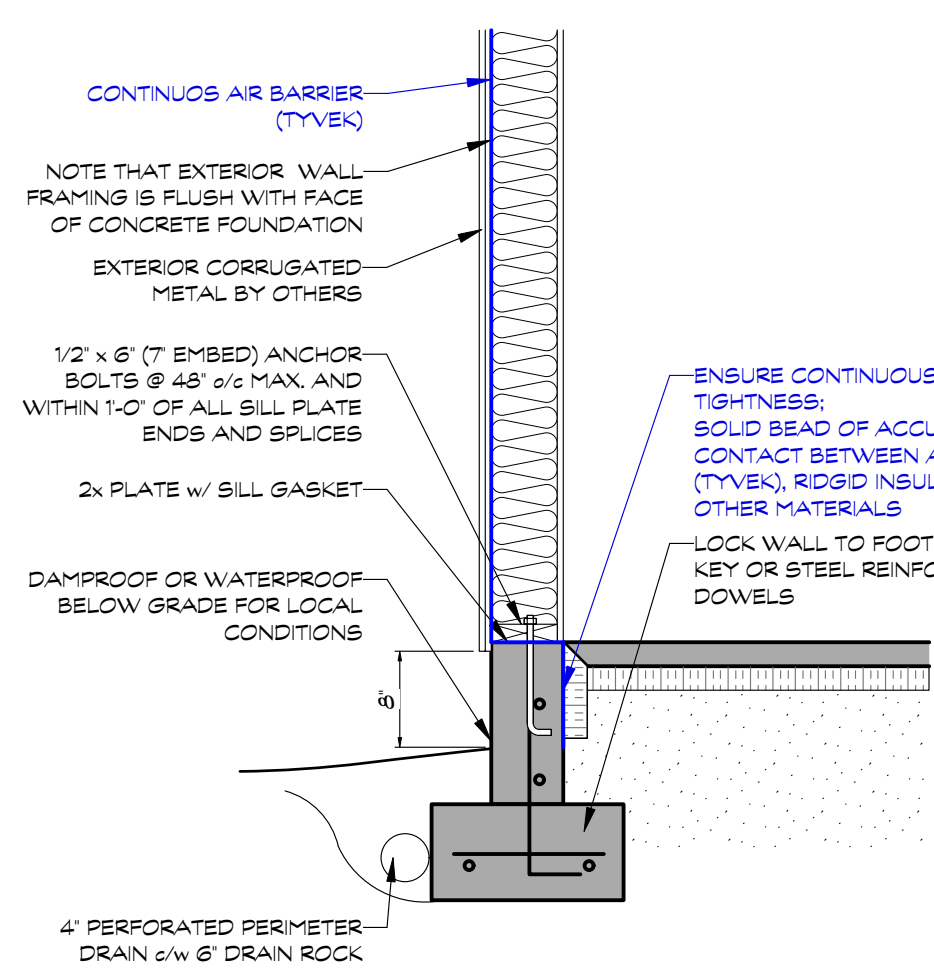
- PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS NOTED BELOW
- A) WATER CLOSET = 1.6 GAL PER FLUSH
- B) SHOWER HEAD = 2.5 GPM MAX
- C) LAVATORY FAUCETS = 2.2 GPM MAX
- D) SINK FAUCETS = 2.2 GPM MAX TITLE 24, VCBC, UPC

EGRESS WINDOWS (BEDROOMS)

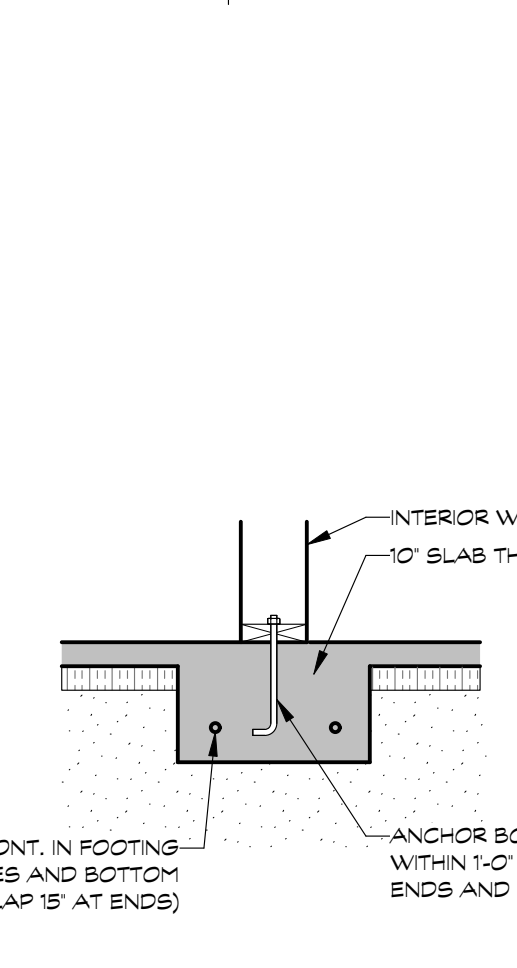
- FINISHED SILL 59" ABOVE FLOOR MAX.
- NET OPENING TO BE 3.77 SQUARE FEET MINIMUM, WITH NO DIMENSION LESS THAN 15"

MECHANICAL AND VENTILATION

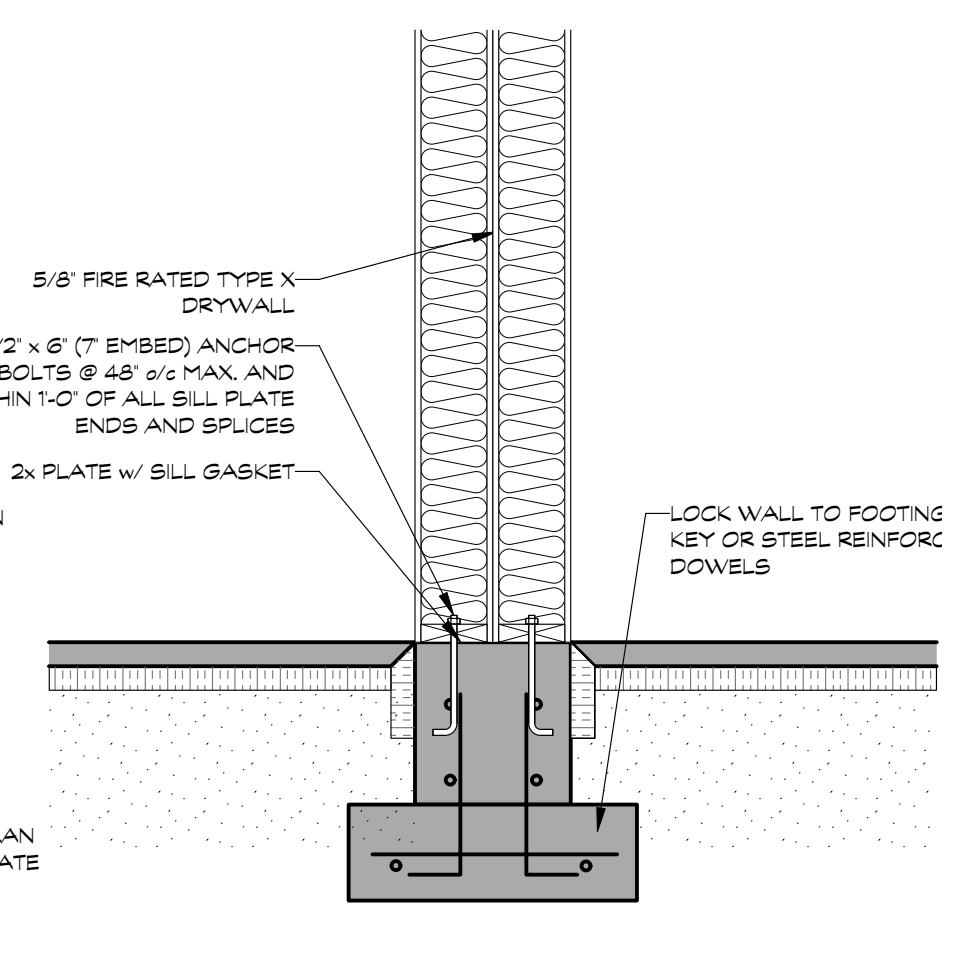
- BUILDING MUST BE PROVIDED WITH MECHANICAL VENTILATION DESIGN BY OTHERS
- ATTIC TO BE VENTED MINIMUM 1:300 OF AREA
- ONE HALF OF ROOF VENTS TO BE LOCATED IN UPPER PORTION OF ATTIC SPACE, AT LEAST 3'-0" HIGHER THAN EAVE OR CORNICE VENTS
- 22' x 30' MIN. ATTIC ACCESS. INSULATE AND WEATHER STRIP DOOR. 30' MIN. HEAD CLEARANCE



CROSS SECTION D2
SCALE: 3/4" = 1'-0"



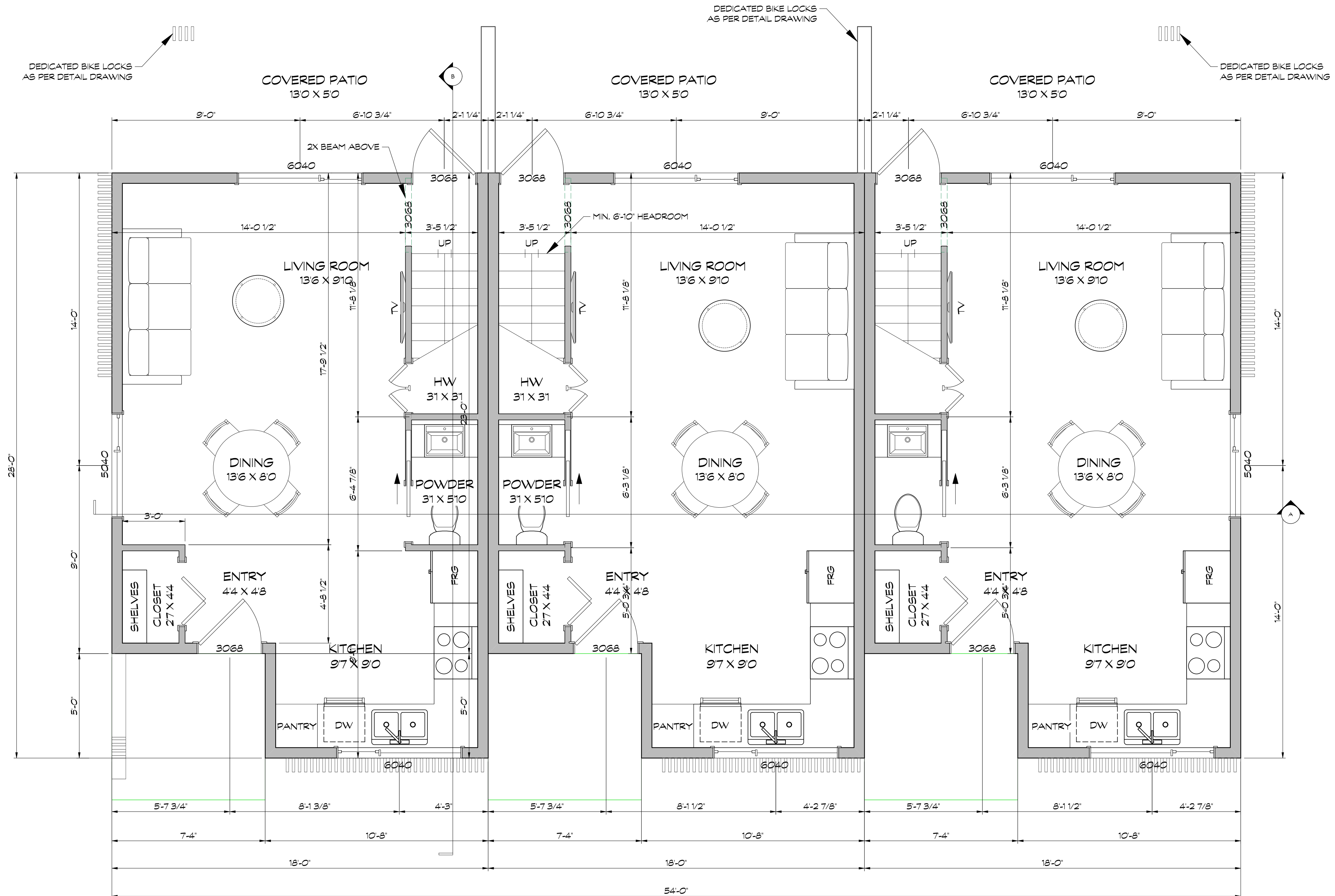
CROSS SECTION D3
SCALE: 3/4" = 1'-0"



CROSS SECTION D1
SCALE: 3/4" = 1'-0"

VERSION FOR RE-ZONING PURPOSES

1.FEB01/21 Concept Design for Review	
Issue Notes	
PERSPECTIVE	Sheet No. 2
Drawn by: MM	
PERSPECTIVE DESIGN BUILD LTD.	
Project Location: 1598 Piercy Rd., Courtenay, BC	
Project Title: NINE PEAKS	
Sheet Title: FOUNDATION PLAN	



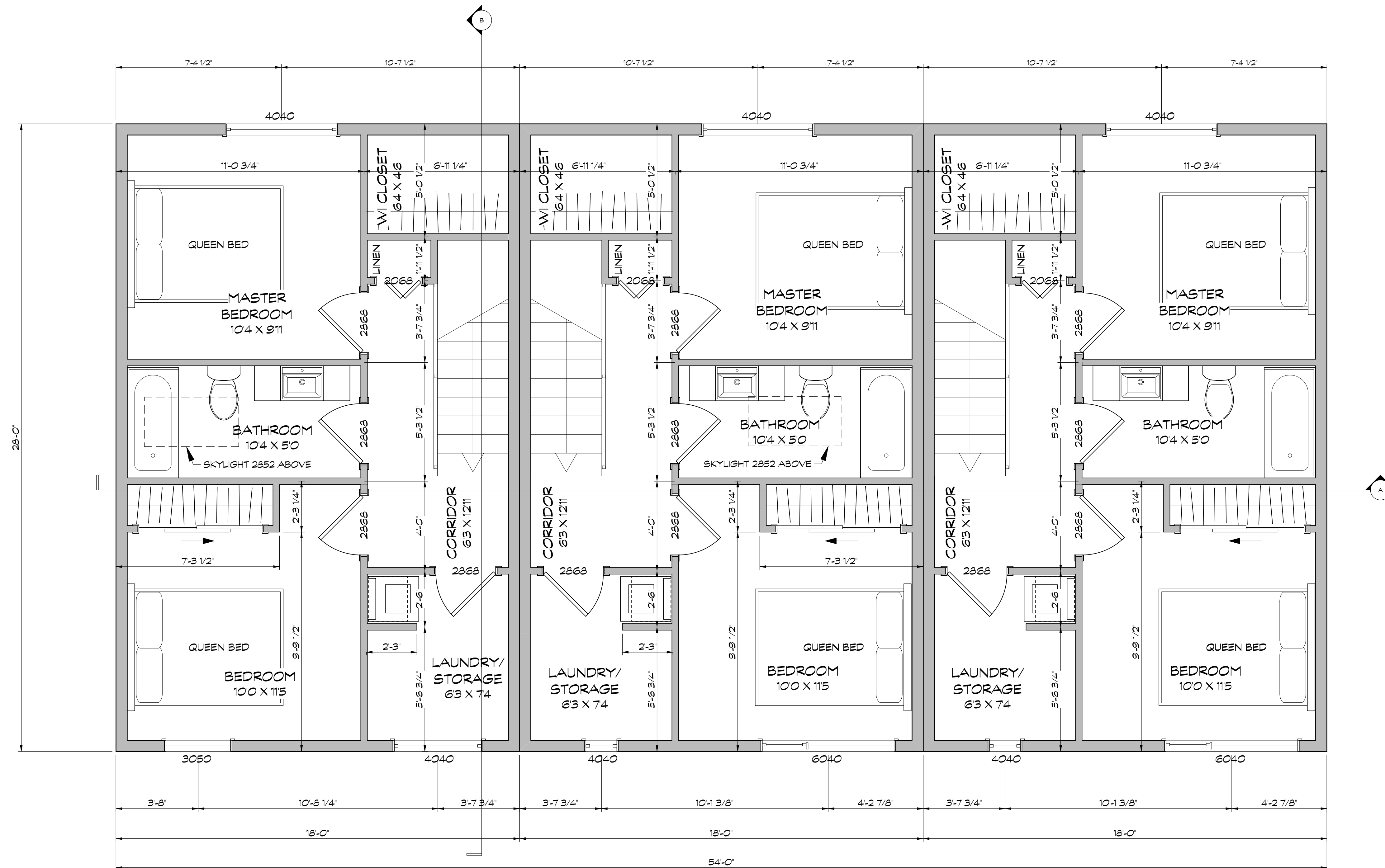
MAIN FLOOR PLAN
SCALE: 3/8" = 1'-0"

ALL 3 DWELLINGS IDENTICAL DIMENSIONS
467 SQ FT (EXTERIOR FLOOR AREA PER DWELLING)
51 SQ FT (ENTRY SLAB PER DWELLING)

1402 SQ FT (EXTERIOR FLOOR AREA IN TOTAL PER BUILDING)
153 SQ FT (ENTRY SLABS IN TOTAL PER BUILDING)

VERSION FOR RE-ZONING PURPOSES

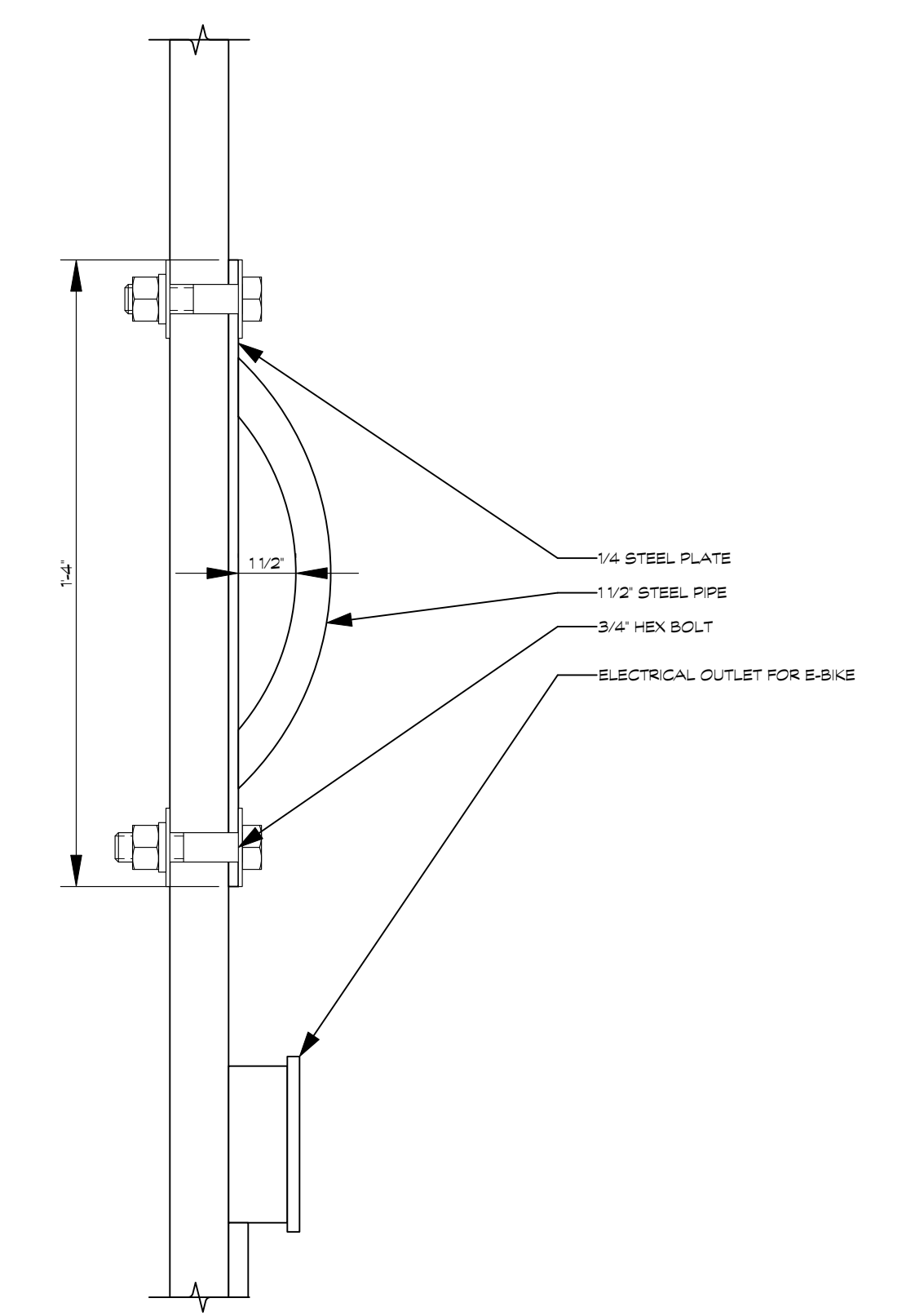
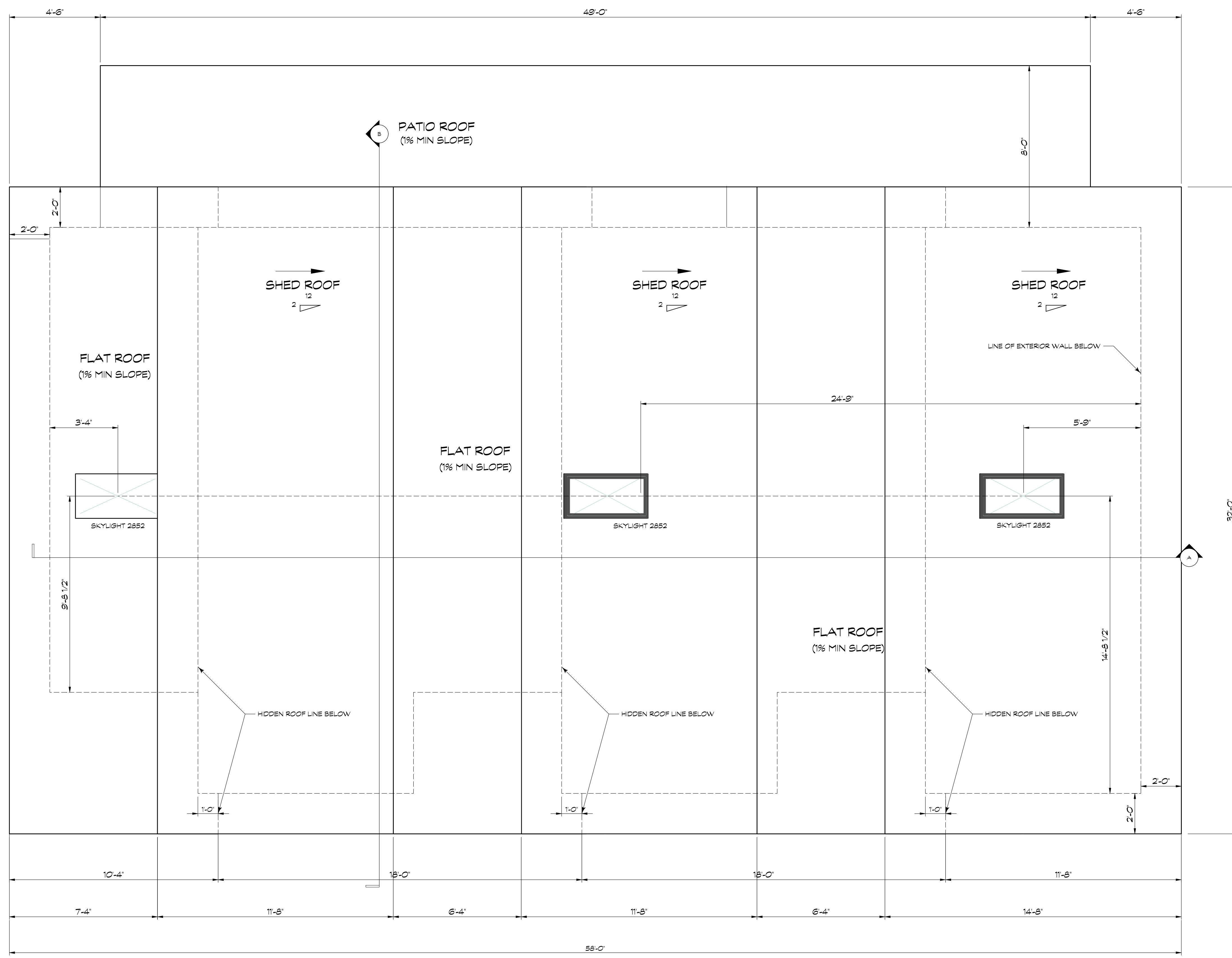
1.FE801/21 Concept Design for Review	
Issue Notes	
PERSPECTIVE	Sheet No. 3
Project Location 1598 Piercy Rd., Courtenay, BC	
Project Title NINE PEAKS	
Sheet Title FLOOR PLANS	



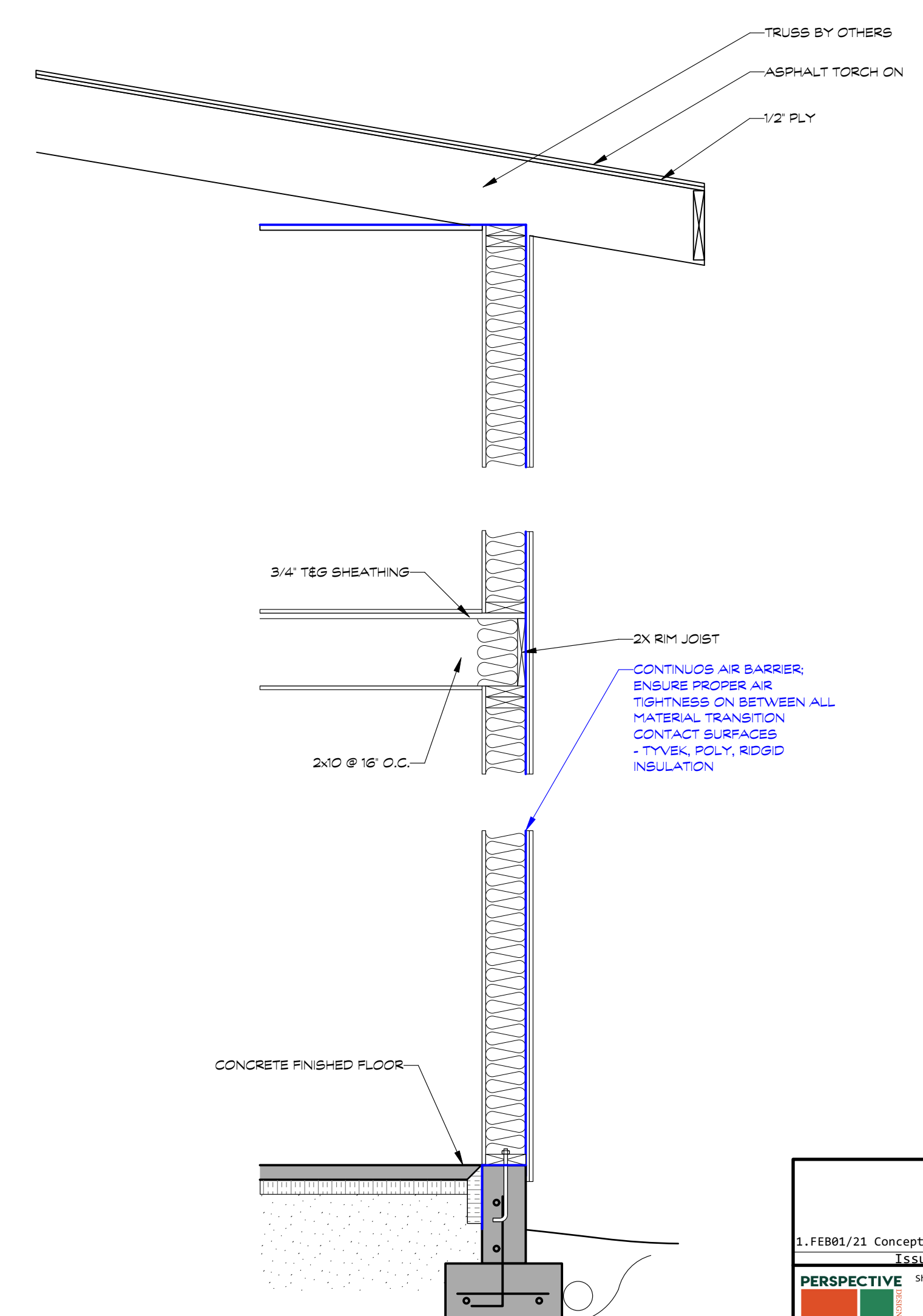
UPPER FLOOR PLAN
 SCALE: 3/8" = 1'-0"
 472 SQ FT (EXTERIOR FLOOR AREA IN PER DWELLING)
 1445 SQ FT (EXTERIOR FLOOR AREA IN TOTAL PER BUILDING)

VERSION FOR RE-ZONING PURPOSES

1.FE801/21 Concept Design for Review	
Issue Notes	
PERSPECTIVE	Sheet No. 4
Project Location 1598 Piercy Rd., Courtenay, BC	
Project Title NINE PEAKS	
Sheet Title 2ND FLOOR PLANS	



DEDICATED BIKE LOCK DETAIL DRAWING
SCALE: 3" = 1'-0"



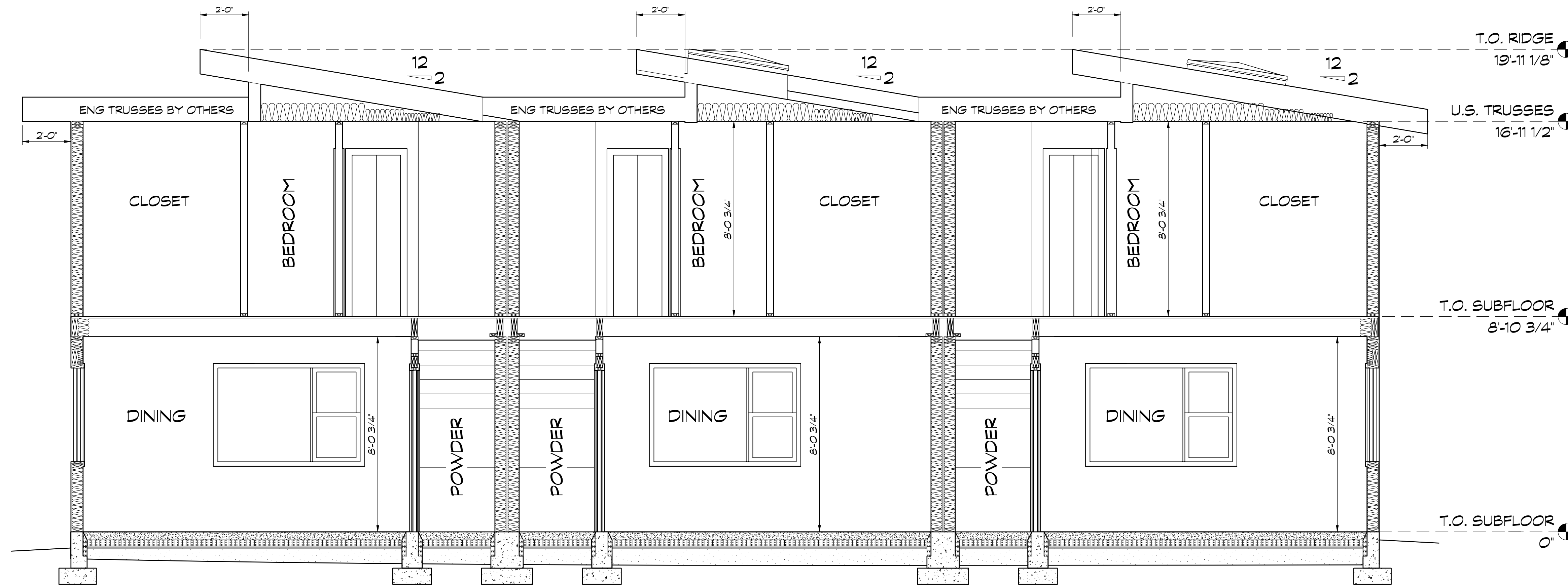
TYPICAL WALL SECTION
SCALE 3/4" = 1'-0"

1.FE801/21 Concept Design for Review	
ISSUE NOTES	
PERSPECTIVE	Sheet No. 5
Project Location 1598 Piercy Rd., Courtenay, BC	
Project Title NINE PEAKS	
Sheet Title ROOF PLAN	

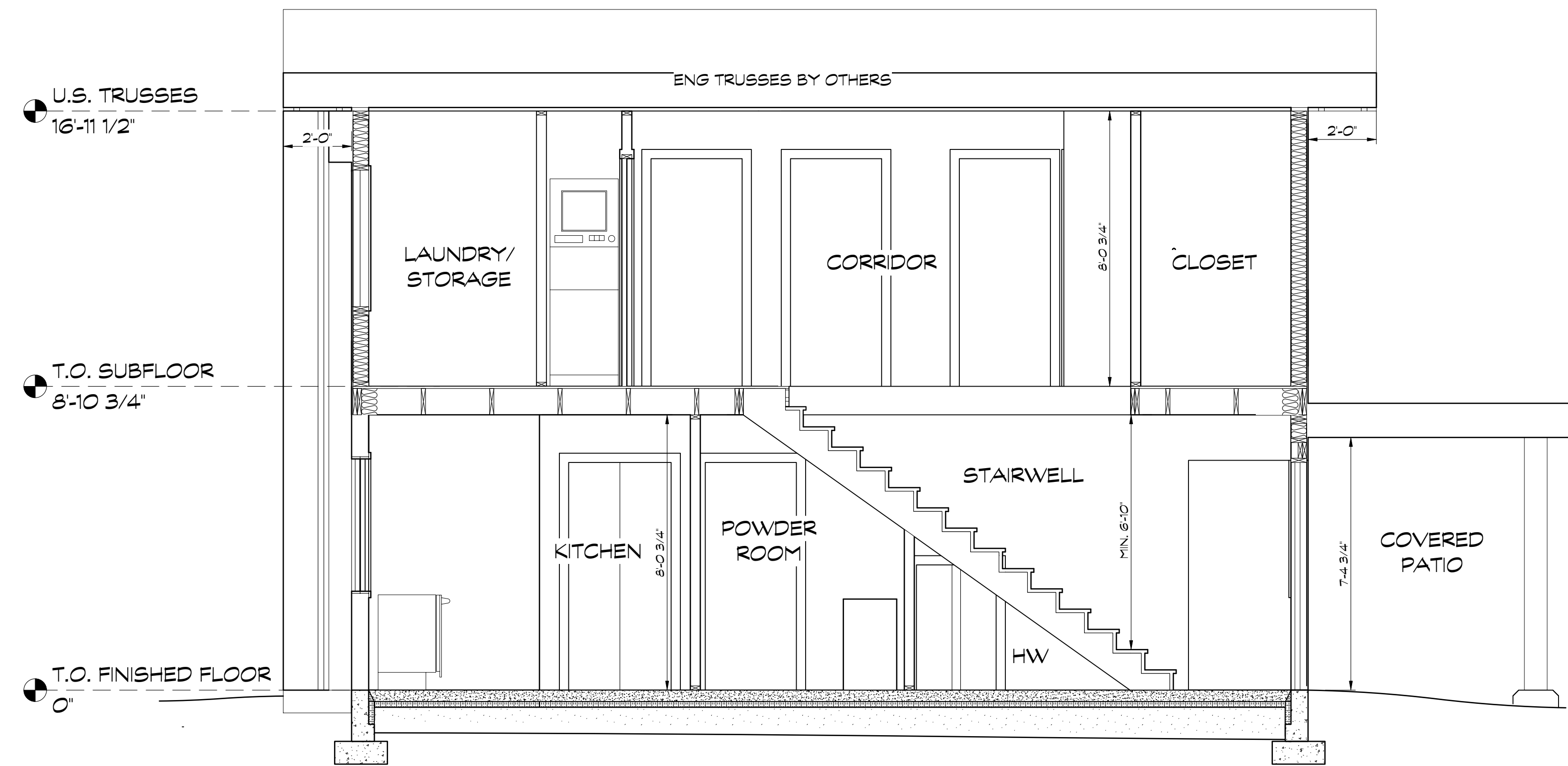
ROOF PLAN
SCALE: 3/8" = 1'-0"

(1%) COVERED PATIO FLAT ROOF AREA = ~392 SQ FT
(1%) FLAT ROOF AREA = ~717 SQ FT
(9.5%) SHED ROOF AREA = ~1302 SQ FT

VERSION FOR RE-ZONING PURPOSES



SECTION A
SCALE: 3/8" = 1'-0"



SECTION B
SCALE: 3/8" = 1'-0"

SEALED POLYETHYLENE AIR BARRIER - CODE REFERENCES
 9.36.2.9. AIR TIGHTNESS
 9.36.2.10. CONSTRUCTION OF AIR BARRIER DETAILS

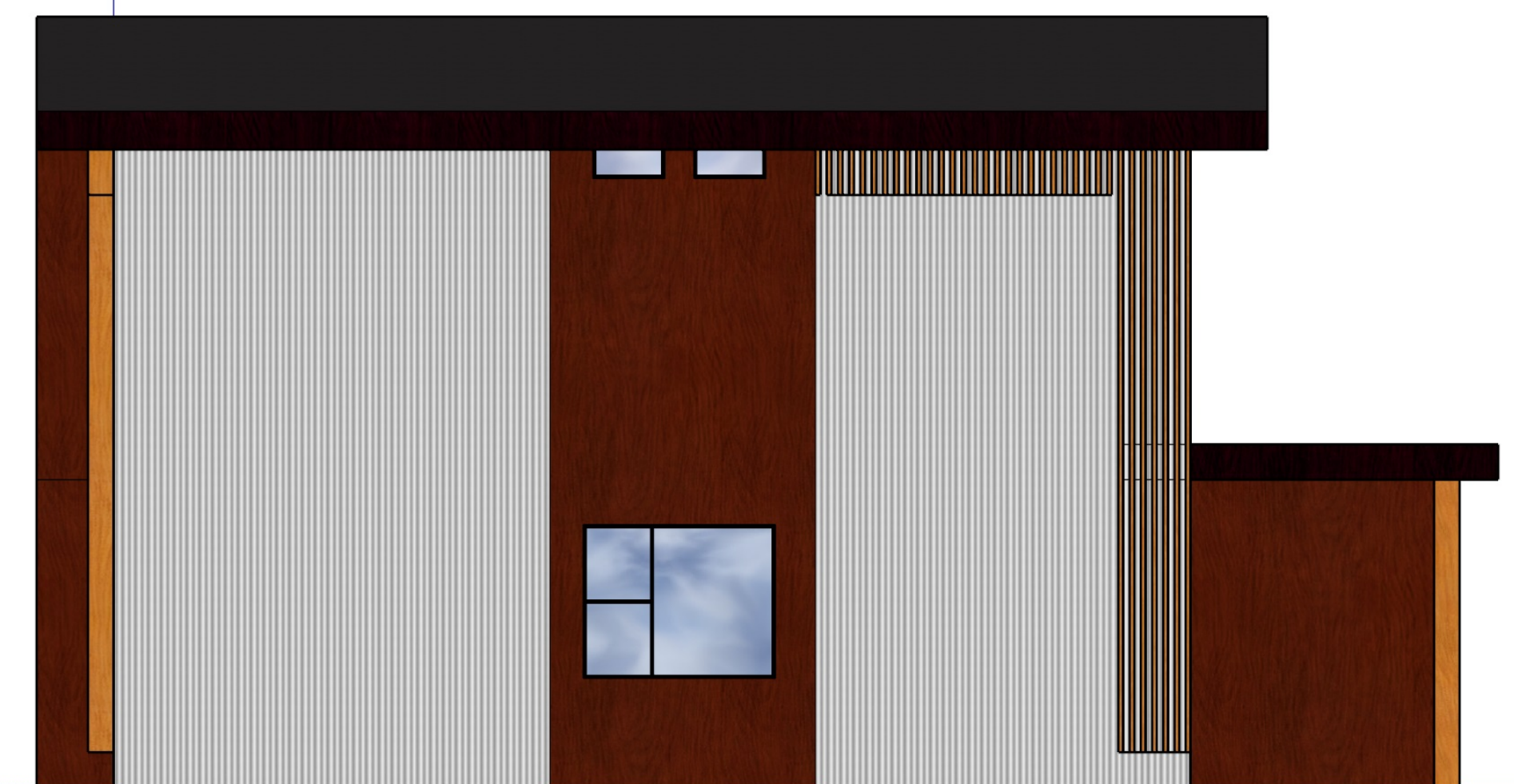
- ENSURE AIR BARRIER IS CONTINUOUS AND AIR TIGHT AT:
- PARTITION WALLS AT EXTERIOR WALLS AND CEILING
 - RECESSED LIGHTS
 - DRYER AND RANGE HOOD EXHAUSTS
 - EXTERIOR DOOR AND WINDOW PENETRATIONS
 - BATHROOM CEILING FANS
 - PLUMBING PENETRATIONS
 - MECHANICAL PENETRATIONS
 - INTERIOR AND EXTERIOR ELECTRICAL PENETRATIONS
 - RIM JOISTS
 - FOUNDATION WALL TRANSITION

VERSION FOR RE-ZONING PURPOSES

3.FEB01/21 Concept Design for Review	
Issue Notes	
PERSPECTIVE	Sheet No. 6
Drawn by: MM	
PERSPECTIVE DESIGN BUILD LTD.	
Project Location: 1590 Piercy Rd., Courtenay, BC	
Project Title: NINE PEAKS	
Sheet Title: SECTIONS	



Front Elevation-not to scale











Right Elevation- not to scale



Left Elevation - not to scale



Rear Elevation- not to scale

Materials Legend			
	Wood Tone Fibre Cement Panel		Fir Timber Framing and Ornamental Wooden Slats
	Cedar Siding		Glazing
	Metal Siding		Accent Paint
	Paint Grade Fibre Cement Panel		Torch on Roofing Membrane

VERSION FOR RE-ZONING PURPOSES

1.FE001/21 Concept Design for Review	
ISSUE NOTES	
PERSPECTIVE	Sheet No. 7
Project Location 1590 Piercy Rd., Courtenay, BC	
Project Title NINE PEAKS	
Sheet Title ELEVATIONS	