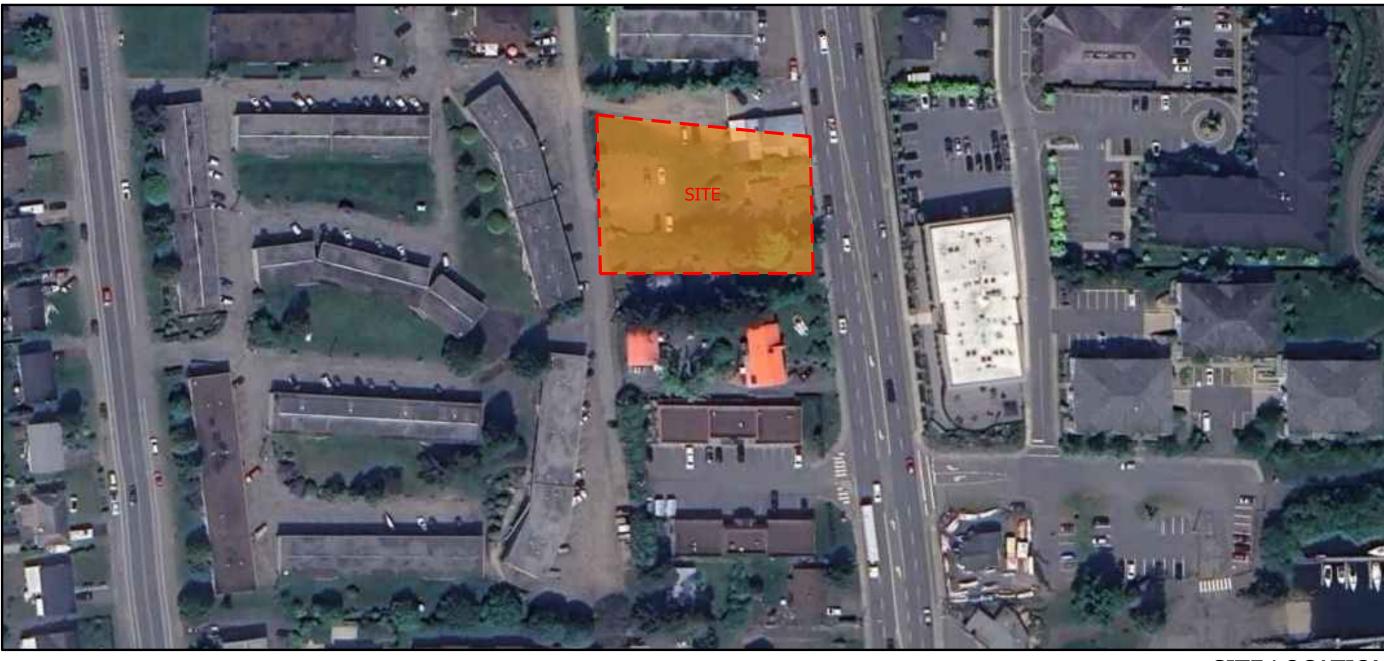
D.D.E.G	T 0 D 1		
DIREC	TORY:		
OWNER	BILG CHILDCARE SOCIETY 1959 / 1975 Cliffe Avenue Courtenay, BC V9N 2L2 T: 604-767-1787 E: info@jugbilg.com	GEO- TECHNICAL ENGINEERING	Ryzuk Geotechnical Engineering & Materials Testing #6 - 40 Cadillac Avenue Victoria, B.C. V8Z 1T2 T: 250 475-3131, 250 507-7699 E: rkennedy-kuiper@ryzuk.com CONTACT: RemyKennedy-Kuiper MASc, EIT
ARCHITECT	JM ARCHITECTURE INC #107- 15055 - 54A AVE. Surrey, B.C. V3S 5X7 T: 604 583 2003 E: joe@jmarchitecture.ca CONTACT: MR. JOE MINTEN, architect.aibc, aaa, mraic	CIVIL ENGINEER	MCELHANNEY 1196 Dogwood Street Campbell River, B.C. V9W 3A2 T: 250 287-7799, 778 560-2371 E: kbrooks@mcelhanney.com CONTACT: Kevin Brooks Division Manager - Planner
AUTHORITY HAVING JURISDICTION	CITY OF COURTENAY Development Services 830 Cliffe Avenue, Courtenay, B.C. V9N 2J7 T: 250 703-4845 E: jcrammer@courtenay.ca	STRUCTURAL ENGINEER	Light-weight Building Systems Inc. 911 20 th Street SEHigh River, AB T: (403) 775-9801 ext. 101 E: jeff@lwbsi.com CONTACT: Jeff Sawers - Director of Operations
LANDSCAPE ARCHITECT	DVS Duncan Landscape Architecture 603-220 Eleventh Street, New Westminister, B.C., V3M 6N9 T: 778-791-4323 E: dvsduncan@gmail.com CONTACT: Donald Duncan BA BLA BCSLA CSLA Landscape Architect	MECHANICAL ENGINEER	MEC Engineering Consulting Ltd. Unit 4, 15243 91 Ave. Surrey, B.C. T: 604 581-6338 E: Nac.Brar@mecengineering.ca CONTACT: Nav Brar SEMEC, B Eng. P.Eng.
SURVEYOR	MCELHANNEY 1211 Ryan Road Courtenay, B.C. V9N 3R6 T: 250 338-5495 E: blaurie@mcelhanney.com CONTACT: Byron Laurie, B.C.L.S.	ELECTRICAL ENGINEER	www.leadingEng.ca 2300-2850 Shaughnessy Street Port Coquitlam, B.C. V3C 6K5 T: 604 500 8422 E: mike@LeadingEng.ca CONTACT: Mike Shefreie, P.Eng.
ARBORIST	STRATEGIC NATURAL RESOURCES CONSULTANTS INC. 301-1180 Ironwood St. Campbell River, BC V9W 5P7 T: 250 667-6588, 250 287-2246 EXT 157 E: ryan.brunt@snrc.ca CONTACT: Ryan Brunt RFT ISA Certified Arborist	TRAFFIC ENGINEER	Watt Consulting Group 302 - 740 Hillside Ave. Victoria, B.C. V8T 1Z4 T: 236 464 5265 E: kmachina@wattconsultinggroup.com CONTACT: Kristen Machina P.Eng.
ENERGY MODELLER	BMAC technologies and Consulting 213-3993 Henning DrBurnaby, BC V5C 6P7 T: 604.544.7564 E: reneeh@bmactc.com, farhadh@bmactc.com CONTACT: renee Halle, Farhad Hemmati		



DRA	WING LIST:	
ARCHITECT	URAL	ISSUED FOR
A-00	COVER SHEET (DIRECTORY & INDEX)	
A-01	BCBC CODE ANALYSIS & PROJECT DATA	
A-02	SPATIAL SEPERATIONS	
A-03	VOLUMETRIC CALCULATIONS	
A-04	FIRE & LIFE SAFETY PLAN	
A-05	CONSTRUCTION ASSEMBLIES	
A-06	CONSTRUCTION ASSEMBLIES	
A-07	TESTED ASSEMBLIES	
A-100	SITE PLAN	
A-101	MAIN FLOOR PLAN	
A-102	SECOND FLOOR PLAN	
A-103	THIRD FLOOR PLAN	
A-104	ROOF PLAN	
A-200-201	ELEVATIONS	
A-900-901	PERSPECTIVE VIEWS	
LANDSCAP	E	ISSUED FOR
L1-00	NOTES & KEYS	
L2-01	HARD LANDSCAPE PLAN	
L2-02	HARD LANDSCAPE PLAN	
L4-01	HARD LANDSCAPE PLAN	
L5-01	LANDSCAPE DETAILS	
L5-02	LANDSCAPE DETAILS	
L5-03	LANDSCAPE DETAILS	
L5-04	LANDSCAPE DETAILS	
L5-05	LANDSCAPE DETAILS	
SURVEY		ISSUED FOR

TOPOGRAPHICAL SURVEY PLAN







Project Data:		rritt City/BC Bugulations	uilding Code		Proposed /Provided		
Name	BIL	G CHILDCARE	SOCIETY				
Civic Address	195	9 & 1975 Cliffe	Avenue,				
	1eV	V.z.L.z.,Courtena	B,C,	~~~	~~		
Legal Description	/		nd Lot B, Plan 22		5		
	\sim						
Lot Area	2,54	44.27 Sq.m					
Building Areas	MIX	(ED USE	~~~~	~~~	in sqm	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
Floor Area	Mai	in Floor			593.59		
	2nd	Floor			730.64		<u> </u>
	3rd	Floor			626.11		
	Roc	of			75.00		}
Gross floor area	Tota	al Floor Area			2025.34		5
Density	}				6960.76		>
					(refer to A-03 sheet for de	ensity calculations)	<u> </u>
ZONING DATA	Per	mitted			Proposed /Provided		
	Red	quired Permit	ted		Proposed		
(8.14.1) Permittted Uses	Day	care, Office			Daycare, Office		
(8.14.2) Minimum Lot size:	850	om2			2,544.27 Sq.m		
(8.14.3) Minimum Lot Frontage :	20.0	om			21.1200		
(8.14.4) Lot Coverage:	40.	0%			730.64/2544.27 = 29% 9.40m	<u>/5\</u>	
(8.14.5) Setbacks:	F	Front Yard - 7.5	5m		9.40m		
	F	Rear Yard - 7.5	m		1.0m Proposed (Variance	Required)	
	Г	North Side Yar	d - 4 . 5m		21 . 1m		
	9	South Side Yar	d - 6 . om		4,5m (Variance Required)		
(8.14.6) Height of Building:	10m	า		(15.86m Proposed (16m Va	riance Required)	5
· · · · · · · · · · · · · · · · · · ·					Rooftop play area for day	câre use	
(8.14.7) Useable Open Space:	Not	t Applicable					
(8.14.8) Accessory Buildings:	Not	t Applicable					
(8.14.9) Off-Street Parking & Load					Refer to Chart		
(8.14.10) Landscaping & Screening	g:				Refer to Site Plan A-100		
	7.5	m along Cliffe	Ave		1.5m Proposed (Non-Cont	inuous Variance Requ	uired)
		m at lot line/pa			1.5m Proposed (Variance	Required)	
		•	screen to 2.0n	n high	Refer to Site Plan A-100	. ,	
	- '						
CHILDCARE REGULATIONS	DOUB CIZE	INDOOR OF OF		OUTDOO	O CDAGE DECLUREVENTS	CTAFE DEGUIDENEUTO	
CARE PROGRAM G	ROUP SIZE ROPOSED	INDOOR SPACE REQUIREMENTS	T:		R SPACE REQUIREMENTS	STAFF REQUIREMENTS	
		REQUIRED	PROVIDED	REQUIRE	D BROVIDED	REQUIRED	PROV

ВСВС	BUILDING	G CODE ANALYSIS - BCBC 2	2024
	Building Statistics	Required / Permitted	Proposed / Provided
	Building Area		730.64
	Gross floor Area	(2025.34
1.4.1.2	Average finished grade		10.437m(refer site plan for calculation
1.4.1.2	Building Ht. (storeys)	10m max	15.86m
	Total parking Area (SM)		1139.55 Sqm
	Facing Number of Streets	{	3 streets
	Building Size and Construction		
	Relative to Occupancy	Required / Permitted	Proposed / Provided
		RESIDENTIAL/COMMERCIAL/	
		COMBINED COMMERCIAL	Group A2 & Group D
	Major Occupancies:	RESIDENTIAL USES	
	Fire Protection System Required (Y/N):	Yes	Yes
	Building height	Max 10m	15.86m
3.2.2.24 & 3.2.2.61	Building Area (SM)		730.64
	Construction Type:	Combustible/ Noncombustible	Non Combustible
	Floor Rating:	1 HR	1HR
	Mezzanine Rating:	1 HR	1 HR
		not less than supported	As Roquirod
	Loadbearing Rating:	assembly	As Required
	Roof Rating:	1 HR	1 HR
3.2.4	Fire Alarm and Detection Systems	Required / Permitted	Whole building
3.2.4.1.1	Fire alarm system	Yes	Yes
3.2.4.3.1 (d)	Single Stage or two stage system	Yes	Single System Proposed
3.2.4.6.1 (b)	Silcencing of Alarm Signal	20 min	20 min
3.2.4.7	Signal to Fire Department	Yes	Yes
3.2.4.8	Annunciator Panel	Yes	Yes
3.2.4.9.1	Electrical supervision	Yes	Yes
3.2.4.10	Fire Detectors	N/A	N/A
3.2.4.11 & 3.2.4.14	Smoke Detectors	Yes	Yes
3.2.4.12	Air-handling system	Yes	Yes
3.2.4.15	System monitoring	Yes	Yes
3.2.4.16.1	Manual stations	Yes	Yes
3.2.4.17	Alert and Alarm signals	No	n/a
3.2.4.19.1(b)	Visible signal devices & visible warning systems	Yes	Yes
3.2.4.20	Smoke alarms	Yes	Yes
3.2.5	Provisions for Firefighting	Required / Permitted	Whole building
3.2.5.1		No	No
	Access to above-grade storey		
3.2.5.2	Access to basement	No	No
3.2.5.3	Roof access	Yes	Yes
2.5.4, 3.2.5.5, 3.2.5.6		Yes	Yes
3.2.5.7	Water supply	Yes	Yes
3.2.5.8	Standpipe system	Yes	Yes
3.2.5.10	Hose connection	Yes	Yes
3.2.5.12.1	Automatic sprinkler system	Yes	Yes
3.2.5.13	Combustible sprinkler piping	Yes	Yes
22545		Distance from F.D.C	V
3.2.5.15	Fine demandres at a superation /F.D.C.		Yes

CHILDCARE	REGULATIONS								3	3.2.4.20	
	CARE PROGRAM	GROUP SIZE PROPOSED	INDOOR SPACE REQUIREMENTS		OUTDOOR SPACE REQUIRE	EMENTS	STAFF REQUIREMENTS			3.2.5	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED (SHARED)	REQUIRED	PROVIDED			
			12 CHILDREN	44.71 SQM.+ NAP ROOM	12 CHILDREN @6 SQM	(**************************************	1 INFANT TODDLER EDUCATOR	3 TEACHERS		3.2.5.1	
CLASSROOM 101	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @3.7 SQM =44.4SQM	NAP ROOM (16.8SQM)	=72 SQM	PLAYGROUND 1 = 100.00 SQM	+ 1 OTHER EDUCATOR + 1 ASSITANT			3.2.5.2	
CLACCDOOM	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @3.7 SQM	44.71 SQM.+	12 CHILDREN @6 SQM		1 INFANT TODDLER EDUCATOR	3 TEACHERS		3.2.5.3	
CLASSROOM 102	INFANT/TODDLER	12 CHILDREN	@3.7 SQM =44.4SQM	NAP ROOM (16.8SQM)	=72 SQM		+ 1 OTHER EDUCATOR + 1 ASSITANT	_	3.2.5.4,	3.2.5.5,	3.2.
CLASSROOM	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @3.7 SQM	44.71 SQM.+ NAP ROOM	12 CHILDREN @6 SQM =72 SQM	PLAYGROUND 2 = 76.2 SQM	1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR + 1 ASSITANT	3 TEACHERS		3.2.5.7	
103	IIII / IIII / IIII / IIII	TZ OTHEBRER	=44.4SQM	(16.8SQM)	-/2 SQM		+ 1 ASSITANT			3.2.5.8	
CLASSROOM	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @3.7 SQM	44.71 SQM.+ NAP ROOM	12 CHILDREN @6 SQM =72 SQM		1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR	3 TEACHERS	3	3.2.5.10	
104			=44.4SQM	(16.8SQM)	/2 Sq.	PLAYGROUND 3	+ 1 ASSITANT		3.2.5.12.		
CLASSROOM 105	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @3.7 SQM =44.4SQM	44.45 SQM.+ NAP ROOM (16.8SQM)	12 CHILDREN @6 SQM =72 SQM	= 77.3 SQM	1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR + 1 ASSITANT	3 TEACHERS	3	3.2.5.13	
21 4660004	ZO MONTHS TO	OF OUR DREAM	25 CHILDREN	94.83 SQM.	25 CHILDREN @6 SQM		1 EDUCATOR	3 TEACHERS	3.2.5.		
CLASSROOM 201	30 MONTHS TO 5 YEARS	25 CHILDREN	@3.7 SQM =92.5SQM		=150 SQM		+ 2 ASSITANT		3	3.2.5.16	
CLASSROOM	30 MONTHS TO	25 CHILDREN	25 CHILDREN @3.7 SQM	94.83 SQM.	25 CHILDREN @6 SQM =150 SQM		1 EDUCATOR + 2 ASSITANT	3 TEACHERS	3.1.10 3.1.10.2		
202	5 YEARS		=92.5SQM		-130 SQM	ROOF TOP	T Z ASSITAINI				
CLASSROOM 203	GROUP CHILD CARE (SCHOOL AGE)	24 CHILDREN	24 CHILDREN @3.7 SQM =88.8SQM	130.73 SQM.	24 CHILDREN @6 SQM =144 SQM	PLAYGROUND 4 = 175 SQM	2 RESPONSIBLE ADULTS	2 TEACHERS	3.	.1.10.3.1	
CLASSROOM 204	GROUP CHILD CARE (SCHOOL AGE)	24 CHILDREN	24 CHILDREN @3.7 SQM =88.8SQM	125.15 SQM.	24 CHILDREN @6 SQM =144 SQM	ROOF TOP PLAYGROUND 5	2 RESPONSIBLE ADULTS	2 TEACHERS		PARKIN (as pe	
CLASSROOM 302	30 MONTHS TO 5 YEARS	25 CHILDREN	25 CHILDREN @3.7 SQM =92.5SQM	95.46 SQM.	25 CHILDREN @6 SQM =150 SQM	= 167.4 SQM	1 EDUCATOR + 2 ASSITANT	3 TEACHERS			REG
										DAYCARE	1 5
										OFFICE	1,
TOTAL		183						28 TEACHERS		011102	<u>-</u>
IOIAL		CHILDREN						1DIRECTOR/MANAGE	R I	LOADING	1
								= 29 TÉACHERS		LOADING SPACE	18
											33

	NG REQUIREMENTS er city of courtenay zoning bylaw)		
	REQUIRED	PROVIDED (TOTAL 37 SPACES & 1 LOADING SPACE)	
DAYCARE	1 SPACE PER EMPLOYEE = 29 SPACES	29 SPACES	
OFFICE	1 SPACE PER 37.5 SQ.M = 148.71SQ.M (Office space area) = 4 SPACES	4 SPACES	
LOADING SPACE	1 LOADING SPACE (FOR EVERY 1850 SQ.M FLOOR AREA REQUIRED)	1 LOADING SPACE	
	33 SPACES	TOTAL 37 SPACES & 1 LOADING SPACE (4 EXTRA)	

Fire department connection (F.D.C)

Portable Fire extinguishers

Fire wall rating (3.1.10.2)

Continuity of Firewall

Fire wall

WASHROOM	CALCUL	ATION			
FOR CHILDREN BASED ON ISLAND HEALTH REGULATIONS					
	OCCUPANT	REQUIRED	PROVI	DED	
	LOAD		WC	WB	
NUMBER OF CHILDREN	183	FOR EVERY 10 CHILDREN 1 WC AND 1 WB =REQUIRED IS 19 WC AND 19WB	23	23	
FOR TEACHERS BASED ON BCBC 2024					
NUMBER OF TEACHERS	29	BASED ON 3.7.2.2.(4) REQUIRED WC =2 AND WB =2	3	3	
FOR OFFICE BASED ON	BCBC 2024				
OFFICE (148.71/9.30)	16	BASED ON 3.7.2.2.(4) REQUIRED WC =1 AND WB =1	2	2	
		TOTAL REQUIRED WC=22 AND WB =22	28	28	

5.0	2024/09/26	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
4.0	2024/09/23	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
3.0	2024/09/09	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
2.0	2024/08/22	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
1.0	2024/05/03	ISSUED TO CITY OF COURTENAY FOR DVP	SD
REV	DATE	DESCRIPTION	BY

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to hydrant is 45m

Yes

Required / Permitted

N/A

N/A

1975 CLIFFE AVE. COURTENAY, B.C.

Yes Whole building

N/A

N/A

Principal: Joe M. Minten
ARCHITECT AIBC | AM | MRAIC

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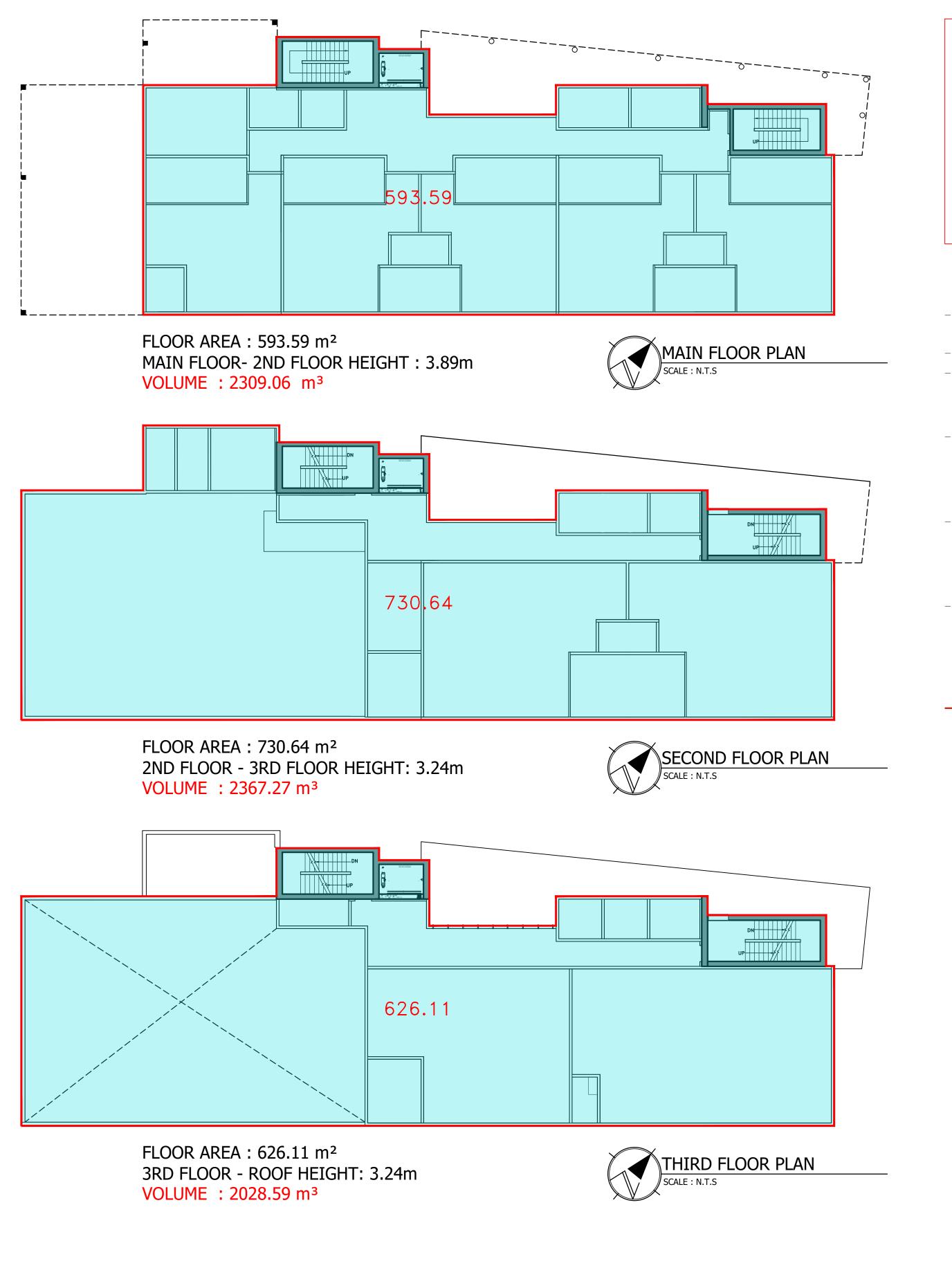
DR.

JMM
CH.

Architects Seal & Signature

PROJECT DATA & BLDG CODE ANALYSIS

CLIENT: JUG BILG.



REV DATE

DESCRIPTION

SITE AREA : 2544.27 m²
ALLOWABLE LOT COVERAGE: 0.40
ALLOWABLE BUILDING HEIGHT : 10m

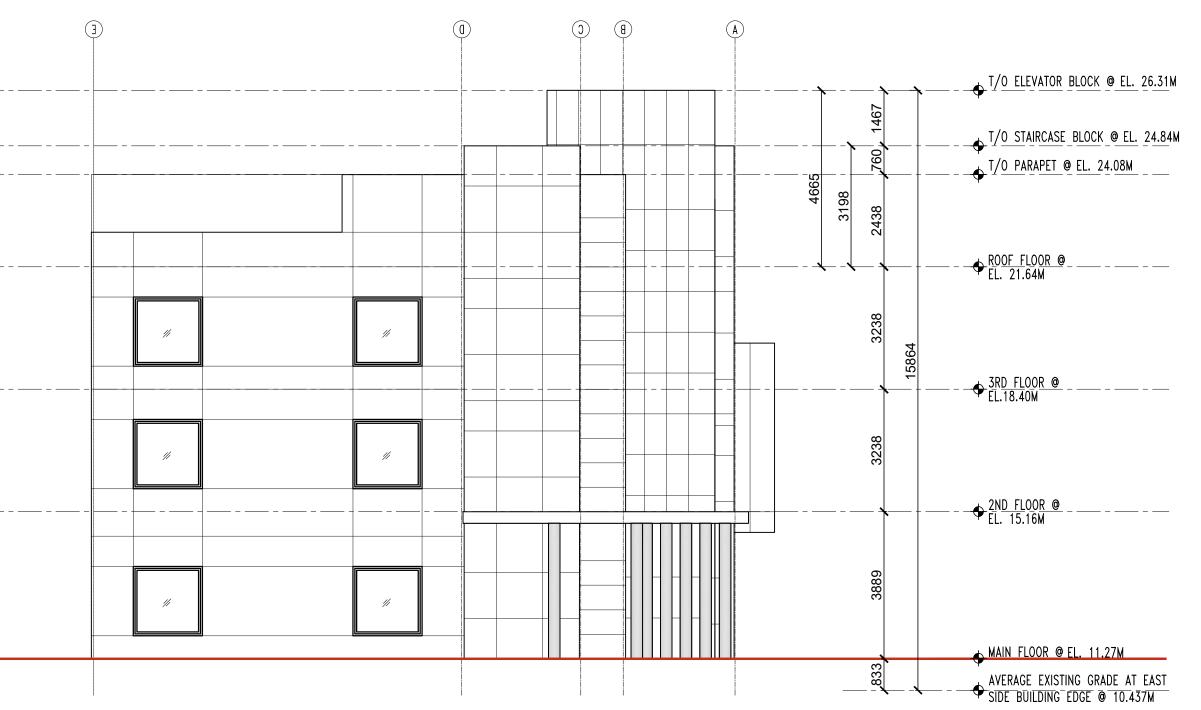
ALLOWABLE DENSITY = 2544.27 X 0.40 X 10
= 10,177.08 m³

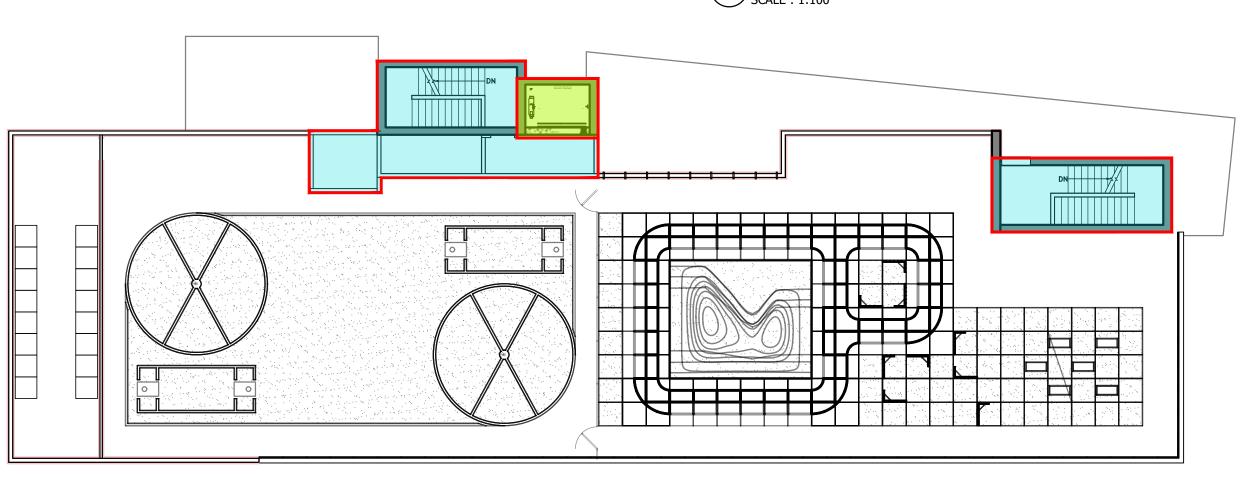
PROPOSED DENSITY = 2309.06 +2367.27

Sta

ENSITY = 2309.06 +2367.27 + 2028.59 + 212.48 + 43.34 = 6960.74 m³

A DEAC DDE	TAKDOMANI CHART		
AKEAS BKE	AKDOWN CHART		
	AREA IN SQM	FLOOR HEIGHT IN M	VOLUME
	SQ.M		
Main Floor	593.59	3.89	2309.07
2nd Floor	730.64	3.24	2367.27
3rd Floor	626.11	3.24	2028.60
Stairs	66.40	3.20	212.48
Elevator	8.60	5.04	43.34
Total	2025.34		6960.76





FLOOR AREA: STAIRCASE AND WASHROOM: 66.4 m²

STAIRCASE AND WASHROOM: 66.4 m² ROOF - STAIRCASE ROOF HEIGHT: 3.2m

VOLUME : 212.48 m³

ELEVATOR: 8.6 m²
ROOF - ELEVATOR ROOF: 5.04m
VOLUME: 43.34 m³

ROOF FLOOR PLAN
SCALE: N.T.S

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ELEVATION

Architects Seal & Signature

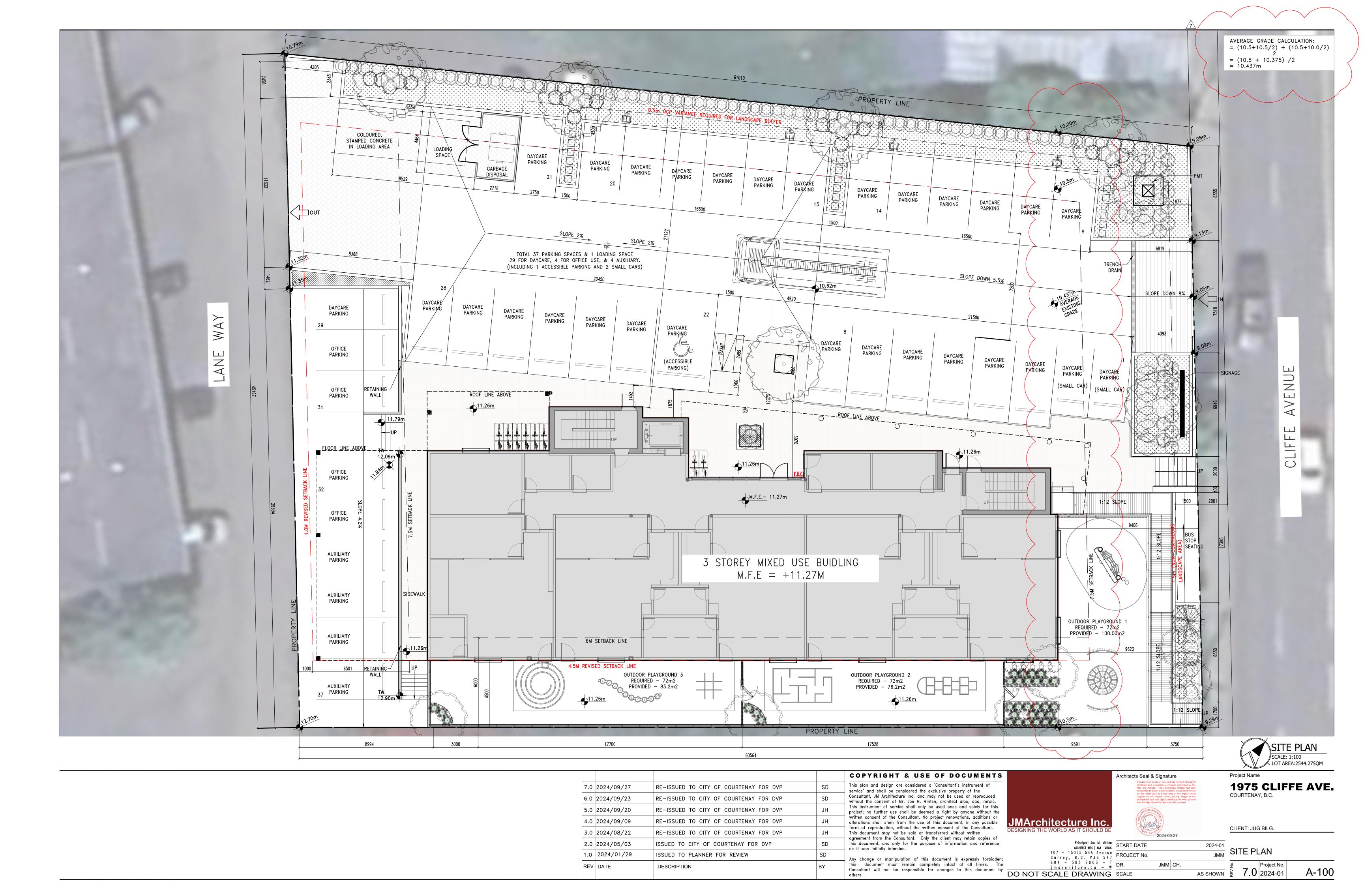
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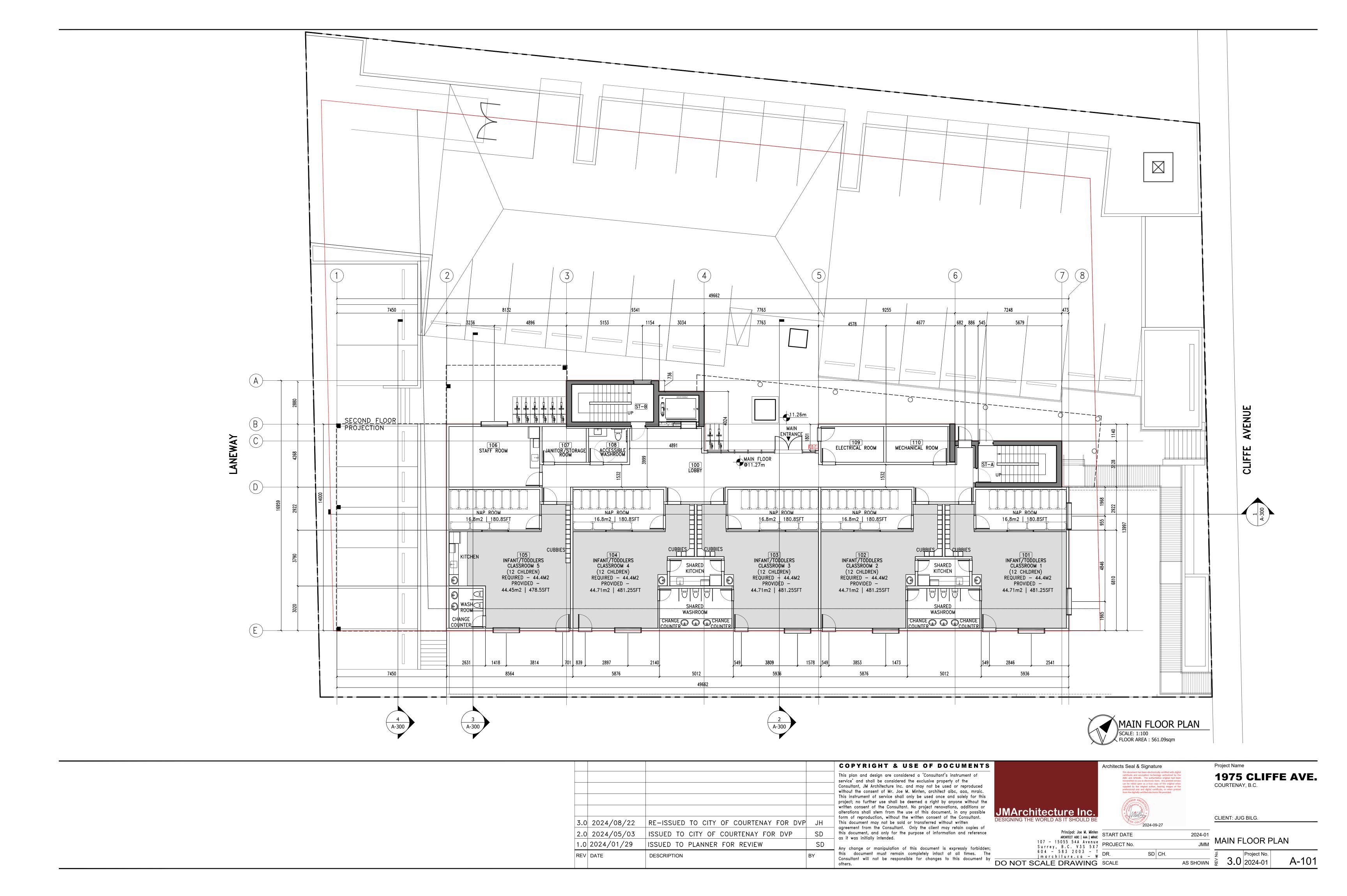
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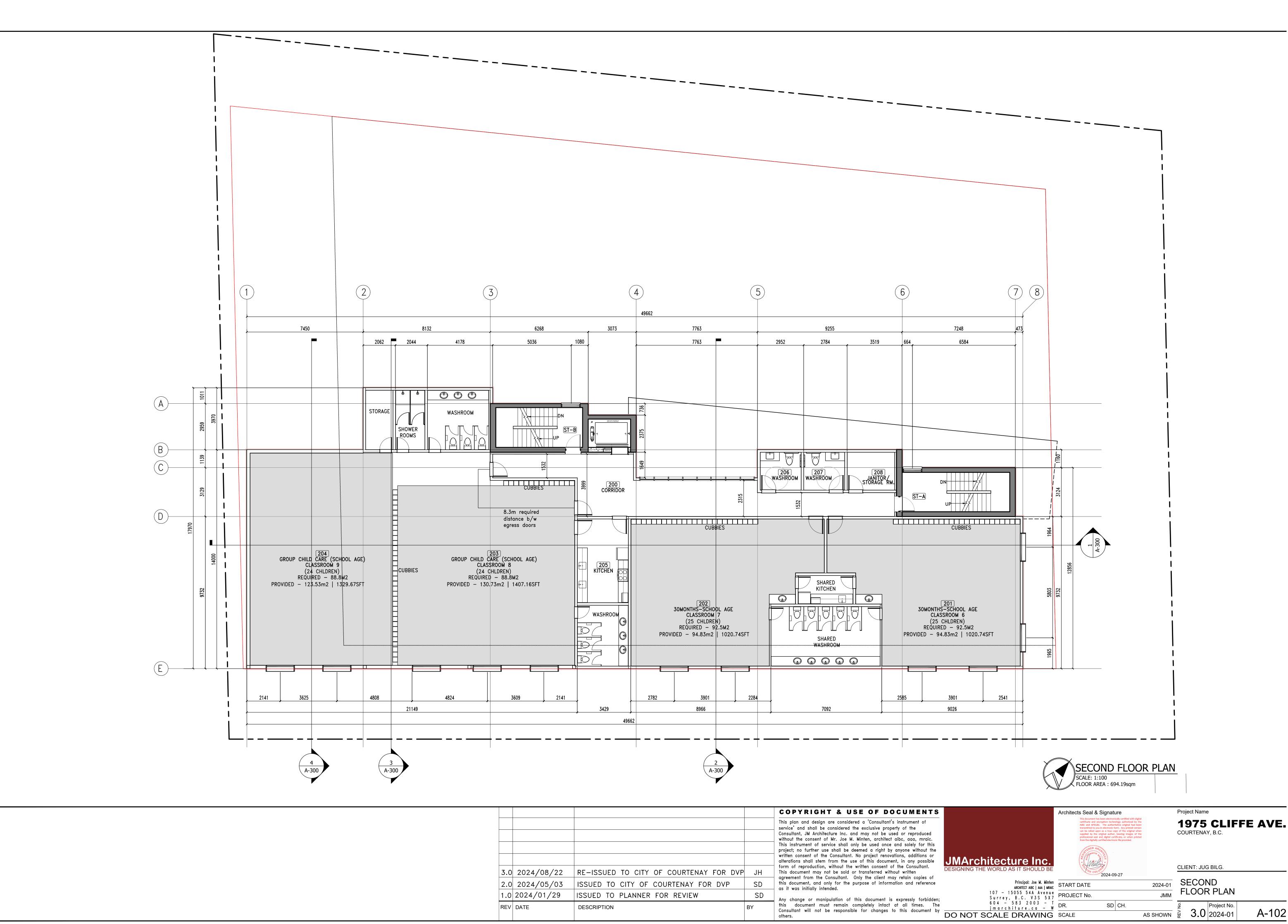
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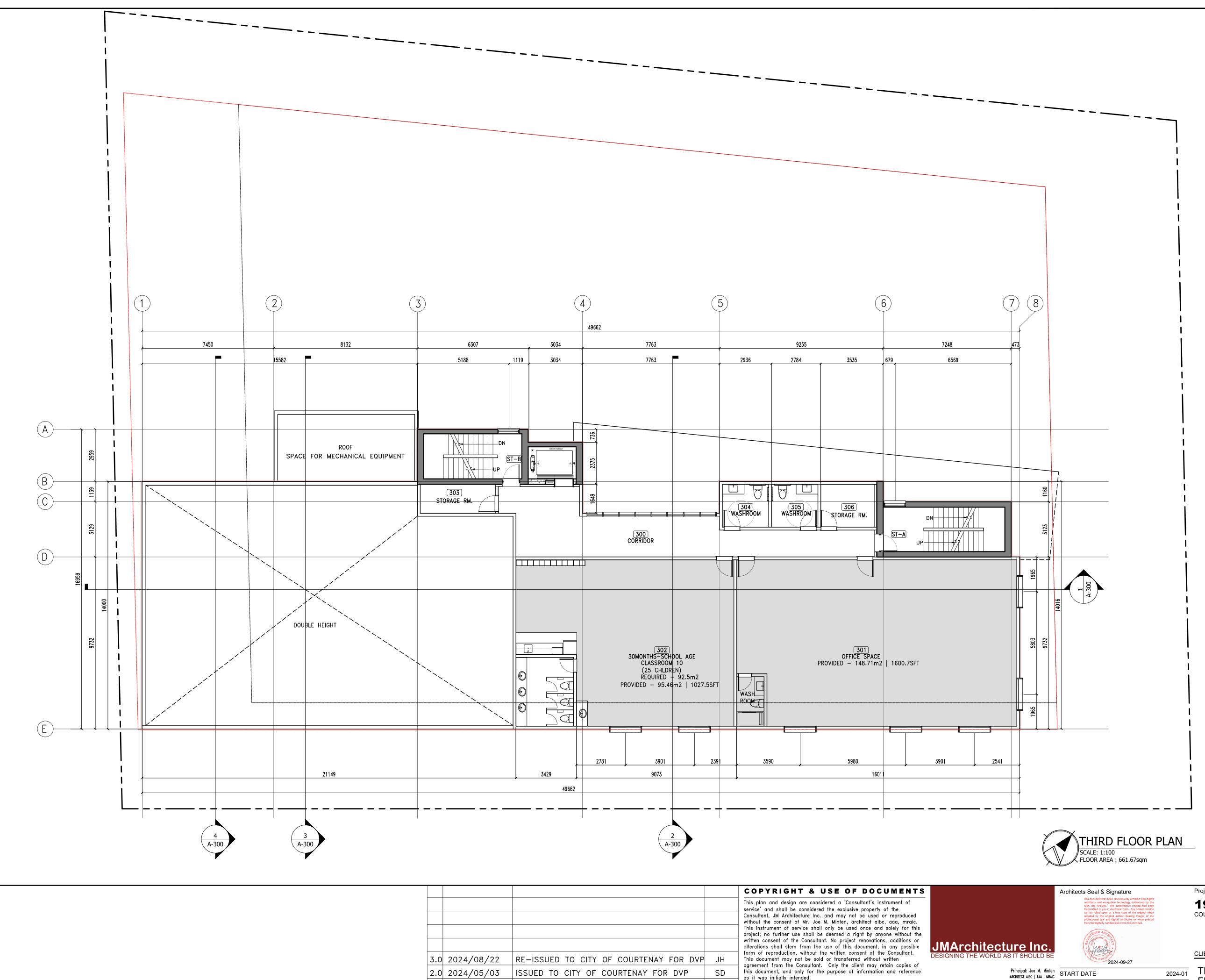
2024-01			
JMM	VOLUMETRIC		
	o Z	Project No.	

CLIENT: JUG BILG.









2.0 2024/05/03 ISSUED TO CITY OF COURTENAY FOR DVP 1.0 2024/01/29 ISSUED TO PLANNER FOR REVIEW REV DATE DESCRIPTION

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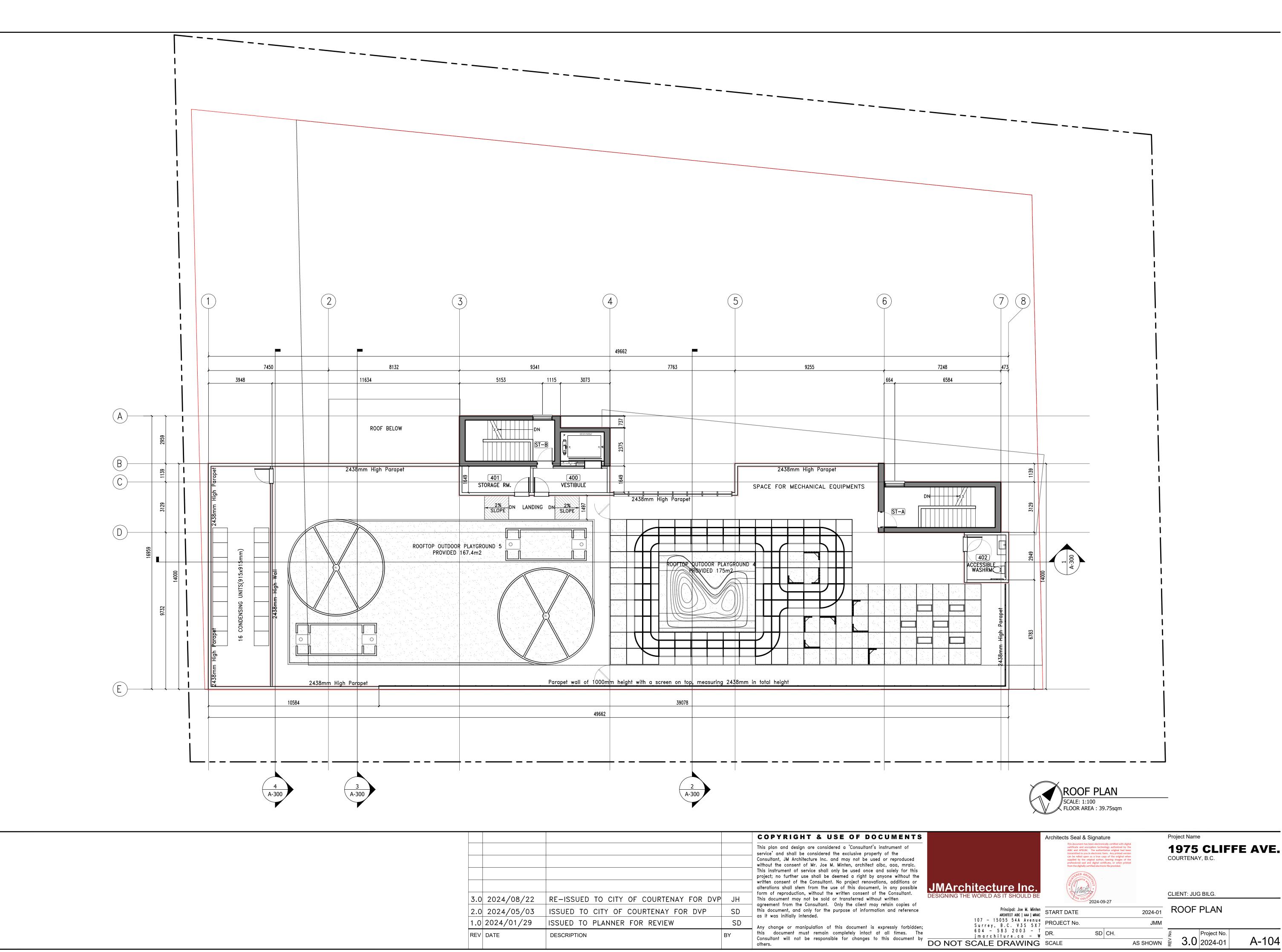
SD CH.

Project Name 1975 CLIFFE AVE. COURTENAY, B.C.

CLIENT: JUG BILG.

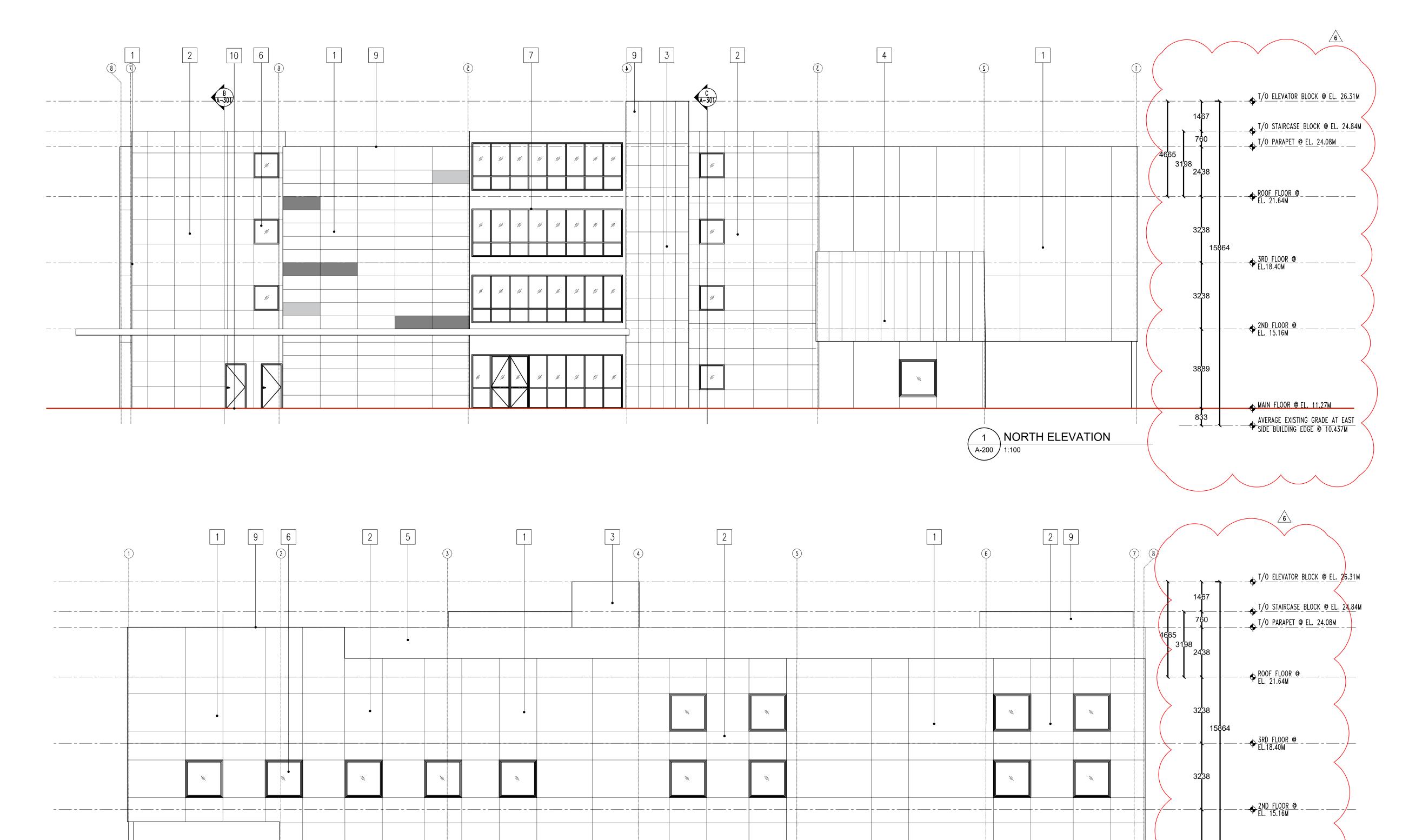
₂₀₂₄₋₀₁ THIRD FLOOR PLAN

AS SHOWN 2 3.0 2024-01



A-104

E	EXTERIOR FINISH SCHEDULE					
BUILDING F. MATERIALS		FINISH	COLOUR	MANUF./ SUPPLIER		
1	1 EIFS #1 - RS INTE		TO MATCH BENJAMIN MOORE CSP - 370			
2	EIFS #2 - RS	INTEGRAL	TO MATCH BENJAMIN MOORE CSP - 385			
3	EIFS #3 - RS	INTEGRAL	TO MATCH BENJAMIN MOORE CSP - 1150			
4	EIFS #4 - RS	INTEGRAL	TO MATCH BENJAMIN MOORE 2131 - 10			
5	DECORATIVE SCREEN	INTEGRAL		TBD		
6	VINYL DOORS/ WINOWS	INTEGRAL	TO MATCH SHERWIN WILLIAMS SW9624			
7	STOREFRONT DOORS/ WINDOWS	INTEGRAL	TO MATCH SHERWIN WILLIAMS SW9624			
8	SOFFITS	INTEGRAL	CEDAR - WOOD LIKE	TBD		
9	METAL FLASHING	INTEGRAL	TO MATCH COLOUR OF ADJOINING SURFACES			
10	EXPOSED CONCRETE SURFACES	HORIZONTAL SCOREL REVEALS	BENJAMIN MOORE LIGHT GREY: 2124-40	BY CONTRACTOR		



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2 SOUTH ELEVATION

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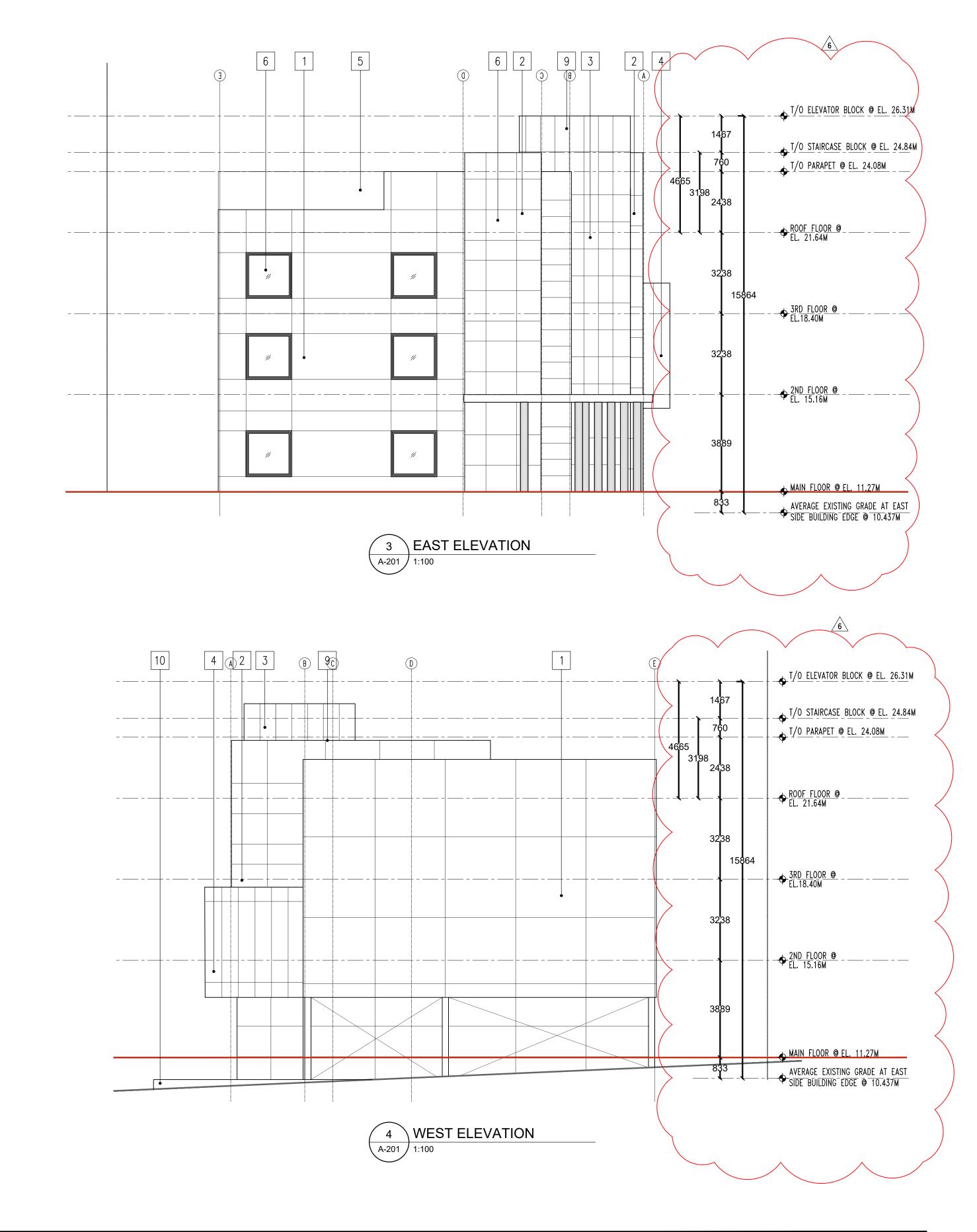
MAIN FLOOR @ EL. 11.27M

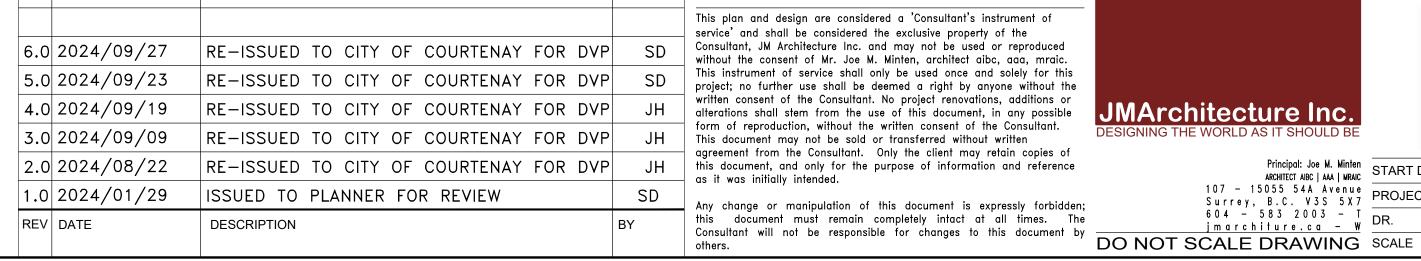
AVERAGE EXISTING GRADE AT EAST SIDE BUILDING EDGE @ 10.437M/

A-200

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E	XTERIOR FINISH SCHEDULE					
- \	BUILDING FINISH COMMATERIALS		COLOUR	MANUF./ SUPPLIER		
1	1 EIFS #1 - RS INTEGRAL		TO MATCH BENJAMIN MOORE CSP - 370			
2	EIFS #2 - RS	INTEGRAL	TO MATCH BENJAMIN MOORE CSP - 385			
3	EIFS #3 - RS	INTEGRAL	TO MATCH BENJAMIN MOORE CSP - 1150			
4	EIFS #4 - RS	INTEGRAL	TO MATCH BENJAMIN MOORE 2131 - 10			
5	DECORATIVE INTEGRAL SCREEN		TBD			
6	VINYL DOORS/ WINOWS	INTEGRAL	TO MATCH SHERWIN WILLIAMS SW9624			
7	STOREFRONT DOORS/ WINDOWS	INTEGRAL	TO MATCH SHERWIN WILLIAMS SW9624			
8	SOFFITS	INTEGRAL	CEDAR - WOOD LIKE	TBD		
9	METAL FLASHING	INTEGRAL	TO MATCH COLOUR OF ADJOINING SURFACES			
10	EXPOSED CONCRETE SURFACES	HORIZONTAL SCOREL REVEALS	BENJAMIN MOORE LIGHT GREY: 2124-40	BY CONTRACTOR		





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4 PERSPECTIVE VIEW 4



