

Project Data:	Merritt City/BC Building Code Regulations	Proposed / Provided
Name	BILG CHILDCARE SOCIETY	
Civic Address	1959 & 1975 Cliffe Avenue, V9N 2L2, Courtenay, B.C.	
Legal Description	Lot 1, Plan 6821 and Lot B, Plan 22105	
Lot Area	2,544.27 Sq.m	
Building Areas	MIXED USE	in sqm
Floor Area	Main Floor	593.59
	2nd Floor	730.64
	3rd Floor	626.11
	Roof	75.00
Gross floor area	Total Floor Area	2025.34
Density		6960.76 (refer to A-03 sheet for density calculations)
ZONING DATA	Permitted	Proposed / Provided
(8.14.1) Permitted Uses	Required Permitted Daycare, Office	Proposed Daycare, Office
(8.14.2) Minimum Lot size:	850m2	2,544.27 Sq.m
(8.14.3) Minimum Lot Frontage :	20.0m	21.12m
(8.14.4) Lot Coverage:	40.0%	730.64/2544.27 = 29%
(8.14.5) Setbacks:	Front Yard - 7.5m Rear Yard - 7.5m North Side Yard - 4.5m South Side Yard - 6.0m	9.40m 1.0m Proposed (Variance Required) 21.1m 4.5m (Variance Required)
(8.14.6) Height of Building:	10m	15.86m Proposed (16m Variance Required) Rooftop play area for daycare use
(8.14.7) Useable Open Space:	Not Applicable	
(8.14.8) Accessory Buildings:	Not Applicable	
(8.14.9) Off-Street Parking & Loading		Refer to Chart
(8.14.10) Landscaping & Screening:	7.5 m along Cliffe Ave 2.0m at lot line/parking areas loading and waste screen to 2.0m high	1.5m Proposed (Non-Continuous Variance Required) 1.5m Proposed (Variance Required) Refer to Site Plan A-100

CHILDCARE REGULATIONS									
	CARE PROGRAM	GROUP SIZE PROPOSED	INDOOR SPACE REQUIREMENTS		OUTDOOR SPACE REQUIREMENTS		STAFF REQUIREMENTS		
			REQUIRED	PROVIDED	REQUIRED	PROVIDED (SHARED)	REQUIRED	PROVIDED	
CLASSROOM 101	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @ 3.7 SQM = 44.4SQM	44.71 SQM + NAP ROOM (16.8SQM)	12 CHILDREN @ 6 SQM = 72 SQM	PLAYGROUND 1 = 100.00 SQM	1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR + 1 ASSISTANT	3 TEACHERS	
CLASSROOM 102	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @ 3.7 SQM = 44.4SQM	44.71 SQM + NAP ROOM (16.8SQM)	12 CHILDREN @ 6 SQM = 72 SQM	PLAYGROUND 2 = 76.2 SQM	1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR + 1 ASSISTANT	3 TEACHERS	
CLASSROOM 103	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @ 3.7 SQM = 44.4SQM	44.71 SQM + NAP ROOM (16.8SQM)	12 CHILDREN @ 6 SQM = 72 SQM		1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR + 1 ASSISTANT	3 TEACHERS	
CLASSROOM 104	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @ 3.7 SQM = 44.4SQM	44.71 SQM + NAP ROOM (16.8SQM)	12 CHILDREN @ 6 SQM = 72 SQM	PLAYGROUND 3 = 77.3 SQM	1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR + 1 ASSISTANT	3 TEACHERS	
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		1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR + 1 ASSISTANT	3 TEACHERS	
CLASSROOM 201	30 MONTHS TO 5 YEARS	25 CHILDREN	25 CHILDREN @ 3.7 SQM = 92.5SQM	94.83 SQM	25 CHILDREN @ 6 SQM = 150 SQM	ROOF TOP PLAYGROUND 4 = 175 SQM	1 EDUCATOR + 2 ASSISTANT	3 TEACHERS	
CLASSROOM 202	30 MONTHS TO 5 YEARS	25 CHILDREN	25 CHILDREN @ 3.7 SQM = 92.5SQM	94.83 SQM	25 CHILDREN @ 6 SQM = 150 SQM		1 EDUCATOR + 2 ASSISTANT	3 TEACHERS	
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	ROOF TOP PLAYGROUND 5 = 167.4 SQM	2 RESPONSIBLE ADULTS	2 TEACHERS	
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		2 RESPONSIBLE ADULTS	2 TEACHERS	
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		1 EDUCATOR + 2 ASSISTANT	3 TEACHERS	
TOTAL		183 CHILDREN						28 TEACHERS + 1 DIRECTOR/MANAGER = 29 TEACHERS	

BCBC	BUILDING CODE ANALYSIS - BCBC 2024		
	Building Statistics	Required / Permitted	Proposed / Provided
1.4.1.2	Building Area		730.64
	Gross floor Area		2025.34
	Average finished grade		10.437m(refer site plan for calculations)
	Building Ht. (storeys)	10m max	15.86m
	Total parking Area (SM)		1139.55 Sqm
	Facing Number of Streets		3 streets
3.2.2.24 & 3.2.2.61	Building Size and Construction Relative to Occupancy		Proposed / Provided
	Major Occupancies:	RESIDENTIAL/COMMERCIAL/ COMBINED COMMERCIAL RESIDENTIAL USES	Group A2 & Group D
	Fire Protection System Required (Y/N):	Yes	Yes
	Building height	Max 10m	15.86m
	Building Area (SM)		730.64
	Construction Type:	Combustible/ Noncombustible	Non Combustible
	Floor Rating:	1 HR	1 HR
	Mezzanine Rating:	1 HR	1 HR
	Loadbearing Rating:	not less than supported assembly	As Required
	Roof Rating:	1 HR	1 HR
3.2.4	Fire Alarm and Detection Systems		Required / Permitted
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)	Silencing 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
3.2.5.1	Access to above-grade storey	No	No
3.2.5.2	Access to basement	No	No
3.2.5.3	Roof access	Yes	Yes
3.2.5.4, 3.2.5.5, 3.2.5.6	Access route	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
3.2.5.15	Fire department connection (F.D.C)	Distance from F.D.C to hydrant is 45m	Yes
3.2.5.16	Portable Fire extinguishers	Yes	Yes
3.1.10	Fire wall		Required / Permitted
3.1.10.2	Fire wall rating (3.1.10.2)	N/A	N/A
3.1.10.3.1	Continuity of Firewall	N/A	N/A

PARKING REQUIREMENTS (as per 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)

WASHROOM CALCULATION				
FOR CHILDREN BASED ON ISLAND HEALTH REGULATIONS				
	OCCUPANT LOAD	REQUIRED	PROVIDED	
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) 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) WC =1 AND WB =1	2	2
		TOTAL REQUIRED WC=22 AND WB =22	28	28

REV	DATE	DESCRIPTION	BY
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

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DESIGNING THE WORLD AS IT SHOULD BE

Principal: Joe M. Winters
ADDRESS: ABC | AA | 1234
Surrey, B.C. V3S 5X7
604 - 583 2003 - T
jarchitecture.ca - W

Architects Seal & Signature

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

CLIENT: JUG BILG.

START DATE: 2024-01
PROJECT No.: JMM
DR. JMM CH.
SCALE: AS SHOWN

Project No.:
REV: 5.0
2024-01

A-01

PROJECT DATA & BLDG CODE ANALYSIS

Architects Seal & Signature

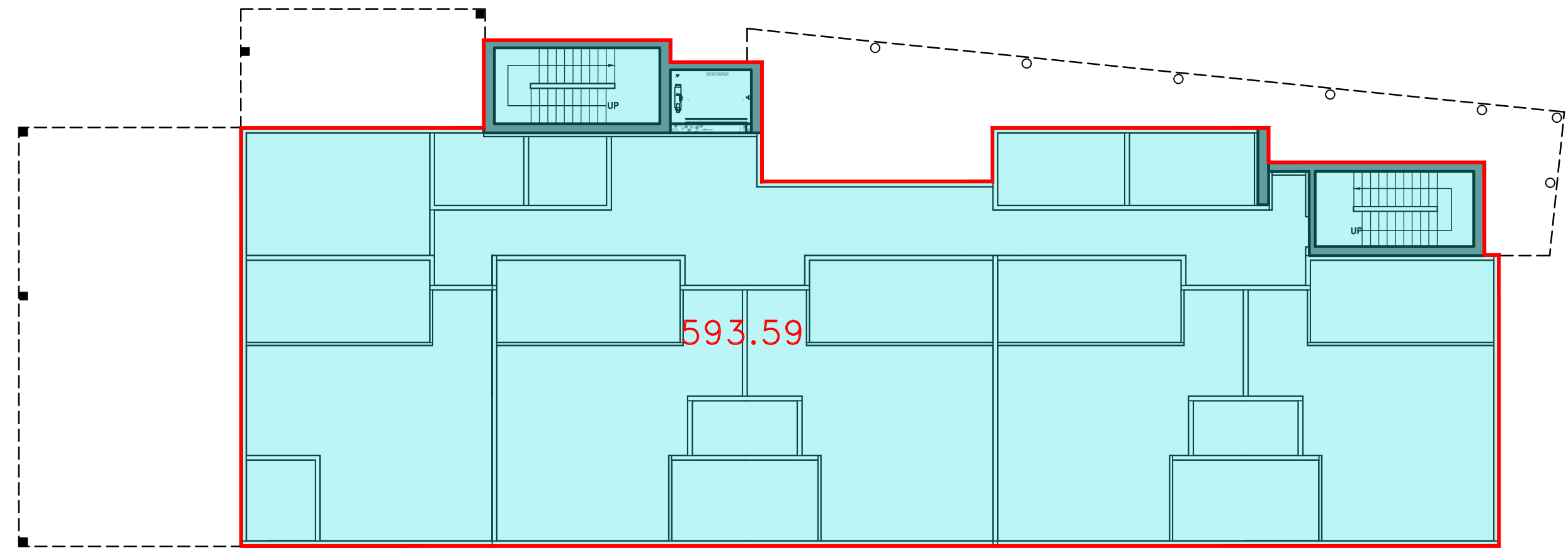
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COURTENAY, B.C.

CLIENT: JUG BILG.

START DATE: 2024-01
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DR. JMM CH.
SCALE: AS SHOWN

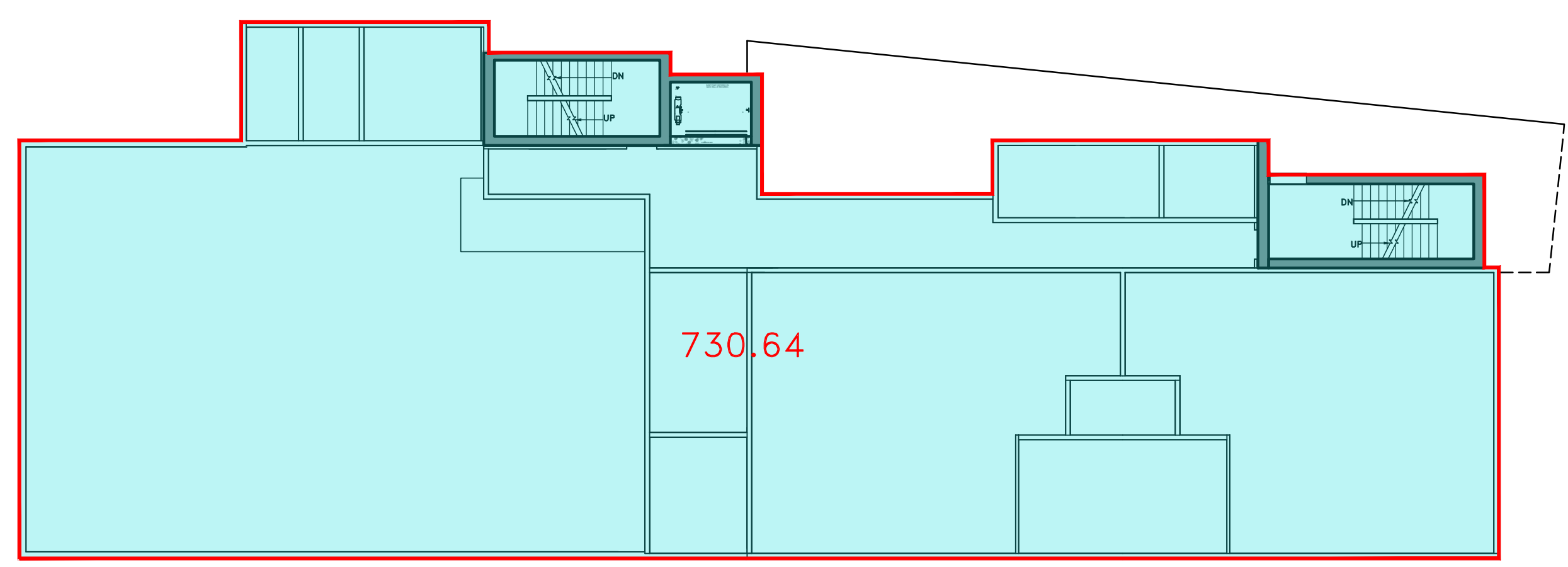
Project No.:
REV: 5.0
2024-01

A-01



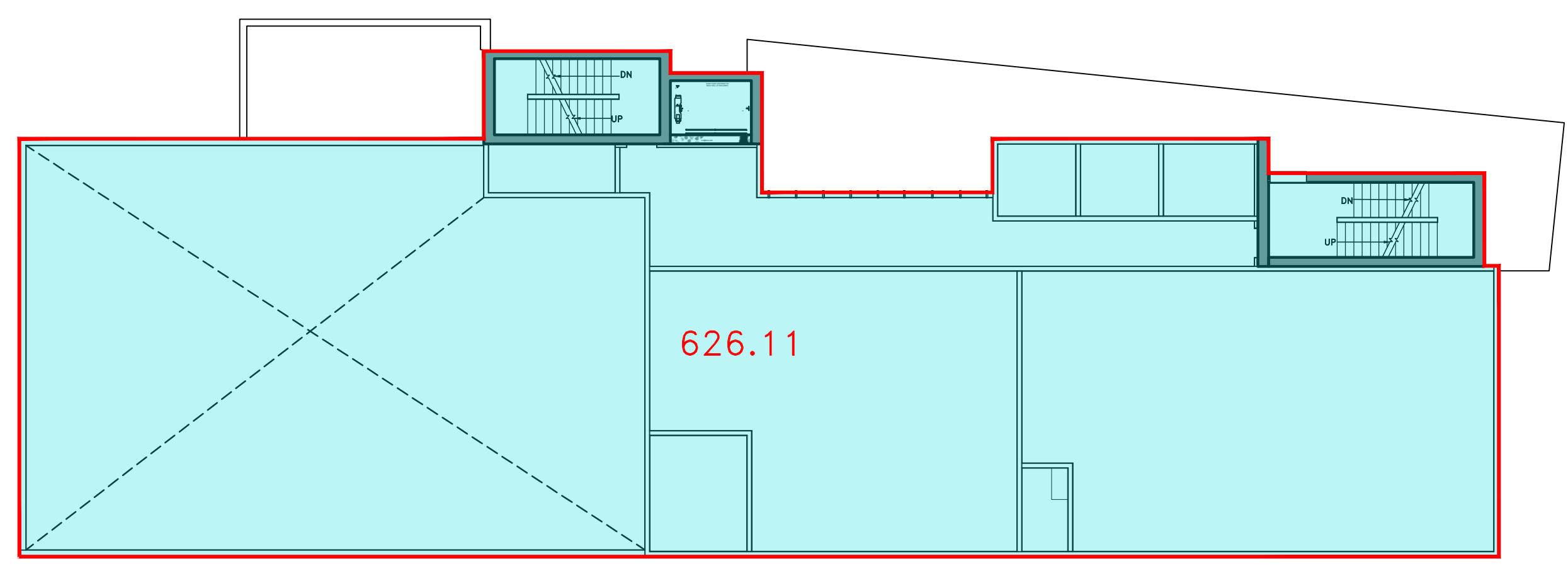
FLOOR AREA : 593.59 m²
 MAIN FLOOR- 2ND FLOOR HEIGHT : 3.89m
 VOLUME : 2309.06 m³

MAIN FLOOR PLAN
 SCALE : N.T.S



FLOOR AREA : 730.64 m²
 2ND FLOOR - 3RD FLOOR HEIGHT: 3.24m
 VOLUME : 2367.27 m³

SECOND FLOOR PLAN
 SCALE : N.T.S



FLOOR AREA : 626.11 m²
 3RD FLOOR - ROOF HEIGHT: 3.24m
 VOLUME : 2028.59 m³

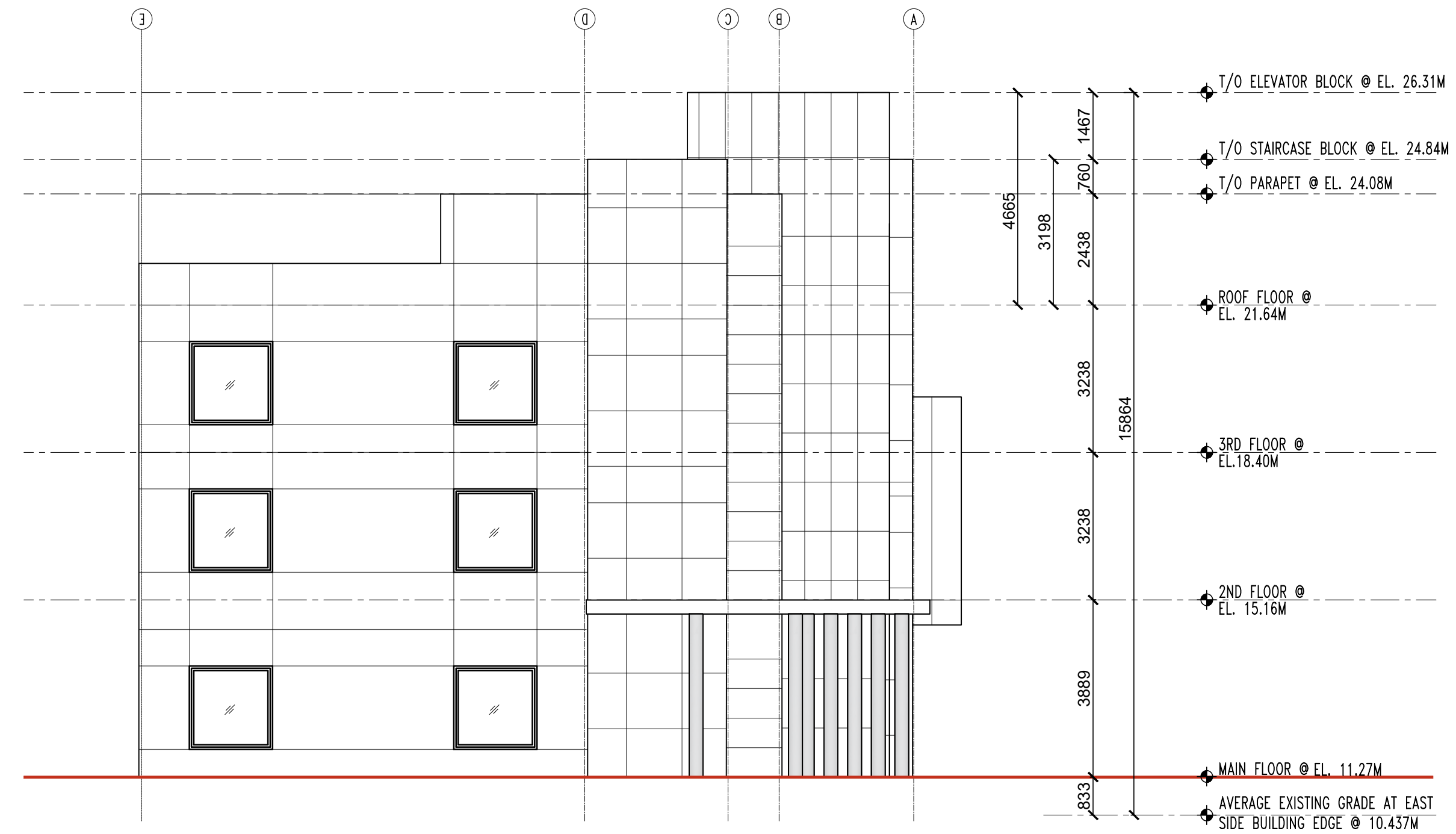
THIRD FLOOR PLAN
 SCALE : N.T.S

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

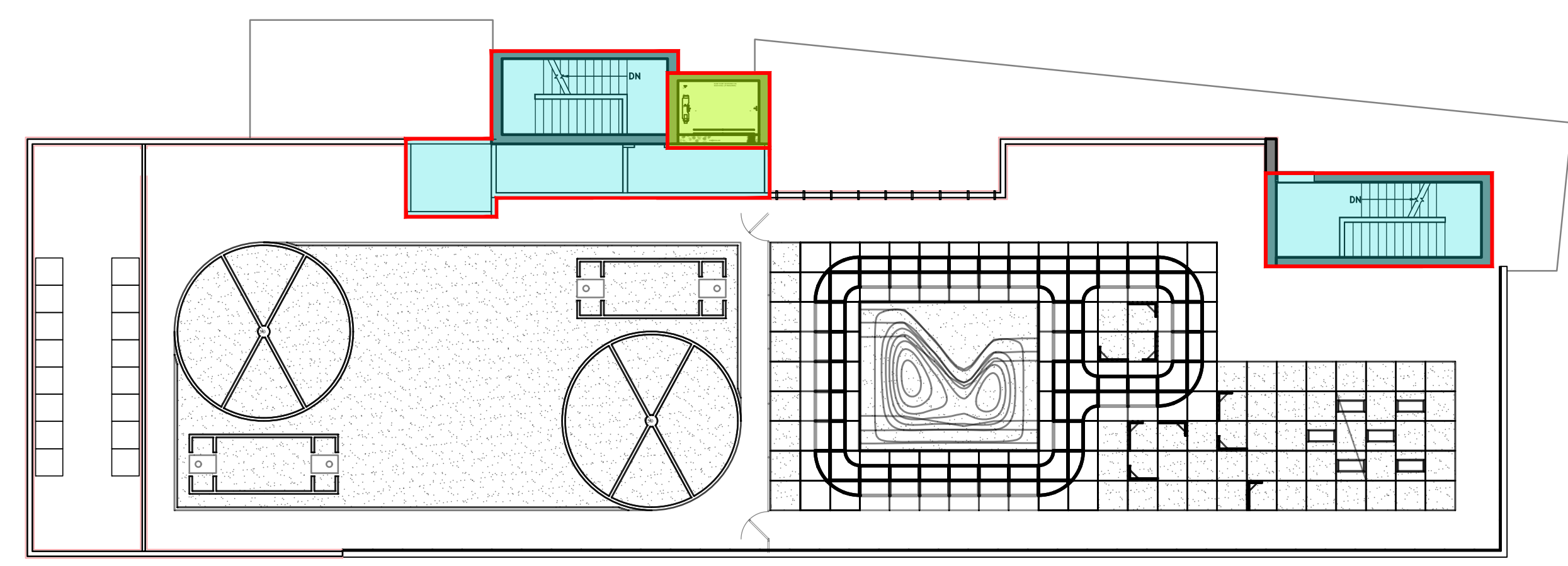
ALLOWABLE DENSITY = 2544.27 X 0.40 X 10
 = 10,177.08 m³

PROPOSED DENSITY = 2309.06 + 2367.27
 + 2028.59 + 212.48 + 43.34
 = 6960.74 m³

AREAS BREAKDOWN 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



ELEVATION
 SCALE : 1:100



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

REV	DATE	DESCRIPTION	BY
1.0	2024/09/26	ISSUED TO PLANNER FOR REVIEW	SD

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Principal: Joe M. Winters
 ARCHITECT ABC | AA | MRAC
 107 - 15055 54A Avenue
 Surrey, B.C. V3S 5X7
 604 - 583 2003 - T
 jmarchitecture.ca - W

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

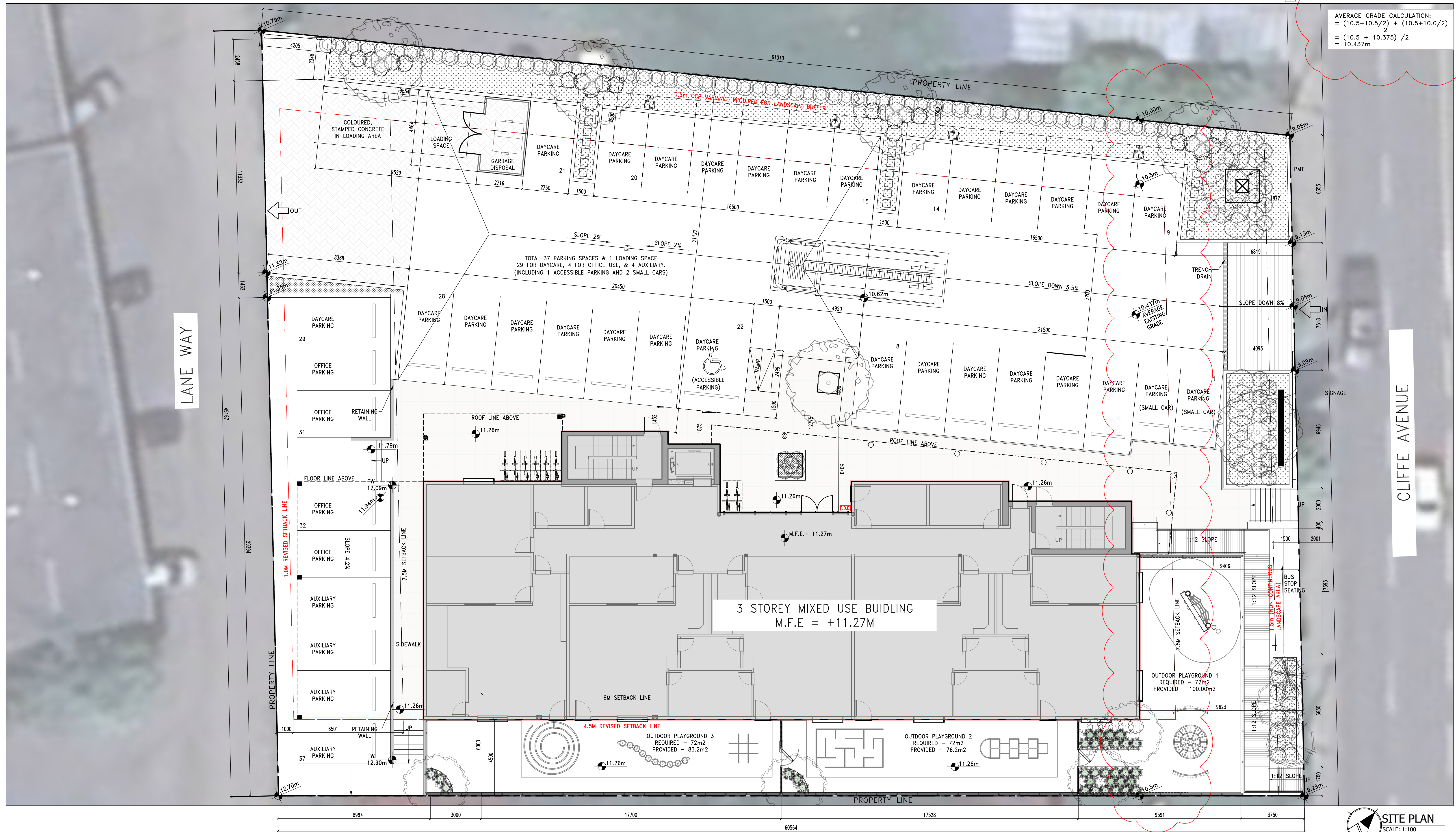
CLIENT: JUG BILG.

START DATE: 2024-01
 PROJECT No.: JMM
 DR. SD CH.
 SCALE: AS SHOWN

VOLUMETRIC CAL.
 Project No.: A-03
 REV: 1.0 2024-01

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AVERAGE GRADE CALCULATION:
 $= (10.5 + 10.5/2) + (10.5 + 10.0/2)$
 $= (10.5 + 10.375) / 2$
 $= 10.437m$



SITE PLAN
 SCALE: 1:100
 LOT AREA: 2544.275QM

REV	DATE	DESCRIPTION	BY
7.0	2024/09/27	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
6.0	2024/09/23	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
5.0	2024/09/20	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
4.0	2024/09/09	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
3.0	2024/08/22	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
2.0	2024/05/03	ISSUED TO CITY OF COURTENAY FOR DVP	SD
1.0	2024/01/29	ISSUED TO PLANNER FOR REVIEW	SD

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 107 - 15055 54A Avenue
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 604 - 583 2003 - T
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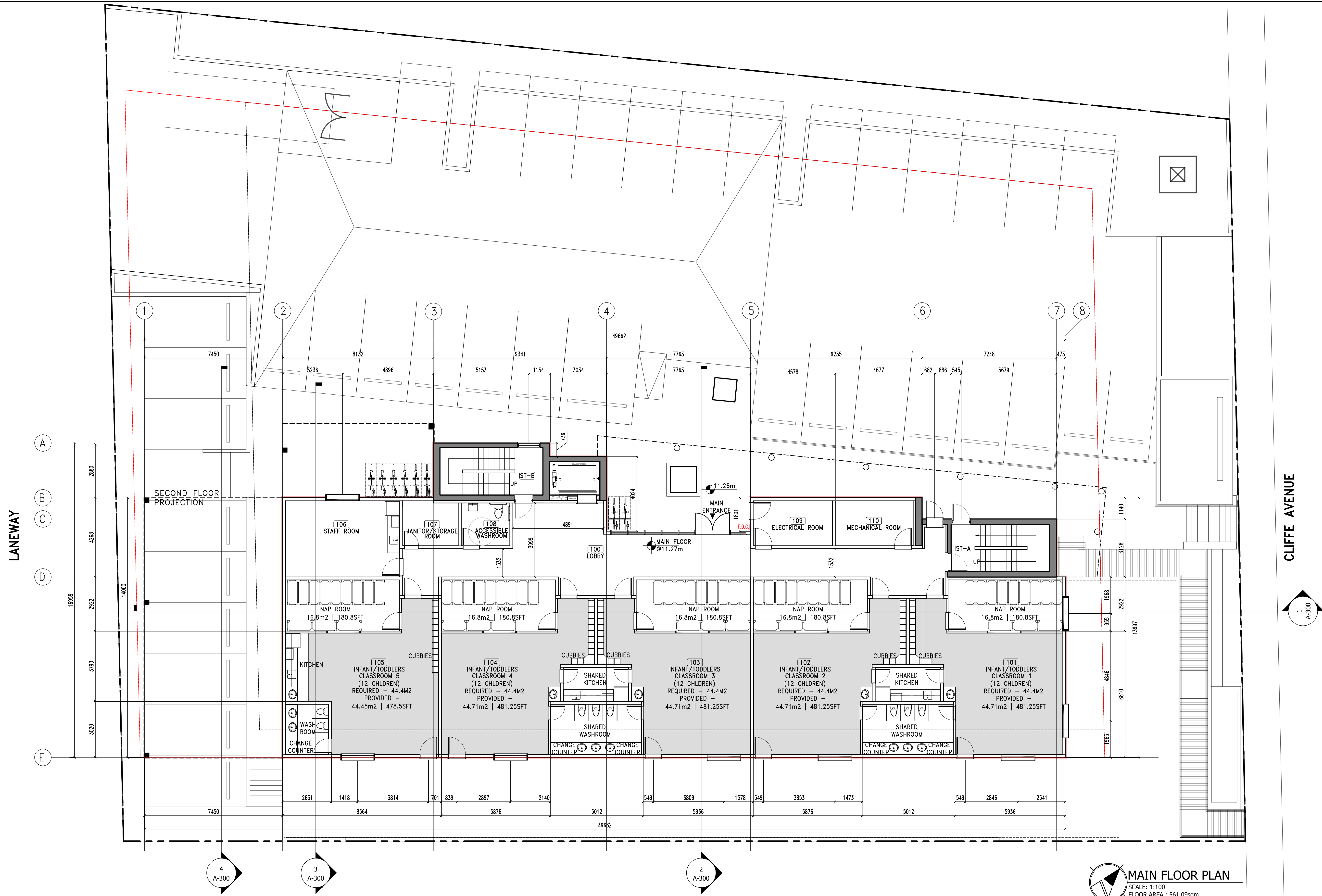
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Project Name
1975 CLIFFE AVE.
 COURTENAY, B.C.

CLIENT: JUG BILG.

START DATE: 2024-01-27
 PROJECT No.: JMM
 DR.: JMM, CH.
 SCALE: AS SHOWN

Project No.: 2024-01
 SITE PLAN
 REV: 7.0
 A-100



MAIN FLOOR PLAN
 SCALE: 1:100
 FLOOR AREA : 561.09sqm

REV	DATE	DESCRIPTION	BY
3.0	2024/08/22	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
2.0	2024/05/03	ISSUED TO CITY OF COURTENAY FOR DVP	SD
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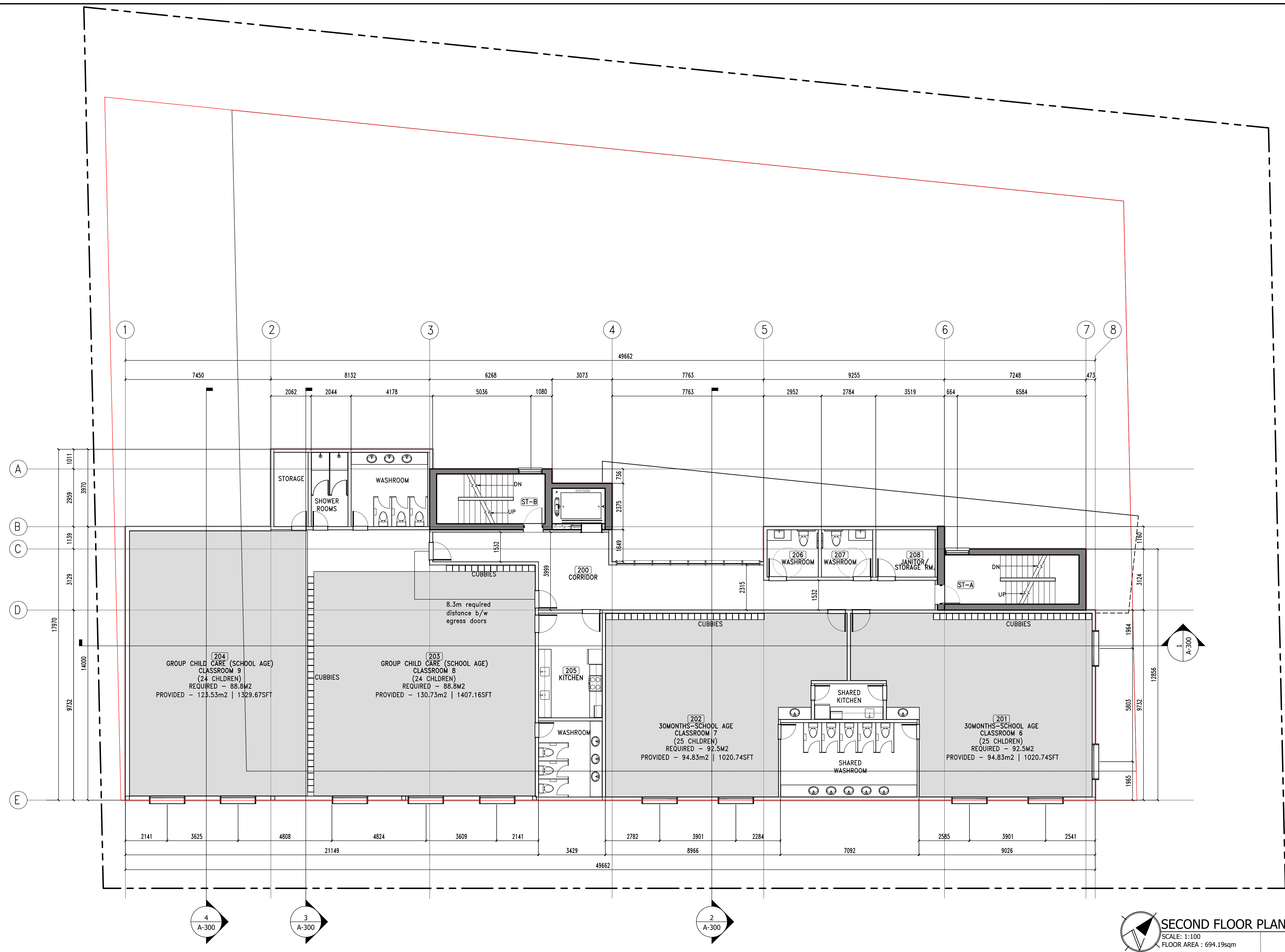
CLIENT: JUG BILG.

Project No.
2024-01

Project Name
MAIN FLOOR PLAN

Project No.
A-101

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SECOND FLOOR PLAN
 SCALE: 1:100
 FLOOR AREA : 694.19sqm

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3.0	2024/08/22	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
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 107 - 15055 54A Avenue
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 604 - 583 2003 - T
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2024-09-27

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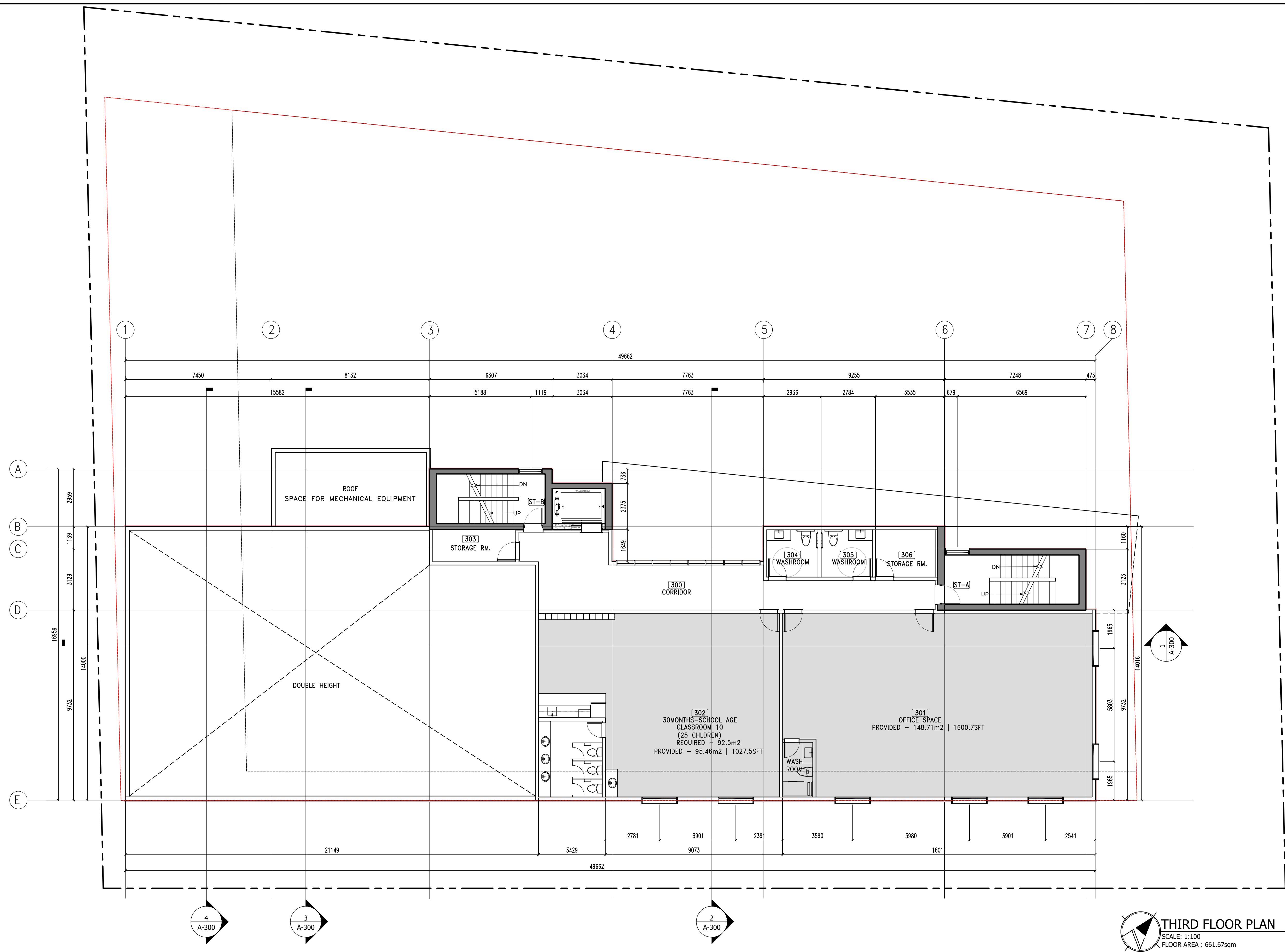
Project Name
1975 CLIFFE AVE.
 COURTENAY, B.C.

CLIENT: JUG BILG.

SECOND FLOOR PLAN

Project No. A-102
 REV: 3.0 2024-01

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THIRD FLOOR PLAN
 SCALE: 1:100
 FLOOR AREA : 661.67sqm

REV	DATE	DESCRIPTION	BY
3.0	2024/08/22	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
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2024-09-27

START DATE	2024-01
PROJECT No.	JMM
DR.	SD CH.
SCALE	AS SHOWN

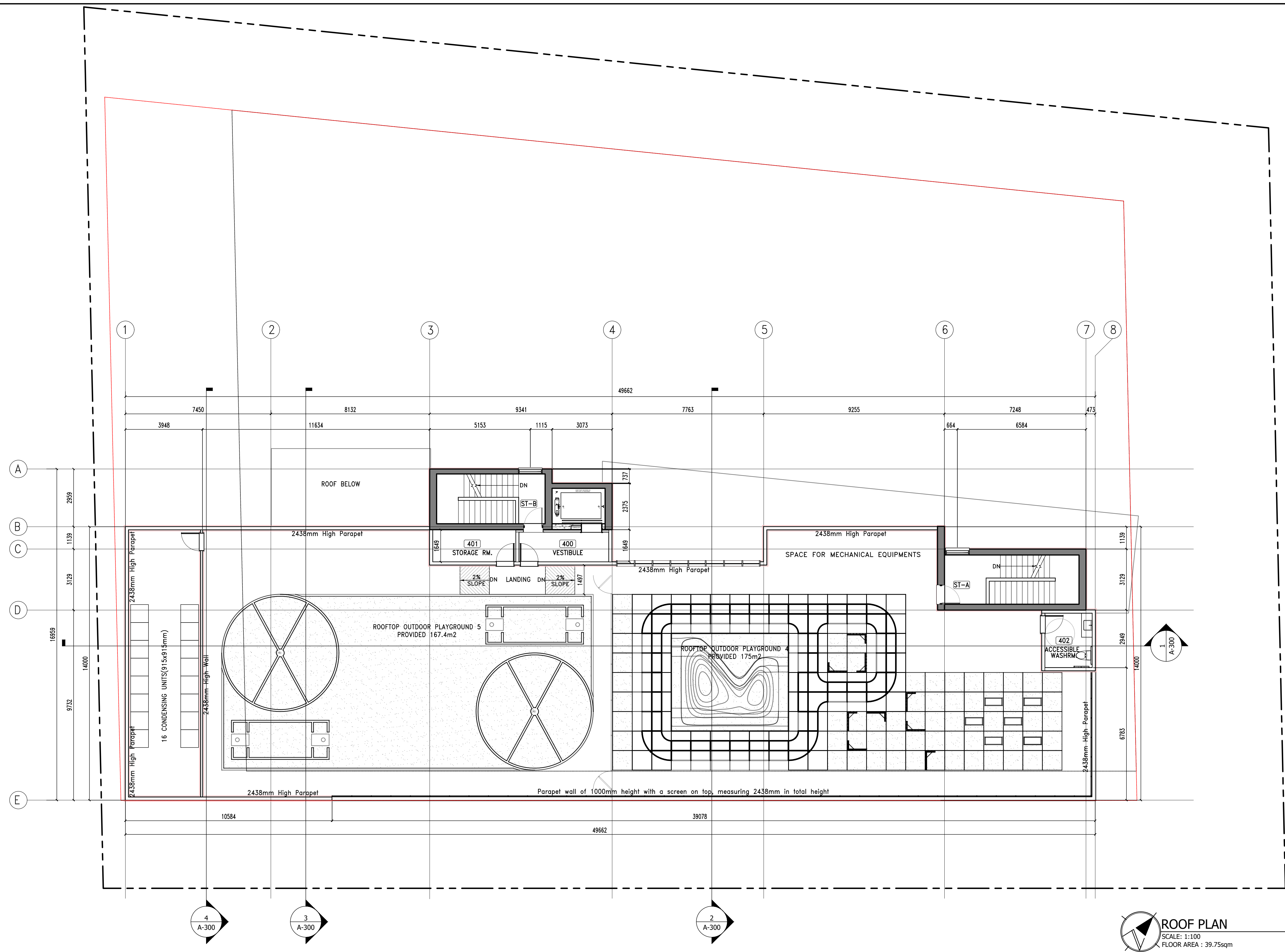
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 COURTENAY, B.C.

CLIENT: JUG BILG.

THIRD FLOOR PLAN

REV	3.0	Project No.	A-103
DATE	2024-01		

DO NOT SCALE DRAWING



ROOF PLAN
 SCALE: 1:100
 FLOOR AREA : 39.75sqm

REV	DATE	DESCRIPTION	BY
3.0	2024/08/22	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
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1.0	2024/01/29	ISSUED TO PLANNER FOR REVIEW	SD

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JMArchitecture Inc.
 DESIGNING THE WORLD AS IT SHOULD BE

Principal: Joe W. Minter
 ARCHITECT ABC | AA | MRAIC
 107 - 15055 54A Avenue
 Surrey, B.C. V3S 5X7
 604 - 583 2003 - T
 jma@architecture.ca - W

Architects Seal & Signature

START DATE: 2024-01
 PROJECT No.: JMM
 DR. SD CH.
 SCALE: AS SHOWN

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

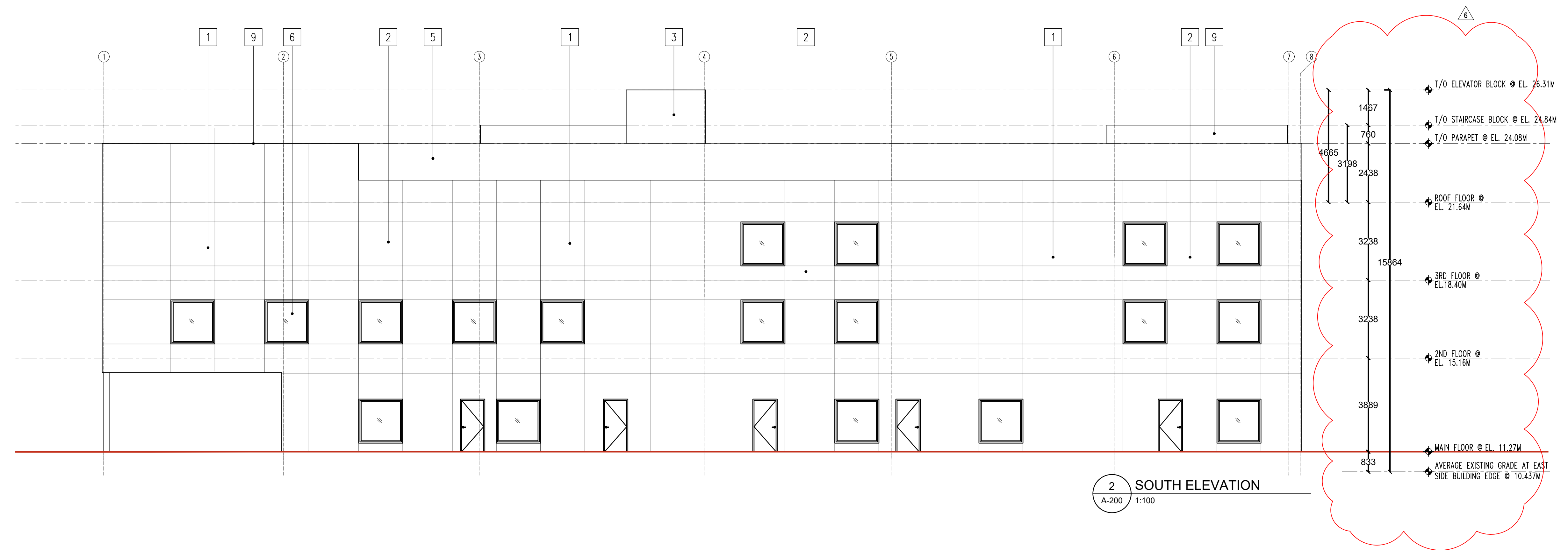
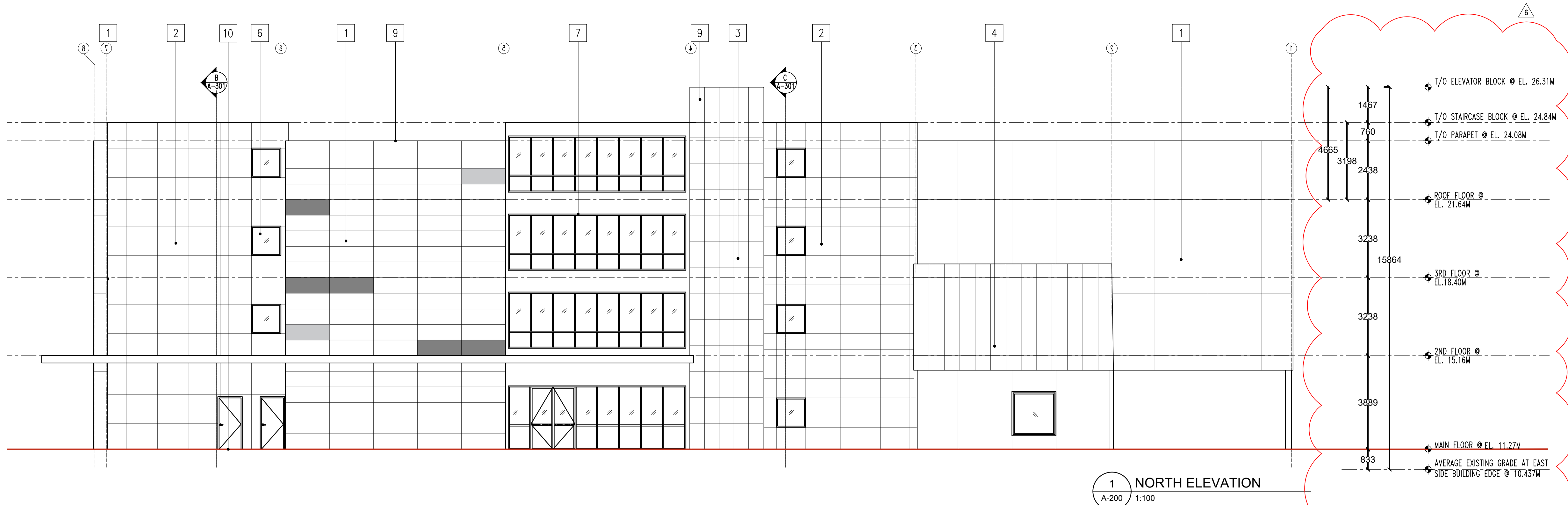
CLIENT: JUG BILG.

Project No.
A-104

DO NOT SCALE DRAWING

EXTERIOR FINISH SCHEDULE

BUILDING MATERIALS	FINISH	COLOUR	MANUF./ SUPPLIER
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 SCREEN	INTEGRAL		TBD
6 VINYL DOORS/ WINDOWS	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



REV	DATE	DESCRIPTION	BY
6.0	2024/09/27	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
5.0	2024/09/23	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
4.0	2024/09/19	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
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	2024/01/29	ISSUED TO PLANNER FOR REVIEW	SD

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Principal: Joe M. Winters
Architect: ABC | AA | MAA
107 - 15055 54A Avenue
Surrey, B.C. V3S 5X7
604 - 583 2003 - T
jarchitecture.ca - W

Architects Seal & Signature

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

CLIENT: JUG BILG.

Project Name
BUILDING ELEVATIONS

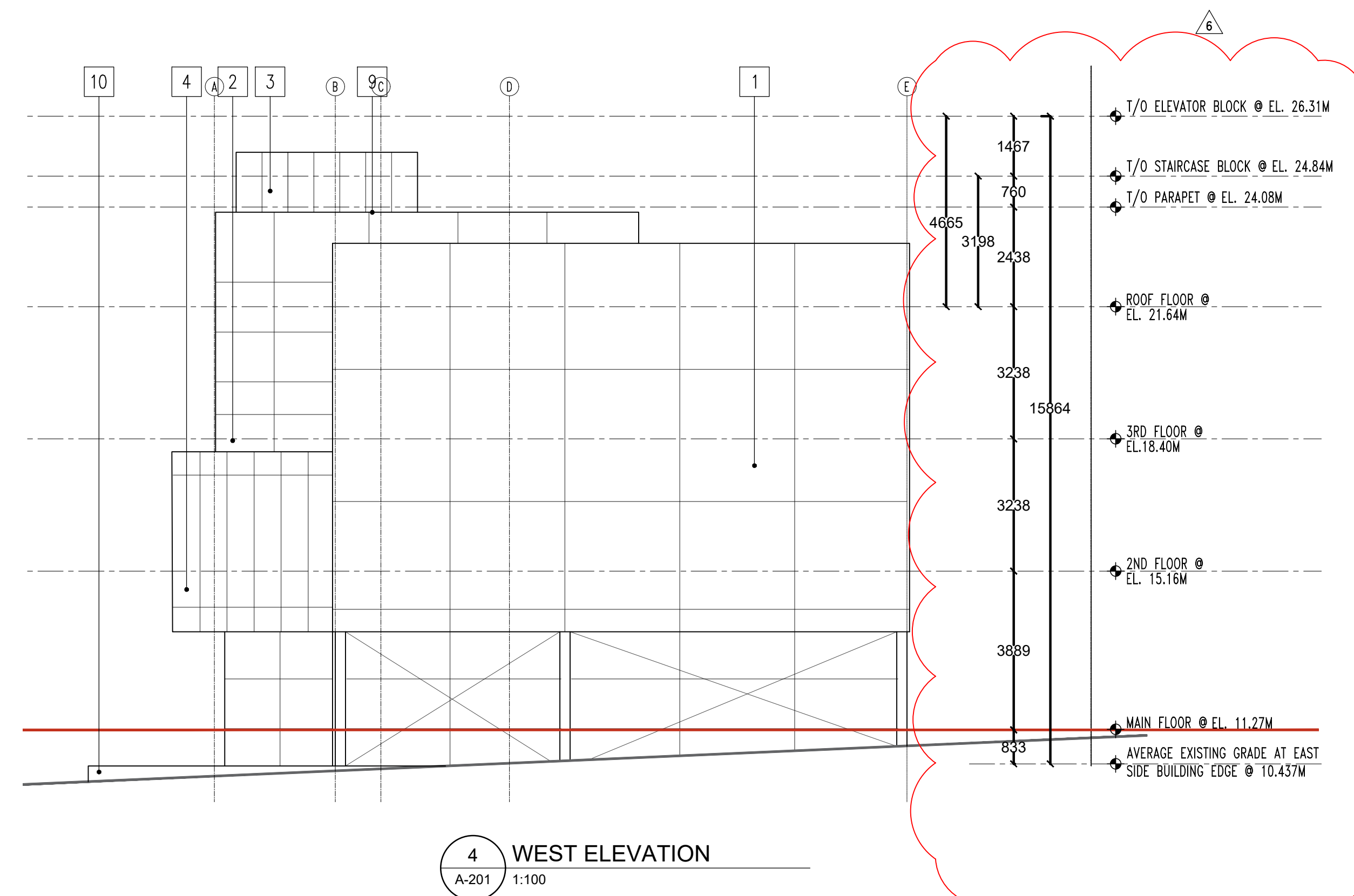
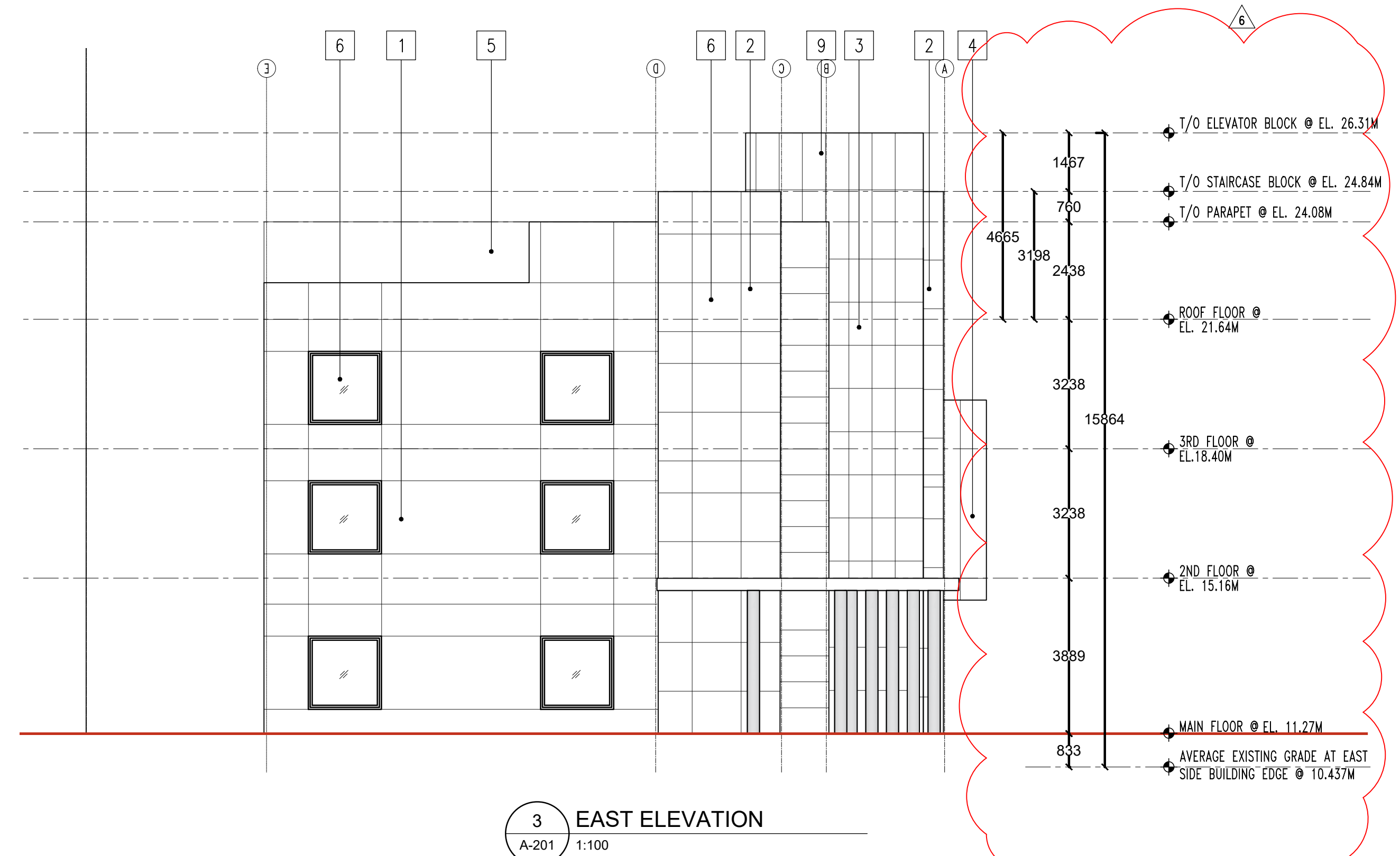
START DATE: 2024-01
PROJECT No.: JMM
DR.: JMM CH.
SCALE: AS SHOWN

REV: 6.0
Project No.: 2024-01
A-200

DO NOT SCALE DRAWING

EXTERIOR FINISH SCHEDULE

BUILDING MATERIALS	FINISH	COLOUR	MANUF./ SUPPLIER
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 SCREEN	INTEGRAL		TBD
6 VINYL DOORS/ WINDOWS	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



REV	DATE	DESCRIPTION	BY
6.0	2024/09/27	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
5.0	2024/09/23	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
4.0	2024/09/19	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
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	2024/01/29	ISSUED TO PLANNER FOR REVIEW	SD

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ARCHITECT ABC | AA | MRAIC
107 - 15055 54A Avenue
Surrey, B.C. V3S 5X7
604 - 583 2003 - T
jarchitecture.ca - W

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2024-09-27

START DATE: 2024-01
PROJECT No.: JMM
DR.: JMM CH.
SCALE: AS SHOWN

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

CLIENT: JUG BILG.

BUILDING ELEVATIONS

REV. No. 7.0
Project No. 2024-01
A-201

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1 PERSPECTIVE VIEW 1
- N.T.S



1 PERSPECTIVE VIEW 2
- N.T.S

REV	DATE	DESCRIPTION	BY
1.0	2024/05/03	ISSUED TO CITY OF COURTENAY FOR DVP	SD

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ARCHITECT ABC | AAO | NRAIC
107 - 15055 54A Avenue
Surrey, B.C. V3S 5X7
604 - 583 2003 - T
jarchitecture.ca - W

Architects Seal & Signature



2024-09-27

Project Name
BILG CHILDCARE SOCIETY
1959 & 1975 CLIFFE AVENUE
COURTENAY, B.C.

CLIENT: JUG BILG.

PERSPECTIVE VIEWS

Project No. A-900

START DATE: 2024-01

PROJECT No.: JMM

DR.: JMM/CH

SCALE: AS SHOWN

DO NOT SCALE DRAWING



3 PERSPECTIVE VIEW 3
- N.T.S



4 PERSPECTIVE VIEW 4
- N.T.S

REV	DATE	DESCRIPTION	BY
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ARCHITECT ABC | AA | MRAIC
107 - 15055 54A Avenue
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Project Name
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1959 & 1975 CLIFFE AVENUE
COURTENAY, B.C.

CLIENT: JUG BILG.

START DATE: 2024-01
PROJECT No.: JMM
DR.: JMM/CH

Project No. A-900
Scale: AS SHOWN

2024-09-27

DO NOT SCALE DRAWING SCALE AS SHOWN