

PROJECT DATA

PROJECT INFORMATION	PROJECT DESCRIPTION THIS PROJECT CONSISTS OF A 3-MULTI-FAMILY RESIDENTIAL BUILDINGS WITH ONE LEVEL PARKADE / FIVE LEVELS OF RESIDENTIAL				
	BUILDING CODE THE APPLICABLE BUILDING CODE IS THE BCBC OF THE 2018 INCLUDING ALL ADDENDA				
	PROJECT DATA				
	MUNICIPAL ADDRESS	801 RYAN ROAD			
	LEGAL DESCRIPTION	LOT 1, SECTION 14, COMOX DISTRICT, PLAN 27905 EXCEPT PARTS IN PLANS 38112 AND VIP53727			
	ZONING	PERMITTED C1-A	PROPOSED CD	NOTES	
	MUNICIPALITY	COURTENAY			
	LOT AREA (SF)	216042 SQ FT (4.96 ACRES / 2.0 HA)			
	DENSITY	251 UNITS / 4.96 Ac = 50.6 DU/ACRES			
	LOT COVERAGE % (SF)	PERMITTED -	PROPOSED 34.5 % 53100.5 SQ FT		
BUILDING SETBACKS	REQUIRED PROPOSED	FRONT 24'-7 1/8" (7.5m)	REAR 19'-8 1/4" (6.0m)	INTER. SIDE 9'-10 1/8" (3.0m)	
		24'-7 1/8" (7.5m)	19'-8 1/4" (6.0m)	9'-10 1/8" (3.0m)	
BUILDING HEIGHT	PERMITTED 89 m	PROPOSED 16 m			
USABLE OPEN SPACE	UNIT COUNT (251) X 20 SQ M = 5,020 SQ M		DECK + UNIT COUNT * AREA DECK A = 251 * 8.36 = 1748.96 DECK B = 151 * 14.77 = 147.73 DECK C = 2 * 232 = 464.00 2258.69		
			OUTDOOR AREA 1 = 419.73 OUTDOOR AREA 2 = 2258.09 OUTDOOR AREA 3 = 139.28 2717.10 TOTAL = 5198.75		
INDOOR AMENITY SPACE	0	DOG WASH = 18.11 BUSINESS CENTRE = 170.84 188.95			
FLOOR AREA RATIO (SF)	PERMITTED -	PROPOSED 1.34 26804.5 SQ FT	PARKADE SF NOT INCLUDED		
BUILDING					
PARKING	PROPOSED PARKING	SMALL CAR			
		STANDARD CAR ACCESSIBLE			

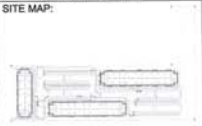
Sheet Number	Sheet Name
A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	SITE PLAN - PARKING
A1.2	SITE - OFFSITE
A1.3	SHED ROOF PERGOLA
A1.4	SITE ACCESSORIES
A1.5	SITE ACCESSORIES
A1.6	SITE PERSPECTIVE
A1.7	SITE PERSPECTIVE
A2.0	PARKADE PLAN - BUILDING A
A2.3	BUILDING SECOND FLOOR PLAN - BUILDING A
A2.4	THIRD AND FOURTH FLOOR PLAN - BUILDING A
A2.5	FIFTH FLOOR AND SIXTH PLAN - BUILDING A
A2.6	ROOF PLAN - BUILDING A
A2.7	PARKADE PLAN - BUILDING B
A2.10	SECOND FLOOR PLAN - BUILDING B
A2.11	THIRD FLOOR PLAN - BUILDING B
A2.12	FOURTH FLOOR PLAN - BUILDING B
A2.13	FIFTH FLOOR PLAN - BUILDING B
A2.14	SIXTH FLOOR PLAN - BUILDING B
A2.15	ROOF PLAN - BUILDING B
A2.16	PARKADE PLAN - BUILDING C
A2.19	SECOND FLOOR PLAN - BUILDING C
A2.20	THIRD FLOOR PLAN - BUILDING C
A2.21	FOURTH FLOOR PLAN - BUILDING C
A2.22	FIFTH FLOOR PLAN - BUILDING C
A2.23	SIXTH FLOOR PLAN - BUILDING C
A2.24	ROOF PLAN - BUILDING C
A3.1	ELEVATIONS 1 OF 2 - BUILDING A
A3.2	ELEVATIONS 2 OF 2 - BUILDING A
A3.3	ELEVATIONS 1 OF 2 - BUILDING B
A3.4	ELEVATIONS 2 OF 2 - BUILDING B
A3.5	ELEVATIONS 1 OF 2 - BUILDING C
A3.6	ELEVATIONS 2 OF 2 - BUILDING C
A3.7	COLOUR ELEVATIONS 1 OF 2 - BUILDING A
A3.8	COLOUR ELEVATIONS 2 OF 2 - BUILDING A
A3.9	COLOUR ELEVATIONS 1 OF 2 - BUILDING B
A3.10	COLOUR ELEVATIONS 2 OF 2 - BUILDING B
A3.11	COLOUR ELEVATIONS 1 OF 2 - BUILDING C
A3.12	COLOUR ELEVATIONS 2 OF 2 - BUILDING C

VICINITY MAP



"VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION"

SEYMOUR PACIFIC DEVELOPMENTS LTD.
100 ST Anns Street, Campbell River, B.C.
(1)250.286.8045 (F)250.286.8046
www.seymourpacific.ca



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020

SEAL: ABLE ARCHITECTURE
PROFESSIONAL ARCHITECT
REGISTERED ARCHITECT
BC REG. NO. 12087
DATE: JUL 09 2020
11:11 AM
1111 1111

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PROJECT NAME:
GLENHART VIEWS

PROJECT NUMBER:
-

ADDRESS:
801 RYAN ROAD
COURTENAY, BC

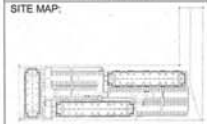
DRAWING TITLE:
COVER SHEET

DRAWN BY: PD
CHECKED BY: RF
DATE: 07/09/2020
SCALE: 1/4" = 1'-0"
DRAWING #: **REV #:**

ISSUED FOR REZONING

A0.0





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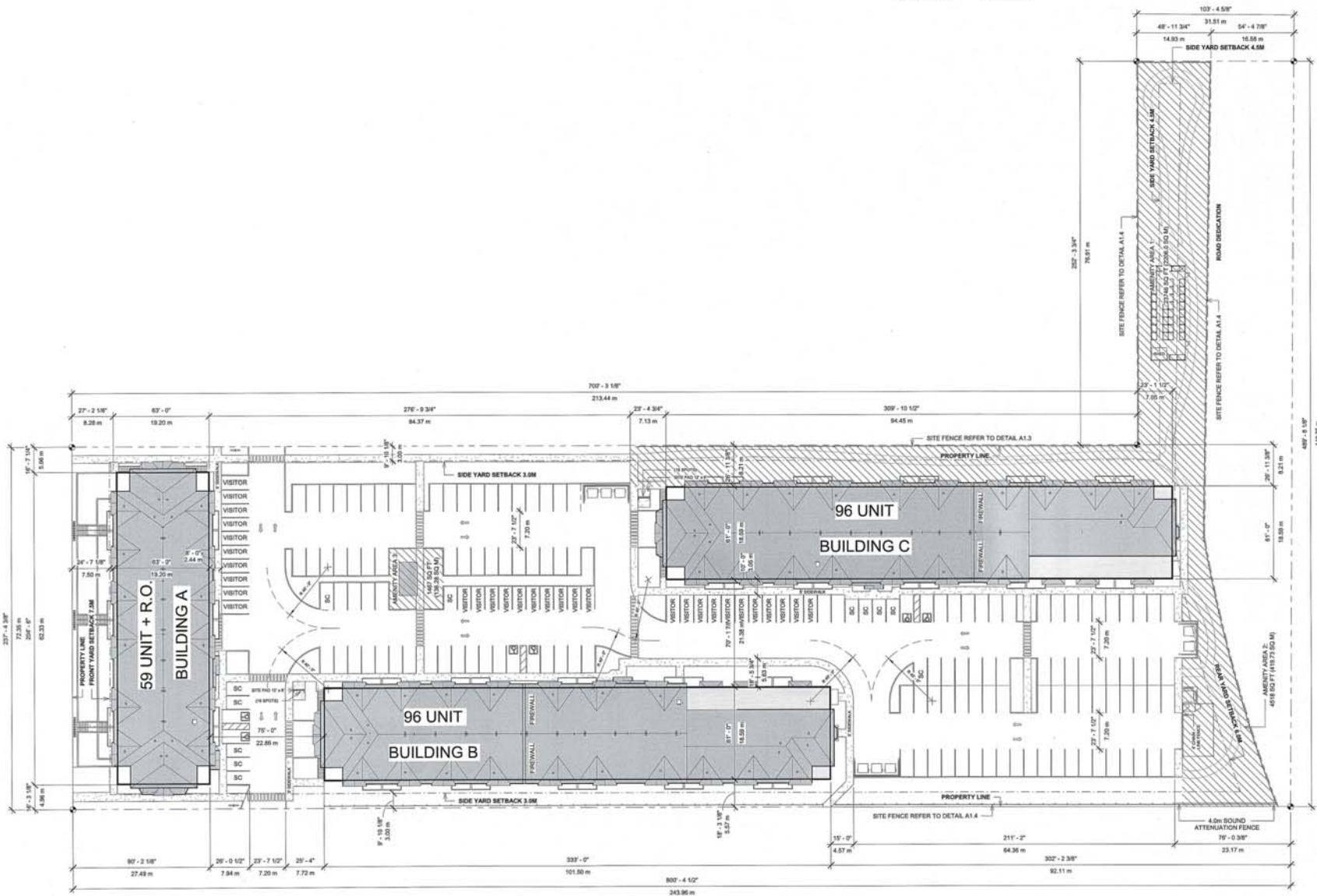
PROJECT NAME:
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PROJECT NUMBER:

ADDRESS:
 801 RYAN ROAD
 COURTENAY, BC

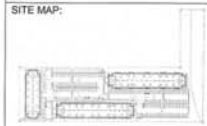
DRAWING TITLE:
 SITE PLAN

DRAWN BY: PD
CHECKED BY: RF
DATE: 07/09/2020
SCALE: 1" = 30'-0"
DRAWING #: A1.0
REV #: C



1 SITE PLAN LAYOUT
 1" = 30'-0"

ISSUED FOR REZONING



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C	ISSUED FOR REZONING	07/09/2020

SEAL: **ABELEARCHITECTURE**
REGISTERED ARCHITECT
BRITISH COLUMBIA

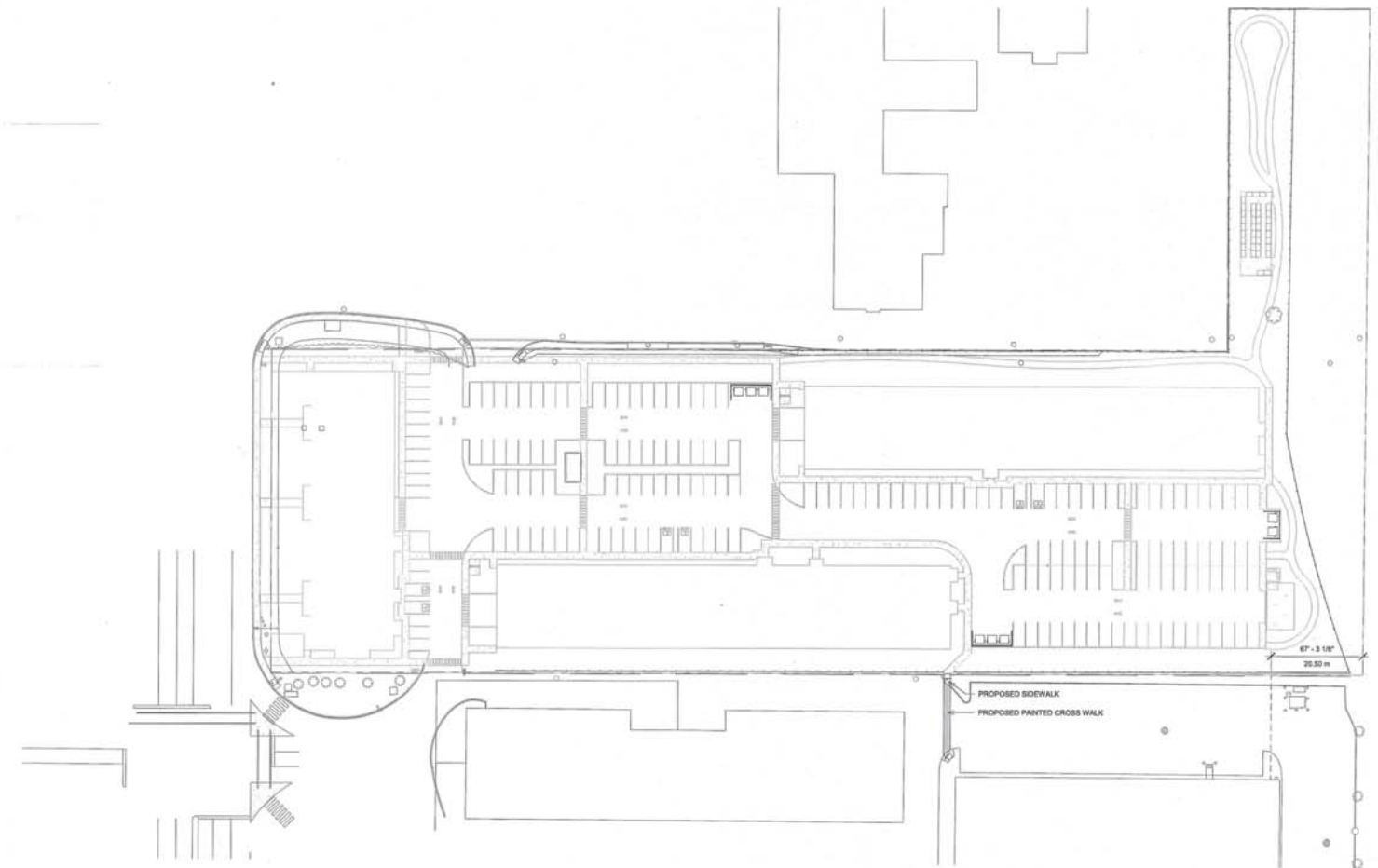


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① SITE PLAN - FLOOR PLAN
1" = 40'-0"

PROJECT NAME:
GLENHART VIEWS

PROJECT NUMBER:
-

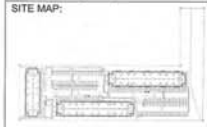
ADDRESS:
801 RYAN ROAD
COURTENAY, BC

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SITE - OFFSITE

DRAWN BY: PD
CHECKED BY: RF
DATE: 07/09/2020
SCALE: 1" = 40'-0"

DRAWING #	REV #
A1.2	C

ISSUED FOR REZONING



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Revision Schedule		
No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
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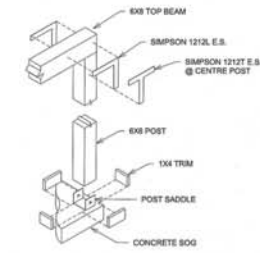
PROJECT NAME:
GLENHART VIEWS

PROJECT NUMBER:
-

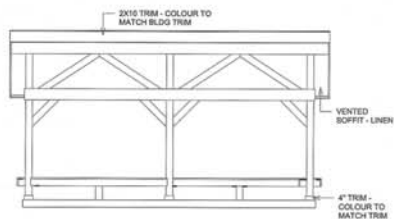
ADDRESS:
851 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:
SHED ROOF PERGOLA

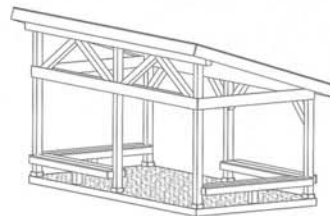
DRAWN BY: R. FORMOSA
CHECKED BY: -
DATE: 07/08/2020
SCALE: As Indicated
DRAWING #: REV #:



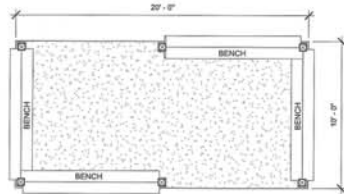
11 POST CONNECTION DETAIL
1/2" = 1'-0"



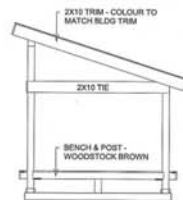
2 FRONT ELEVATION
1/4" = 1'-0"



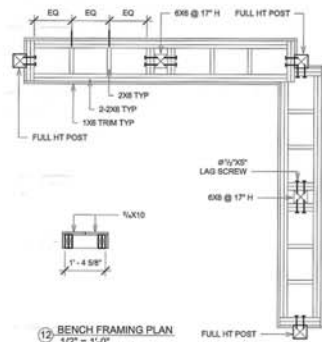
4 ISOMETRIC VIEW



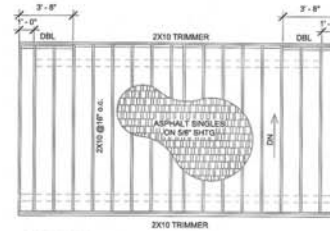
1 FLOOR PLAN
1/4" = 1'-0"



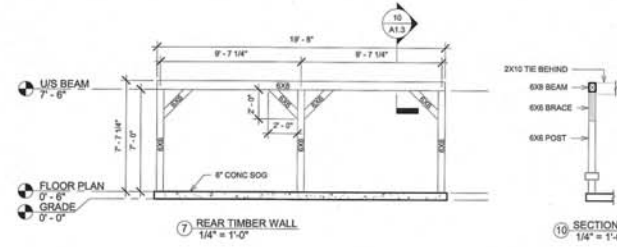
3 RIGHT ELEVATION
1/4" = 1'-0"



12 BENCH FRAMING PLAN
1/2" = 1'-0"

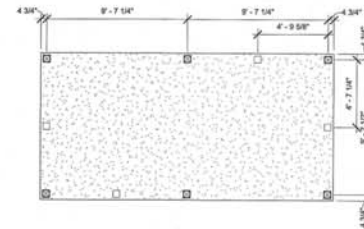


8 ROOF PLAN
1/4" = 1'-0"

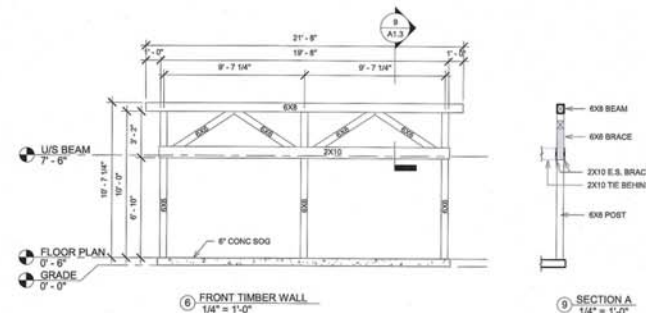


7 REAR TIMBER WALL
1/4" = 1'-0"

10 SECTION B
1/4" = 1'-0"



6 POST PLAN
1/4" = 1'-0"



9 FRONT TIMBER WALL
1/4" = 1'-0"

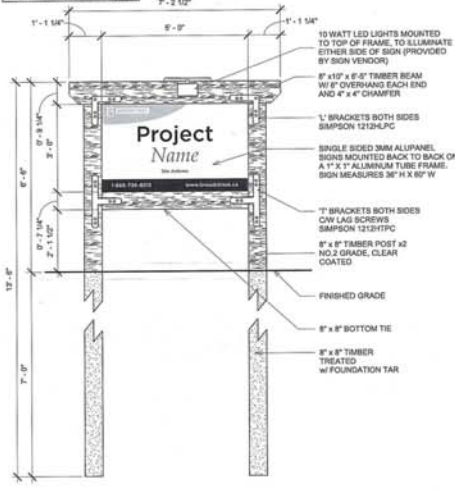
10 SECTION A
1/4" = 1'-0"

ISSUED FOR REZONING

A1.3

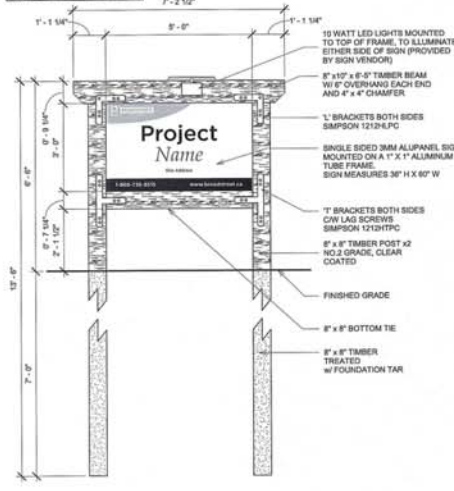
C

ALL TIMBER TO BE FINISHED WITH NATURAL CEDAR SUNFAST

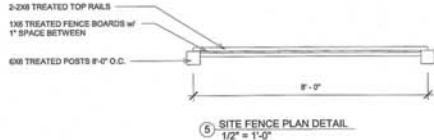


1 ENTRY SIGN 1/2" = 1'-0"

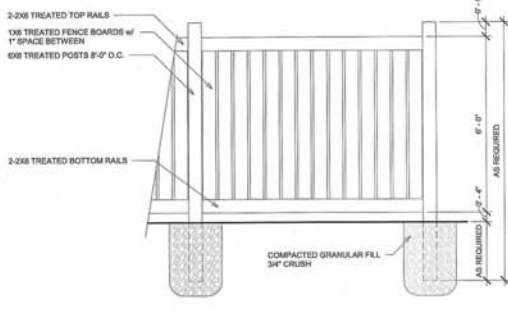
ALL TIMBER TO BE FINISHED WITH NATURAL CEDAR SUNFAST



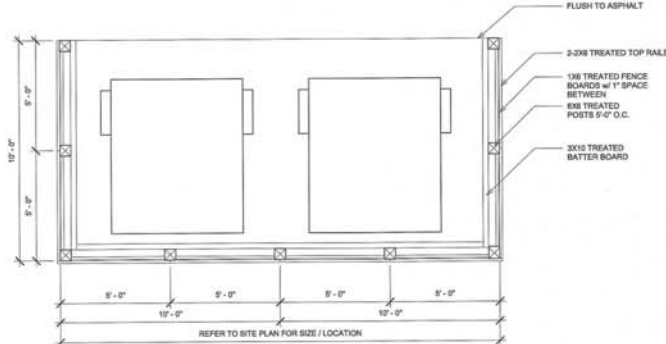
10 RENTAL OFFICE DIRECTION SIGN 1/2" = 1'-0"



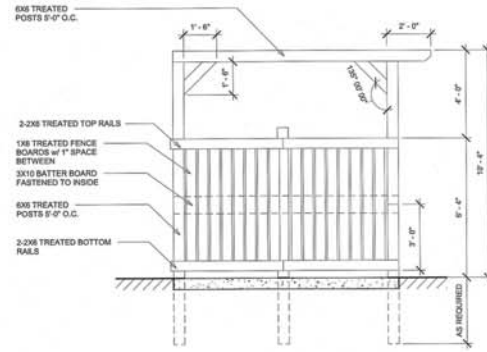
5 SITE FENCE PLAN DETAIL 1/2" = 1'-0"



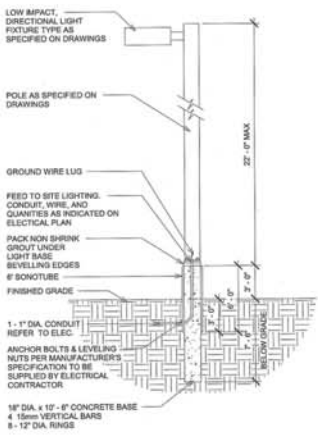
4 SITE FENCE TYPE (1) ELEVATION DETAIL 1/2" = 1'-0"



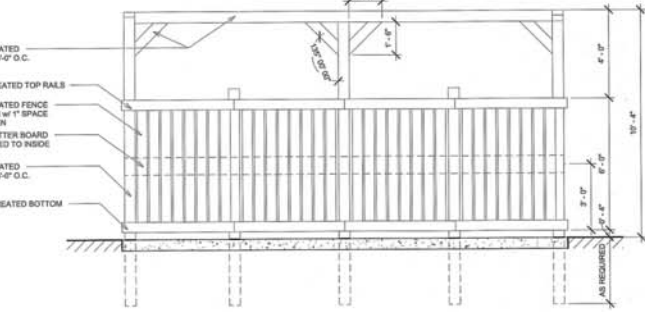
7 GARBAGE ENCLOSURE EX. (TWO BIN) 3/8" = 1'-0"



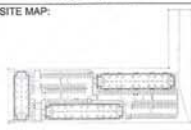
9 GARBAGE ENCLOSURE SIDE ELEVATION 3/8" = 1'-0"



6 TYPICAL SITE LIGHTING 3/16" = 1'-0"



8 GARBAGE ENCLOSURE ELEVATION 3/8" = 1'-0"



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Revision Schedule		
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A	CITY PRE-APP	03/05/2020
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PROJECT NAME:
GLENHART VIEWS

PROJECT NUMBER:
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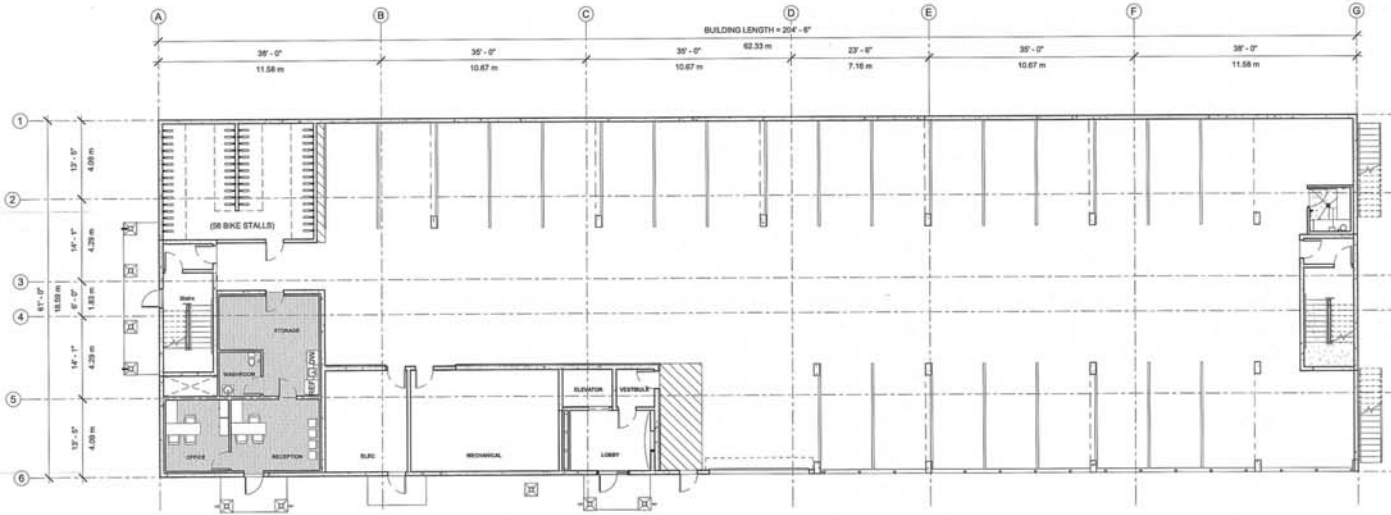
ADDRESS:
801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:
SITE ACCESSORIES

DRAWN BY: PD
CHECKED BY: RF
DATE: 07/09/2020
SCALE: As indicated
DRAWING #: A1.4
REV #:

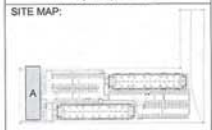
ISSUED FOR REZONING





1 PARKING GARAGE - BUILDING A
Scale: 1" = 10'-0"

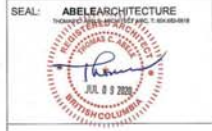
FLOOR AREA = 12474.5 SQ FT



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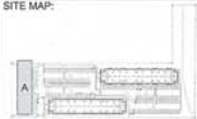
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PROJECT NAME:	GLENHART VIEWS
PROJECT NUMBER:	-
ADDRESS:	801 RYAN ROAD COURTENAY, BC
DRAWING TITLE:	PARKADE PLAN - BUILDING A
DRAWN BY:	PD
CHECKED BY:	RF
DATE:	07/09/2020
SCALE:	1" = 10'-0"
DRAWING #:	A2.0
REV #:	C

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B	ISSUED FOR VENDOR APP.	08/05/2020
C	ISSUED FOR REZONING	07/09/2020



TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD. WITHOUT DELAY FOR CLARIFICATION AND/OR CORRECTION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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PROJECT NAME:
 GLENHART VIEWS

PROJECT NUMBER:
 -

ADDRESS:
 801 RYAN ROAD
 COURTENAY, BC

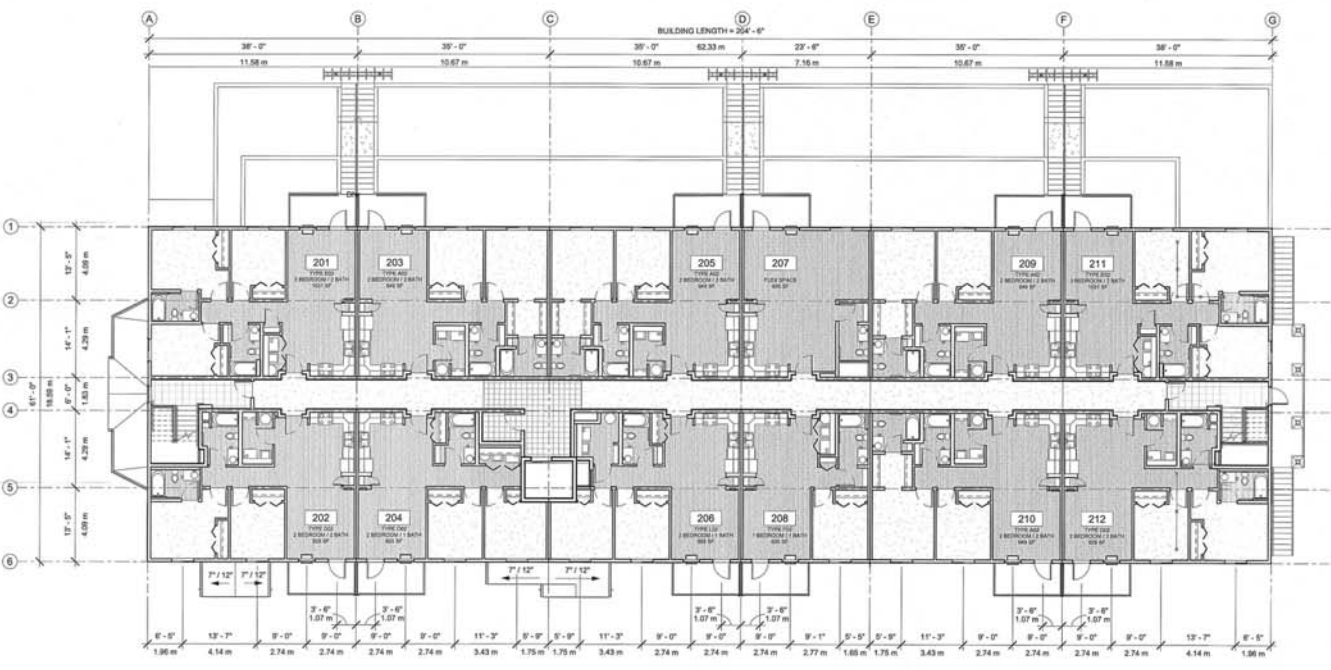
DRAWING TITLE:
 BUILDING SECOND FLOOR PLAN - BUILDING A

DRAWN BY: PD
 CHECKED BY: RF
 DATE: 07/09/2020
 SCALE: 3/32" = 1'-0"
 DRAWING #: REV #:

A2.3

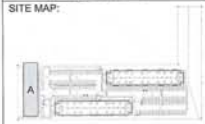


ISSUED FOR REZONING



1 2ND FLOOR PLAN - BUILDING A
 Scale: 3/32" = 1'-0"

FLOOR AREA = 12474.5 SQ FT PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS LAUNDRY ROOM



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule		
No.	Description	Revision Date
A	CITY PRE-APP	03/09/2020
B	ISSUED FOR VENDOR APP	06/09/2020
C	ISSUED FOR REZONING	07/09/2020



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PROJECT NAME:
GLENHART VIEWS

PROJECT NUMBER:

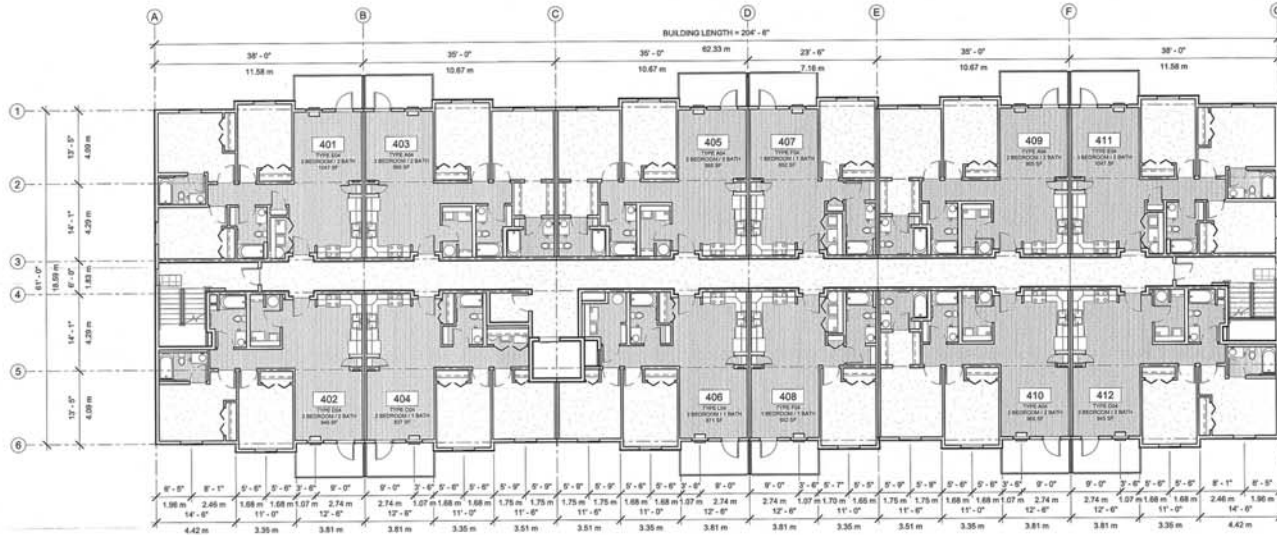
ADDRESS:
801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:
THIRD AND FOURTH FLOOR PLAN - BUILDING A

DRAWN BY: PD
CHECKED BY: RF

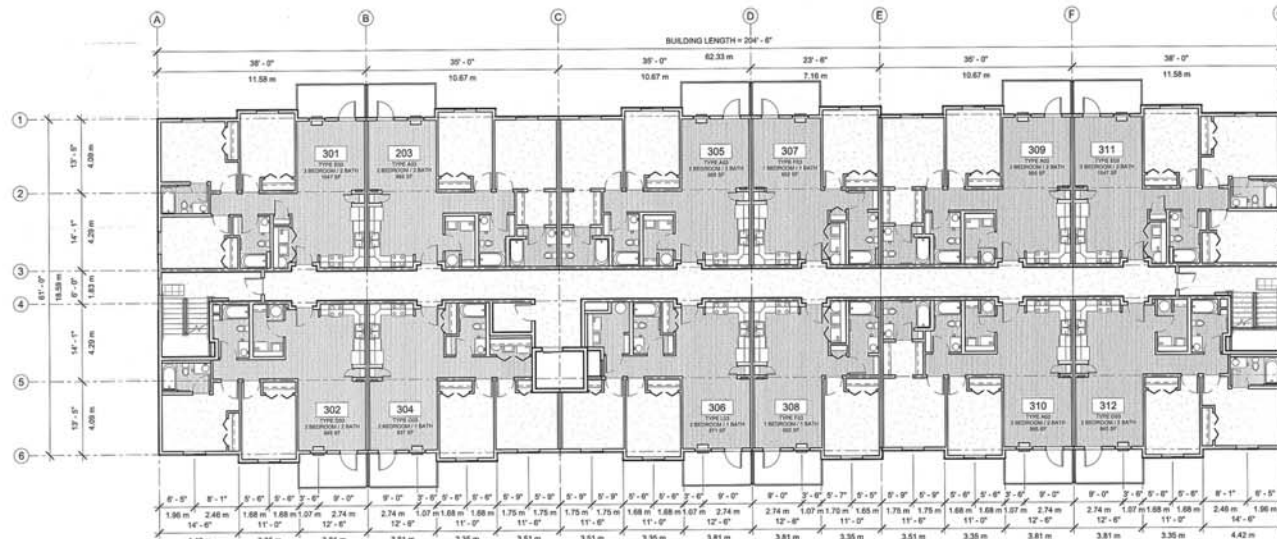
DATE: 07/09/2020
SCALE: 3/32" = 1'-0"

DRAWING #:
A2.4



② 4TH FLOOR PLAN - BUILDING A
Scale: 3/32" = 1'-0"

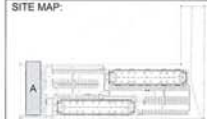
FLOOR AREA = 12672.5 SQ FT
PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS
LAUNDRY ROOM



① 3RD FLOOR PLAN - BUILDING A
Scale: 3/32" = 1'-0"

FLOOR AREA = 12672.5 SQ FT
PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS
LAUNDRY ROOM

ISSUED FOR REZONING



PROJECT STATUS:
 ISSUED FOR REZONING

Revision Schedule		
No.	Description	Revision Date
A	CITY PRELIM	03/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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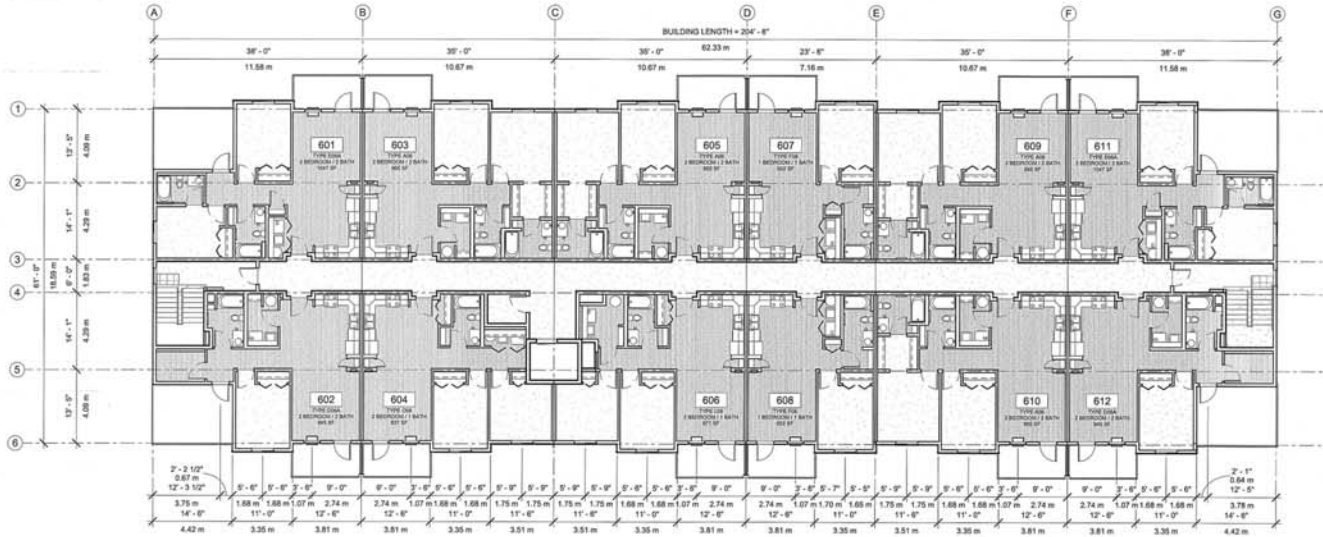
PROJECT NAME:
 GLENHART VIEWS

PROJECT NUMBER:
 -

ADDRESS:
 801 RYAN ROAD
 COURTENAY, BC

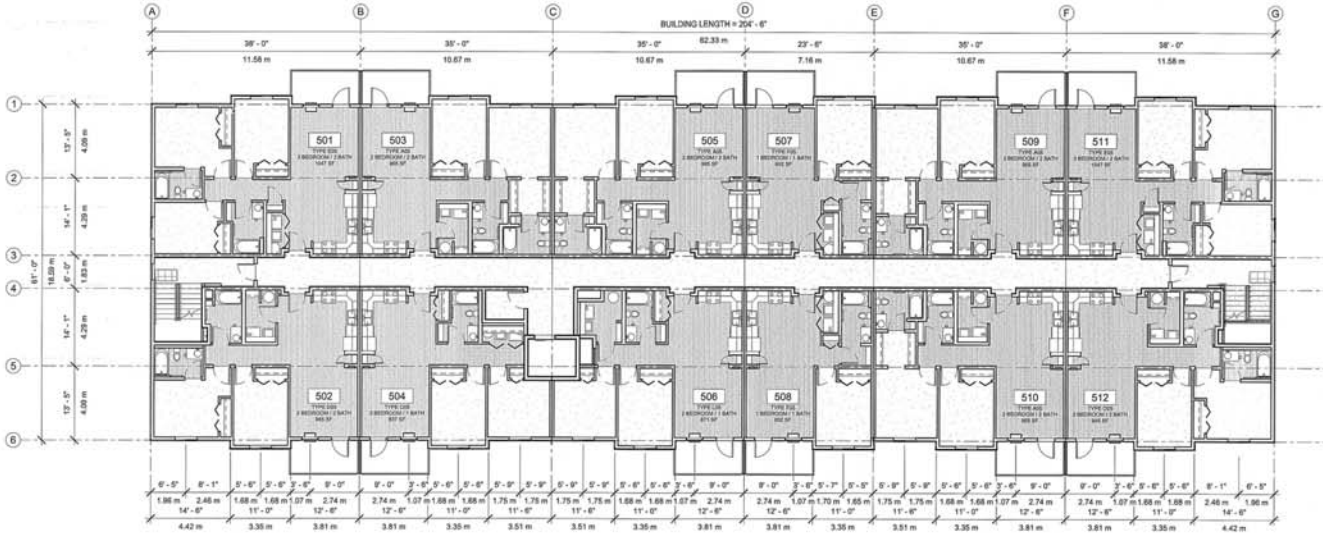
DRAWING TITLE:
 FIFTH FLOOR AND SIXTH PLAN - BUILDING A

DRAWN BY: PD
 CHECKED BY: RB
 DATE: 07/09/2020
 SCALE: 3/32" = 1'-0"
 DRAWING #: _____ REV #:



1 6TH FLOOR PLAN - BUILDING A
 Scale: 3/32" = 1'-0"

FLOOR AREA = 11844.35 SQ FT PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS LAUNDRY ROOM



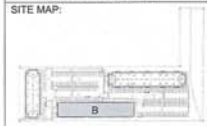
2 5TH FLOOR PLAN - BUILDING A
 Scale: 3/32" = 1'-0"

FLOOR AREA = 12672.5 SQ FT PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS LAUNDRY ROOM

ISSUED FOR REZONING



07/09/2020 8:35:19 AM



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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PROJECT NAME:
GLENHART VIEWS

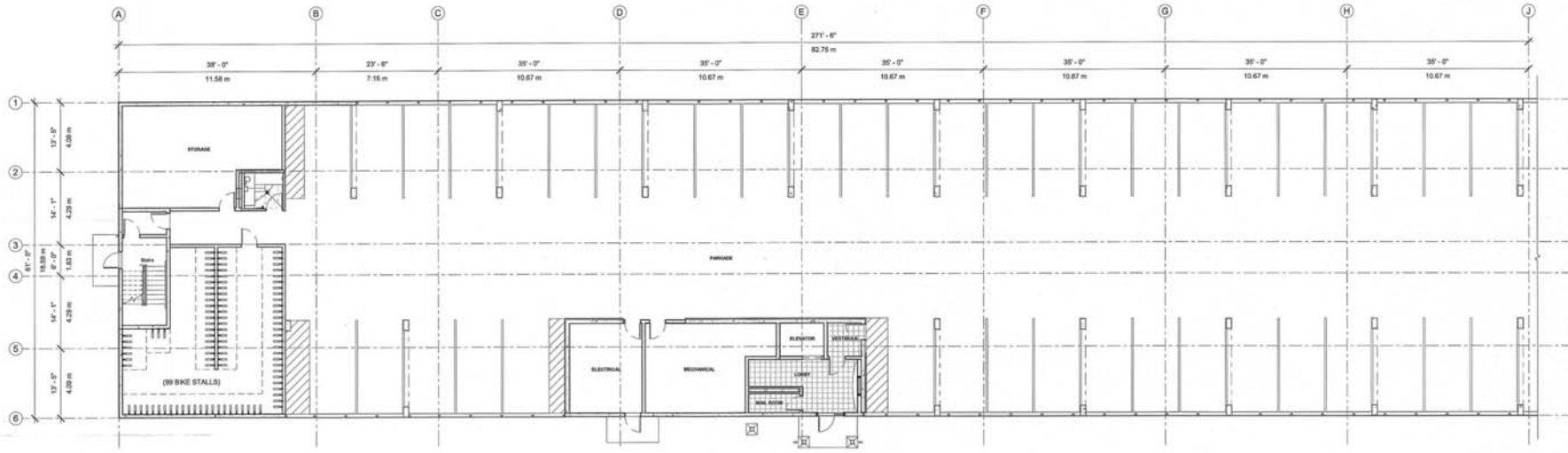
PROJECT NUMBER:
-

ADDRESS:
801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:
PARKADE PLAN - BUILDING B

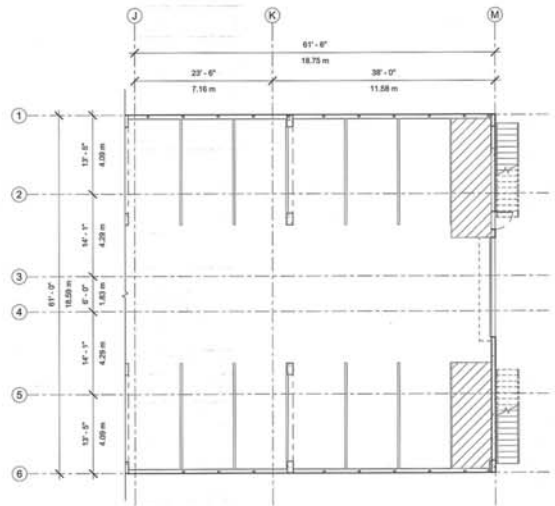
DRAWN BY: PD
CHECKED BY: RF
DATE: 07/09/2020
SCALE: 1" = 10'-0"

DRAWING #: **A2.7** REV.#: **C**



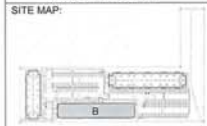
① PARKING GARAGE - BUILDING B - 1 OF 2
Scale: 1" = 10'-0"

FLOOR AREA = 20313 SQ FT



② PARKING GARAGE - BUILDING B - 2 OF 2
Scale: 1" = 10'-0"

ISSUED FOR REZONING



PROJECT STATUS:
 ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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PROJECT NAME:
 GLENHART VIEWS

PROJECT NUMBER:

ADDRESS:
 801 RYAN ROAD
 COURTENAY, BC

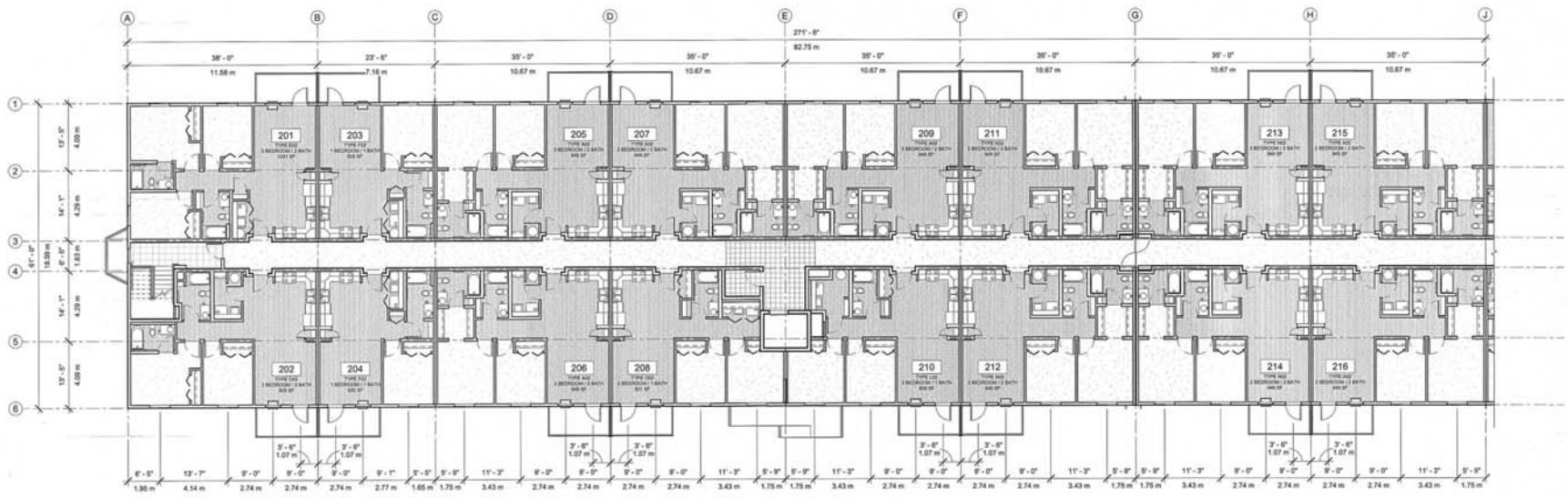
DRAWING TITLE:
 SECOND FLOOR PLAN - BUILDING B

DRAWN BY: PD
CHECKED BY: RF
DATE: 07/09/2020
SCALE: 3/32" = 1'-0"
DRAWING #: **REV #:**

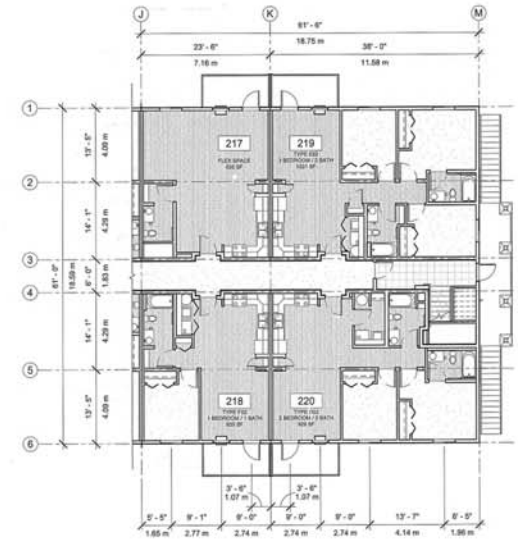
ISSUED FOR REZONING

A2.10

C

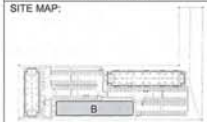


1 2ND FLOOR PLAN - BUILDING B - 1 OF 2
 Scale: 3/32" = 1'-0"



2 2ND FLOOR PLAN - BUILDING B - 2 OF 2
 Scale: 3/32" = 1'-0"

FLOOR AREA = 20313 SQ FT **PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS LAUNDRY ROOM**



PROJECT STATUS:
 ISSUED FOR REZONING

Revision Schedule		
No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP	06/09/2020
C	ISSUED FOR REZONING	07/09/2020

SEAL: **ABELARCHITECTURE**
TRINIDAD ABELA ARCHITECT INC. 1-888-888-8888



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PROJECT NAME:
 GLENHART VIEWS

PROJECT NUMBER:

ADDRESS:
 801 RYAN ROAD
 COURTENAY, BC

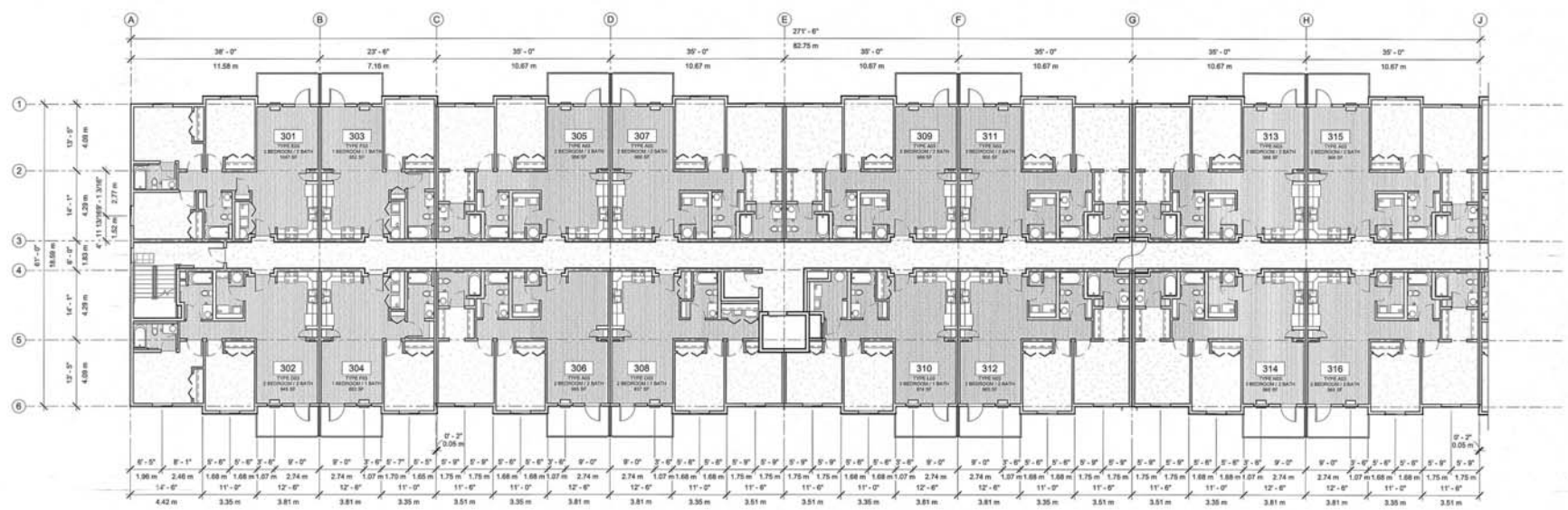
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DRAWN BY: PD
 CHECKED BY: RF
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 SCALE: 3/32" = 1'-0"
 DRAWING #:

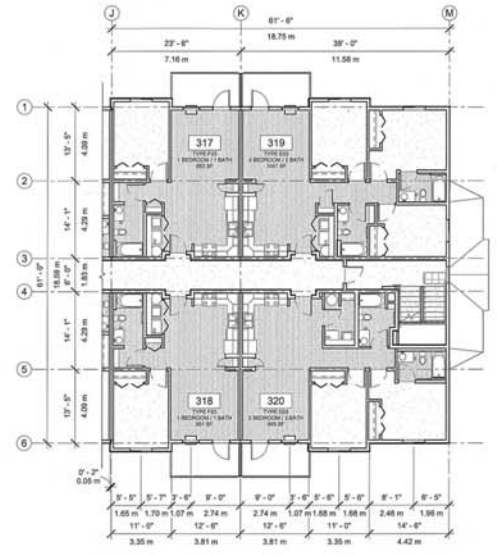
REV #:
A2.11

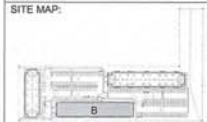
ISSUED FOR REZONING

C



FLOOR AREA = 20643 SQ FT PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS LAUNDRY ROOM





PROJECT STATUS:
 ISSUED FOR REZONING

Revision Schedule		
No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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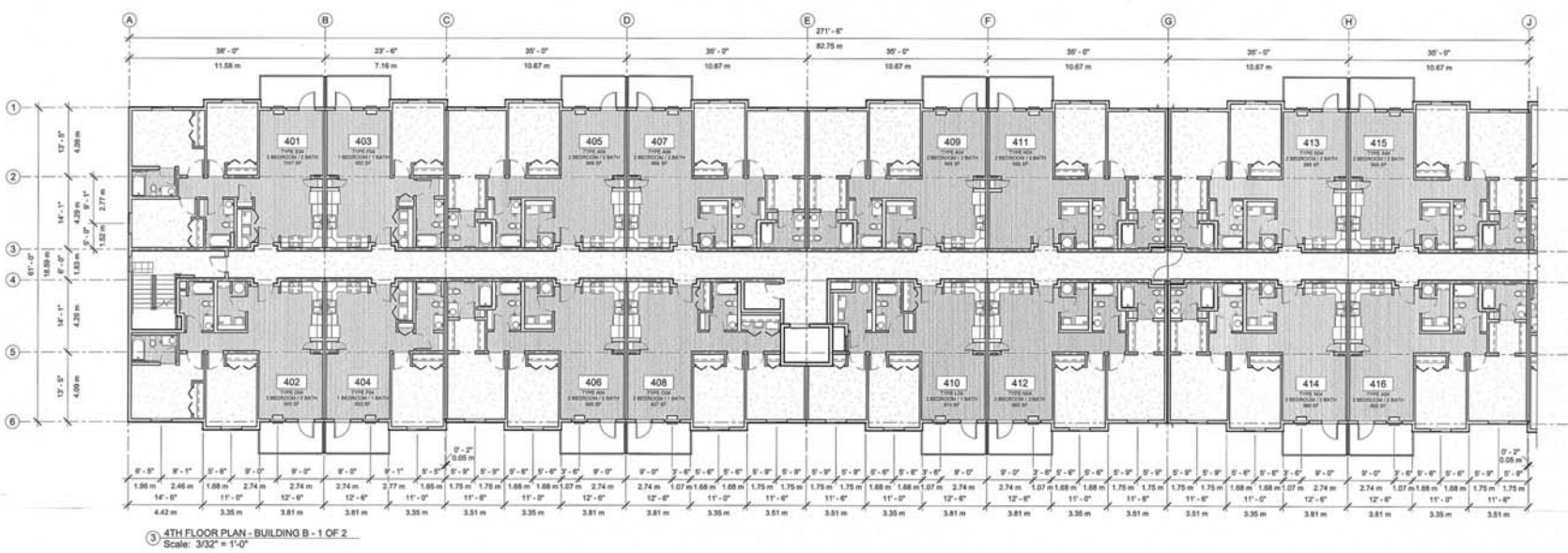
PROJECT NAME:
 GLENHART VIEWS

PROJECT NUMBER:
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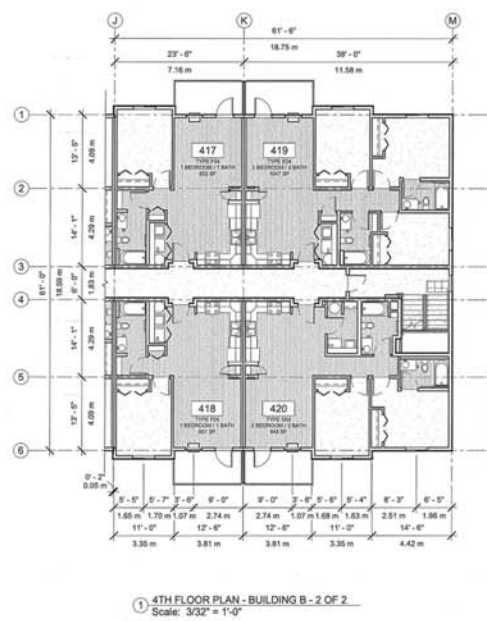
ADDRESS:
 801 RYAN ROAD
 COURTENAY, BC

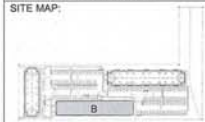
DRAWING TITLE:
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DRAWN BY: PD
 CHECKED BY: RF
 DATE: 07/09/2020
 SCALE: 3/32" = 1'-0"
 DRAWING #: _____ REV #:



FLOOR AREA = 20643 SQ FT PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS LAUNDRY ROOM





PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule		
No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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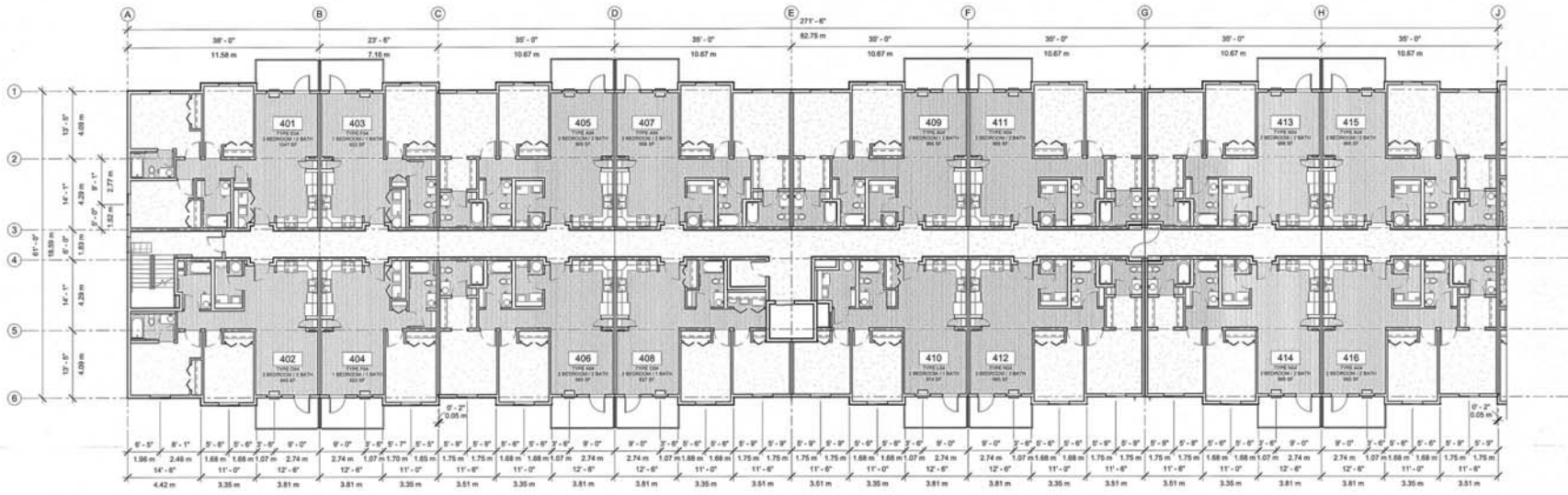
PROJECT NAME:
GLENHART VIEWS

PROJECT NUMBER:

ADDRESS:
801 RYAN ROAD
COURTENAY, BC

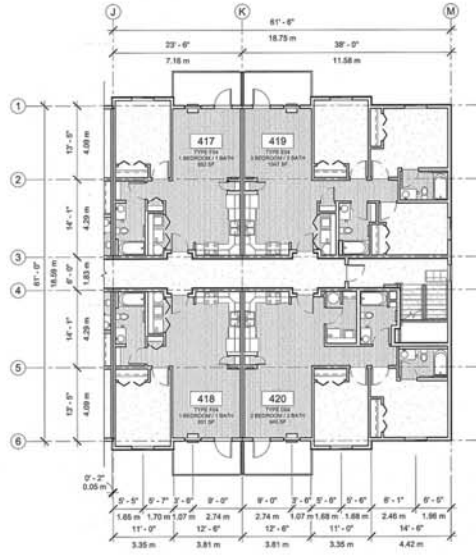
DRAWING TITLE:
FIFTH FLOOR PLAN - BUILDING B

DRAWN BY: Author
CHECKED BY: Checker
DATE: 07/09/2020
SCALE: 3/32" = 1'-0"
DRAWING #:
REV #:



② 5TH FLOOR PLAN - BUILDING B - 1 OF 2
Scale: 3/32" = 1'-0"

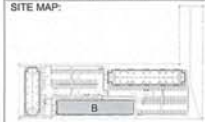
FLOOR AREA = 20643 SQ FT **PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS LAUNDRY ROOM**



① 5TH FLOOR PLAN - BUILDING B - 2 OF 2
Scale: 3/32" = 1'-0"

ISSUED FOR REZONING

A2.13 **C**



PROJECT STATUS:

ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP	06/05/2020
C	ISSUED FOR REZONING	07/09/2020

SEAL: ABELARCHITECTURE



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PROJECT NAME:

GLENHART VIEWS

PROJECT NUMBER:

ADDRESS:

801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:

SIXTH FLOOR PLAN - BUILDING B

DRAWN BY: Author

CHECKED BY: Checker

DATE: 07/09/2020

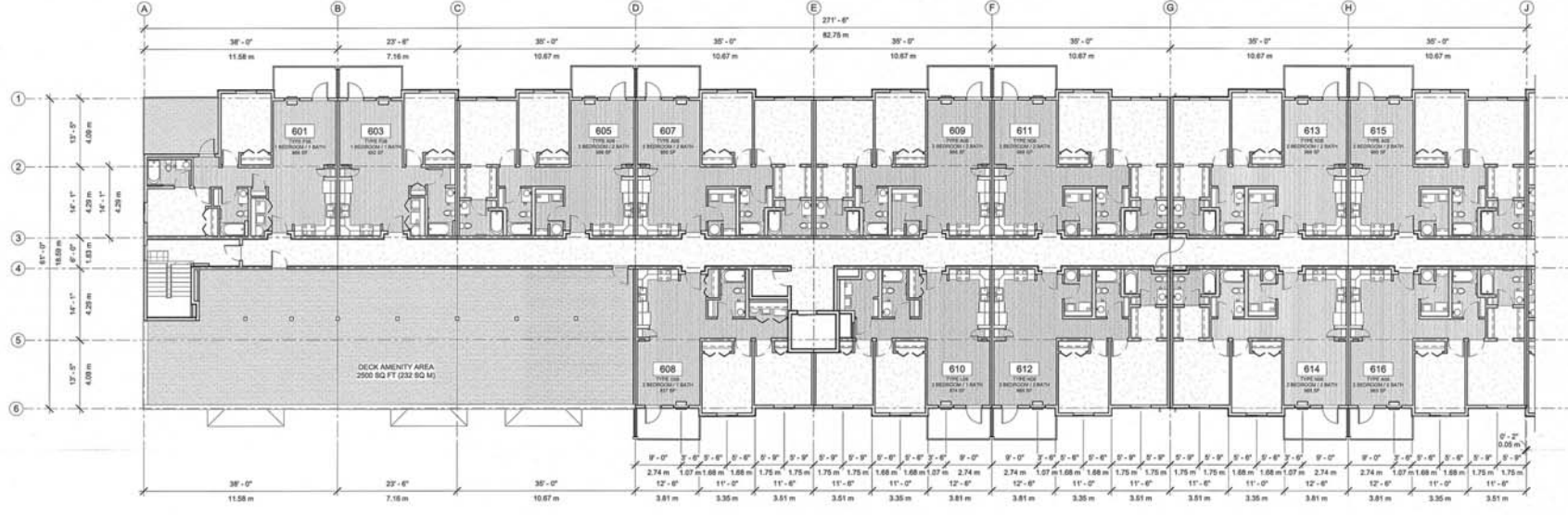
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DRAWING #: **REV #:**

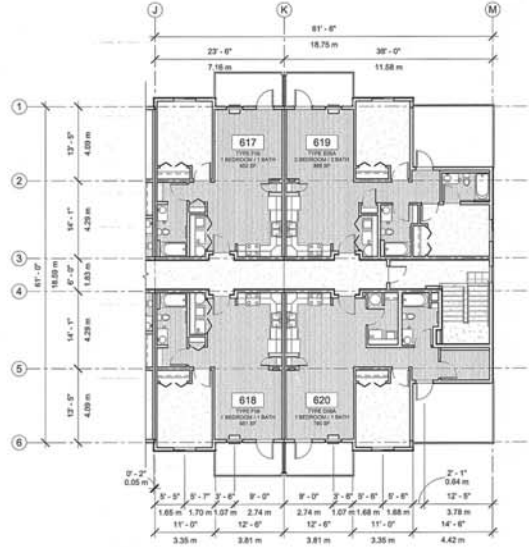
A2.14

C

FLOOR AREA = 17770.92 SQ FT PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS LAUNDRY ROOM

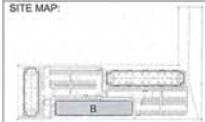


1 6TH FLOOR PLAN - BUILDING B - 1 OF 2
Scale: 3/32" = 1'-0"



2 6TH FLOOR PLAN - BUILDING B - 2 OF 2
Scale: 3/32" = 1'-0"

ISSUED FOR REZONING



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule		
No.	Description	Revision Date
A	CITY PRE-APP	03/09/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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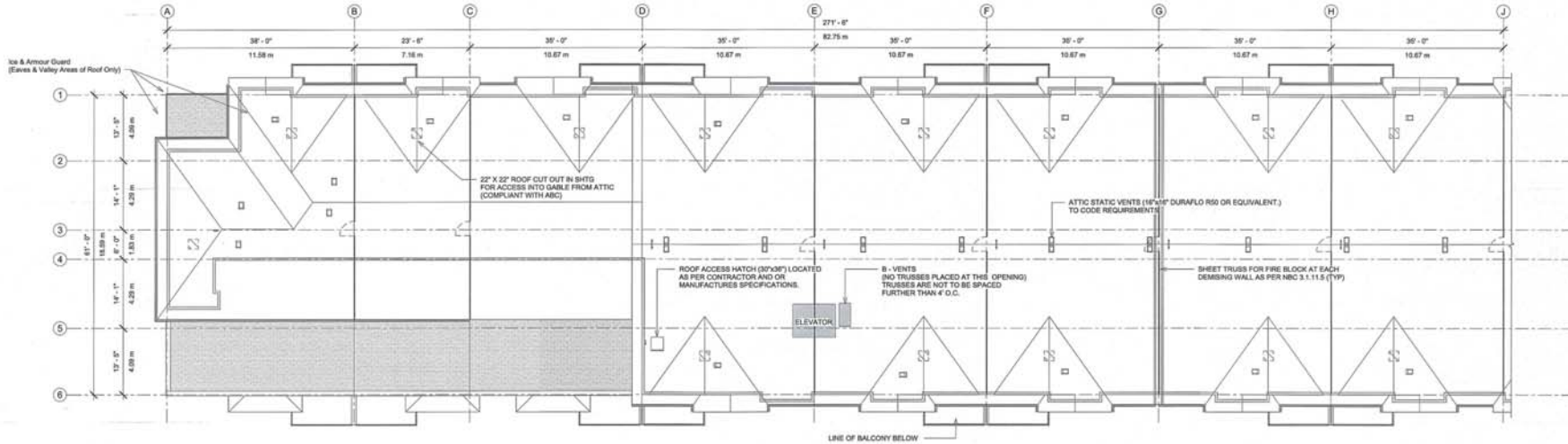
CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

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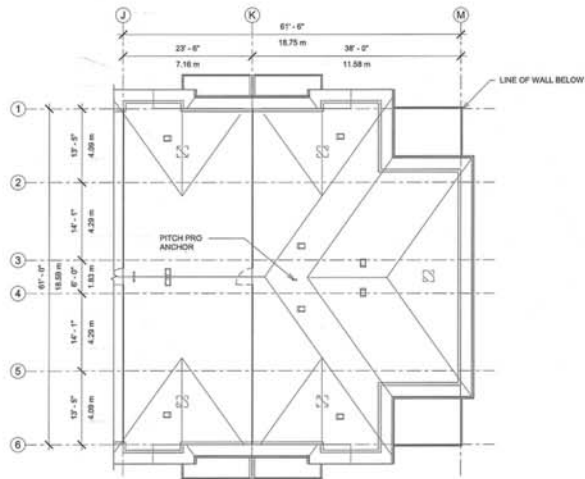
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PROJECT NAME:	GLENHART VIEWS
PROJECT NUMBER:	
ADDRESS:	801 RYAN ROAD COURTENAY, BC
DRAWING TITLE:	ROOF PLAN - BUILDING B
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	07/09/2020
SCALE:	3/32" = 1'-0"
DRAWING #:	REV #

ISSUED FOR REZONING **A2.15** **C**

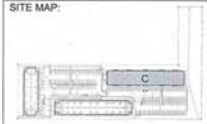


1 ROOF PLAN - BUILDING B - 1 OF 2
Scale: 3/32" = 1'-0"



2 ROOF PLAN - BUILDING B - 2 OF 2
Scale: 3/32" = 1'-0"

07/09/2020 8:48:35 AM



PROJECT STATUS:
 ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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PROJECT NAME:
 GLENHART VIEWS

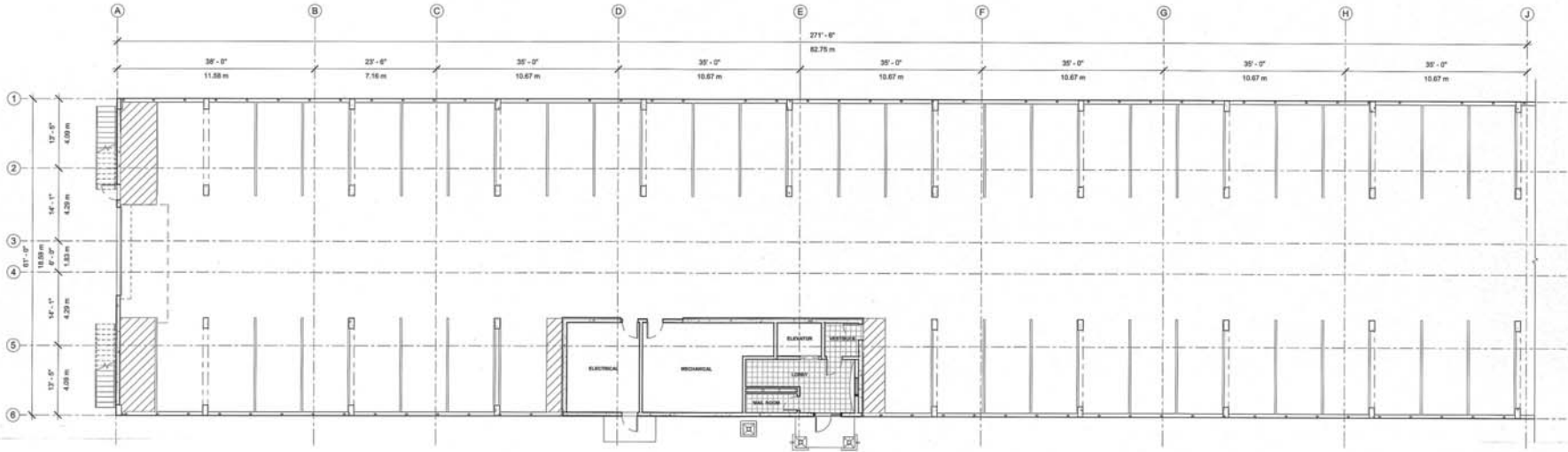
PROJECT NUMBER:
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ADDRESS:
 801 RYAN ROAD
 COURTENAY, BC

DRAWING TITLE:
 PARKADE PLAN - BUILDING C

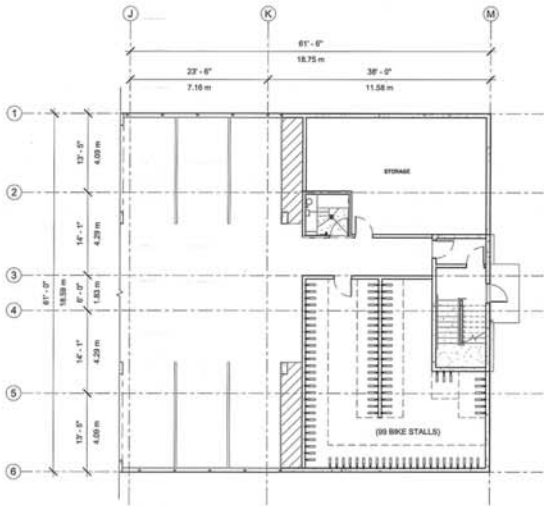
DRAWN BY: PD
 CHECKED BY: RP
 DATE: 07/09/2020
 SCALE: 1" = 10'-0"

DRAWING #: _____ REV #:
 A2.16



1 PARKING GARAGE - BUILDING C - 1 OF 2
 Scale: 1" = 10'-0"

FLOOR AREA = 20313 SQ FT



2 PARKING GARAGE - BUILDING C - 2 OF 2
 Scale: 1" = 10'-0"

07/09/2020 8:54:27 AM

ISSUED FOR REZONING



PROJECT STATUS:
 ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRELIM	03/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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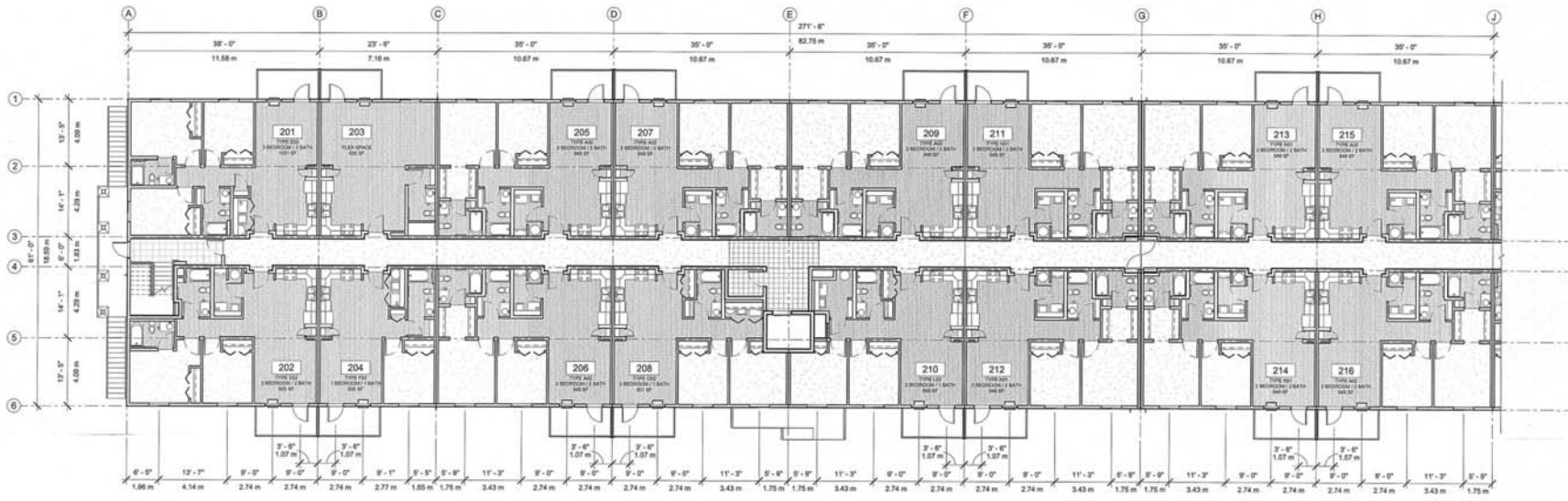
PROJECT NAME:
 GLENHART VIEWS

PROJECT NUMBER:
 -

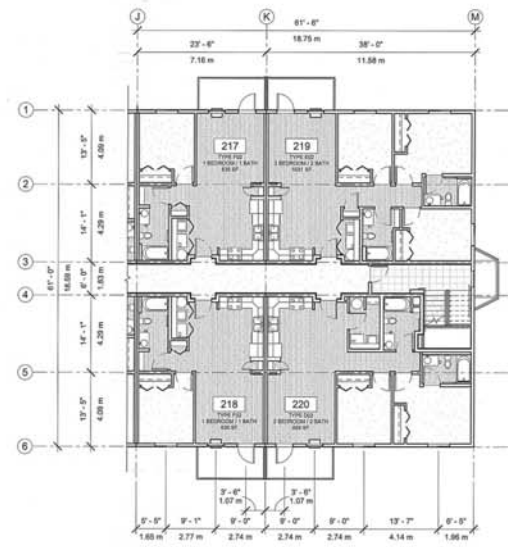
ADDRESS:
 801 RYAN ROAD
 COURTENAY, BC

DRAWING TITLE:
 SECOND FLOOR PLAN - BUILDING C

DRAWN BY: PD
 CHECKED BY: RF
 DATE: 07/09/2020
 SCALE: 3/32" = 1'-0"
 DRAWING #: REV #:



1 1ST FLOOR PLAN - BUILDING C - 1 OF 2
 Scale: 3/32" = 1'-0"



2 1ST FLOOR PLAN - BUILDING C - 2 OF 2
 Scale: 3/32" = 1'-0"

FLOOR AREA = 20313 SQ FT

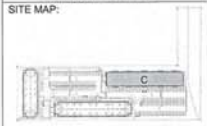
PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS
 LAUNDRY ROOM

ISSUED FOR REZONING

A2.19



07/09/2020 8:54:37 AM



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule		
No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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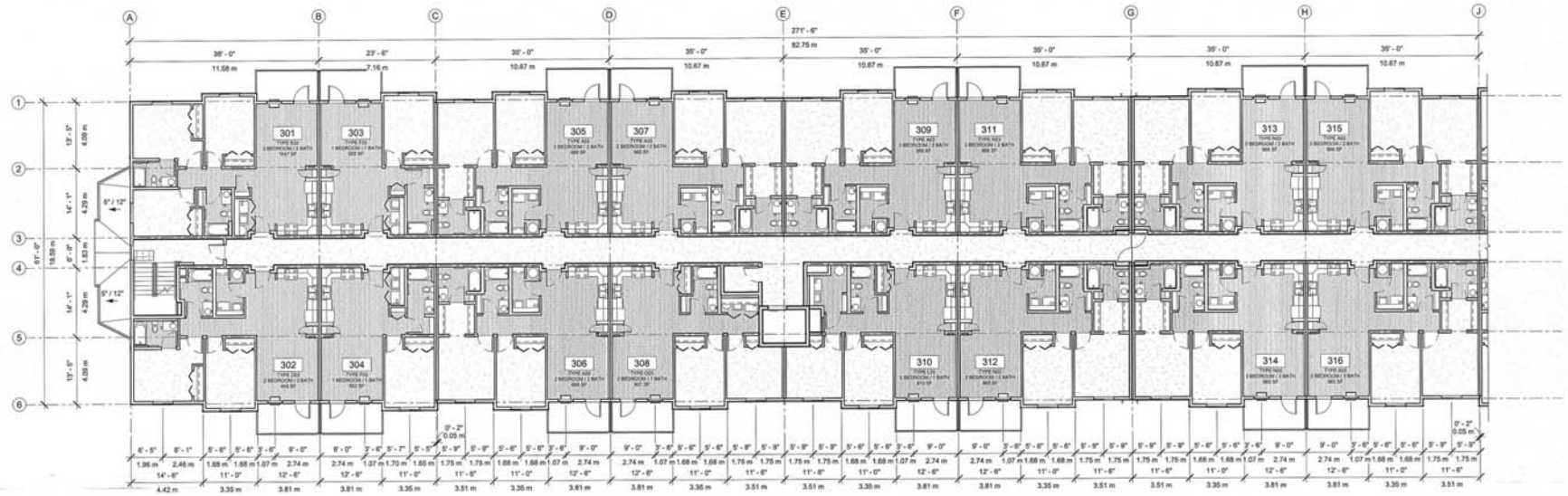
PROJECT NAME:
GLENHART VIEWS

PROJECT NUMBER:
-

ADDRESS:
801 RYAN ROAD
COURTENAY, BC

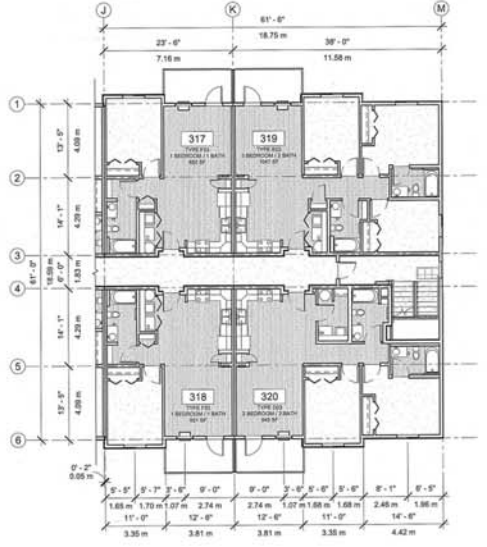
DRAWING TITLE:
THIRD FLOOR PLAN - BUILDING C

DRAWN BY: PD
CHECKED BY: RF
DATE: 07/09/2020
SCALE: 3/32" = 1'-0"
DRAWING #: **A2.20** REV #:



1 2ND FLOOR PLAN - BUILDING C - 1 OF 2
Scale: 3/32" = 1'-0"

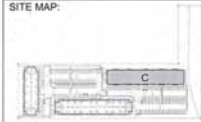
FLOOR AREA = 20643 SQ FT PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS LAUNDRY ROOM



2 2ND FLOOR PLAN - BUILDING C - 2 OF 2
Scale: 3/32" = 1'-0"

ISSUED FOR REZONING

C



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule		
No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR/APP	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



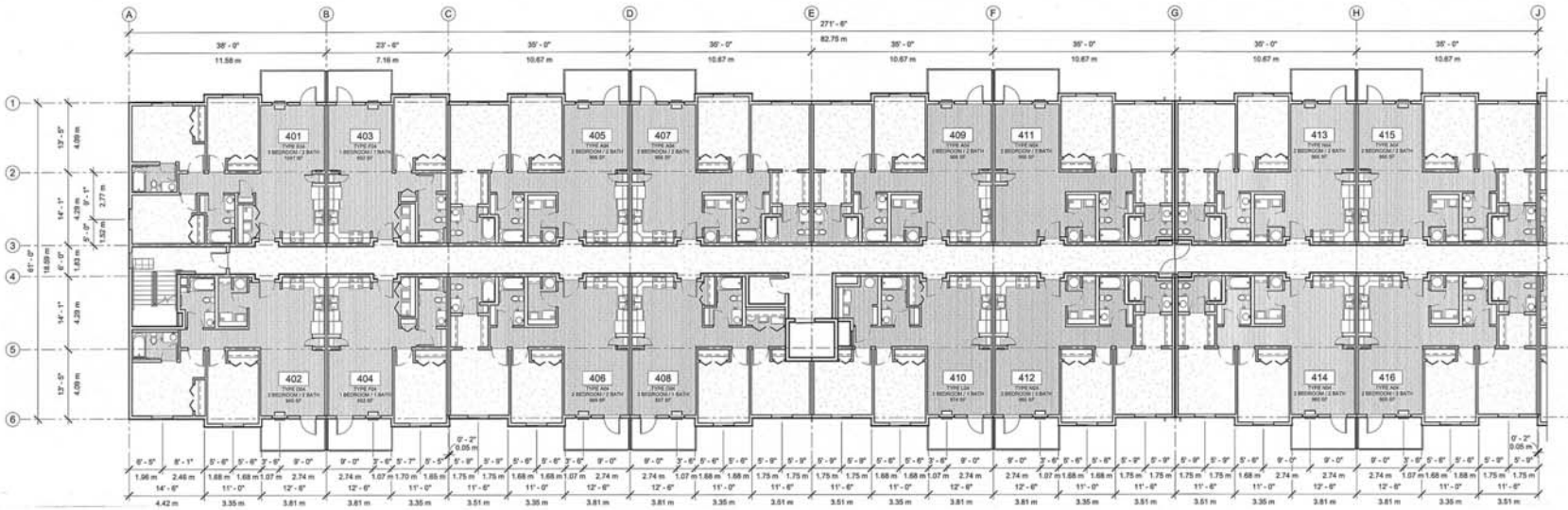
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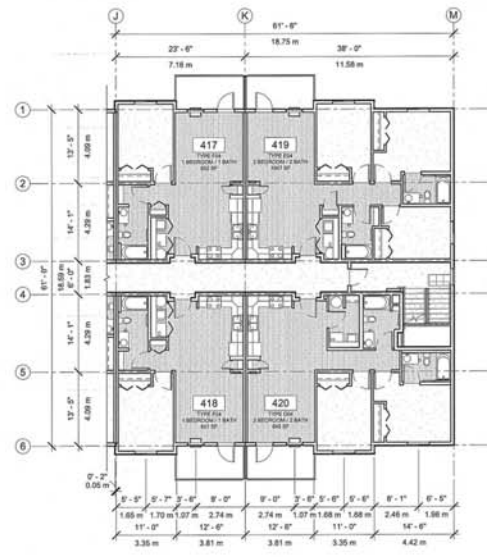
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PROJECT NAME:	GLENHART VIEWS
PROJECT NUMBER:	
ADDRESS:	801 RYAN ROAD COURTENAY, BC
DRAWING TITLE:	FOURTH FLOOR PLAN - BUILDING C
DRAWN BY:	PD
CHECKED BY:	RF
DATE:	07/09/2020
SCALE:	3/32" = 1'-0"
DRAWING #:	A2.21
REV #:	C



3 3RD FLOOR PLAN - BUILDING C - 1 OF 2
Scale: 3/32" = 1'-0"

FLOOR AREA = 20643 SQ FT PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS LAUNDRY ROOM



1 3RD FLOOR PLAN - BUILDING C - 2 OF 2
Scale: 3/32" = 1'-0"

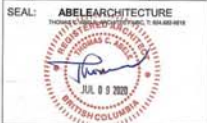
ISSUED FOR REZONING



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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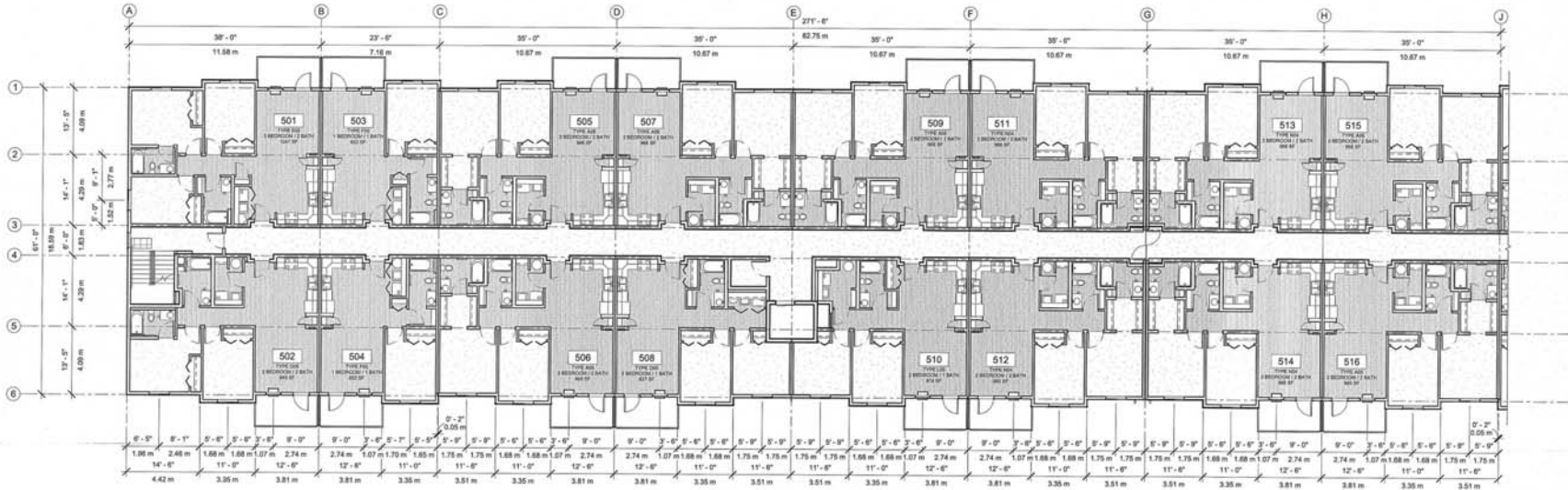
PROJECT NAME:
 GLENHART VIEWS

PROJECT NUMBER:
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ADDRESS:
 801 RYAN ROAD
 COURTENAY, BC

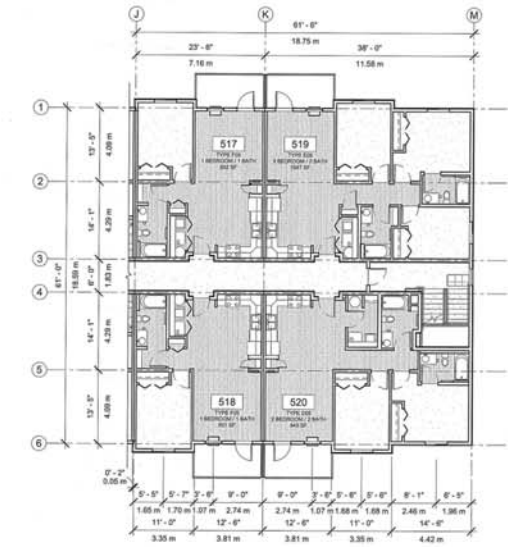
DRAWING TITLE:
 FIFTH FLOOR PLAN - BUILDING C

DRAWN BY: Author
 CHECKED BY: Checker
 DATE: 07/09/2020
 SCALE: 3/32" = 1'-0"
 DRAWING #: _____ REV #: _____



2 2ND FLOOR PLAN - BUILDING C-1 OF 2
 Scale: 3/32" = 1'-0"

FLOOR AREA = 20643 SQ FT **PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS LAUNDRY ROOM**

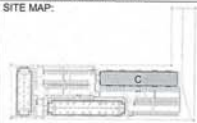


1 1ST FLOOR PLAN - BUILDING C-2 OF 2
 Scale: 3/32" = 1'-0"

ISSUED FOR REZONING

A2.22 **C**

07/09/2020 8:55:09 AM



PROJECT STATUS:
 ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE-APP	09/09/2020
B	ISSUED FOR VENDOR APP	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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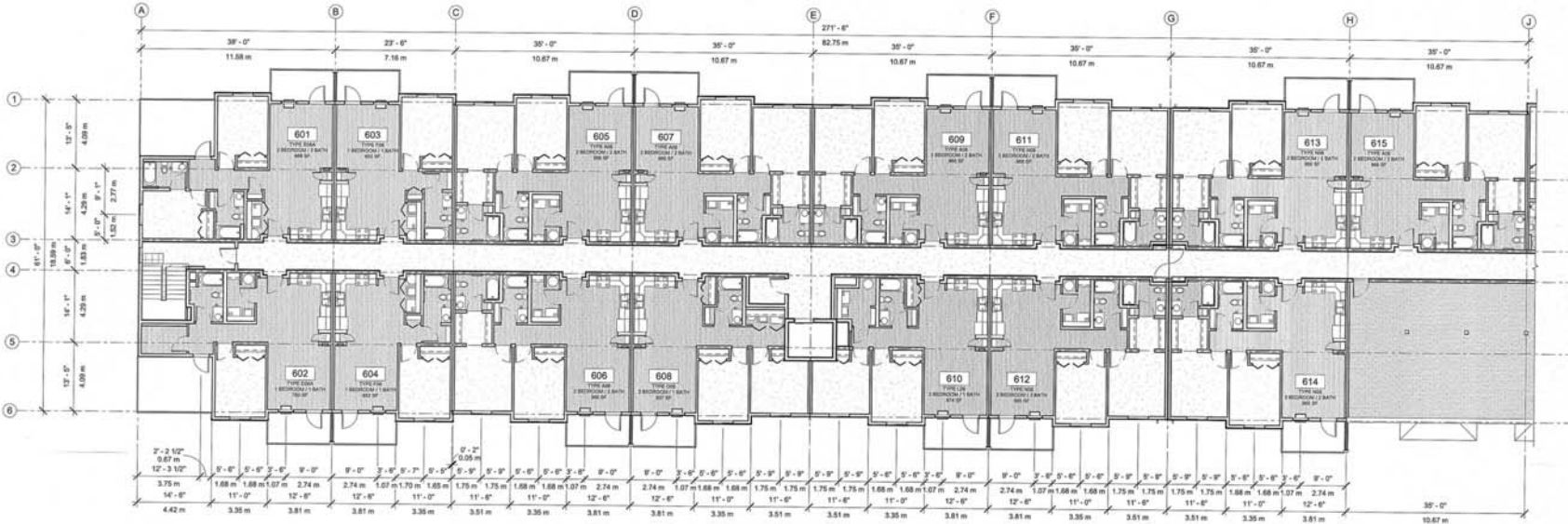
PROJECT NAME:
 GLENHART VIEWS

PROJECT NUMBER:
 -

ADDRESS:
 801 RYAN ROAD
 COURTENAY, BC

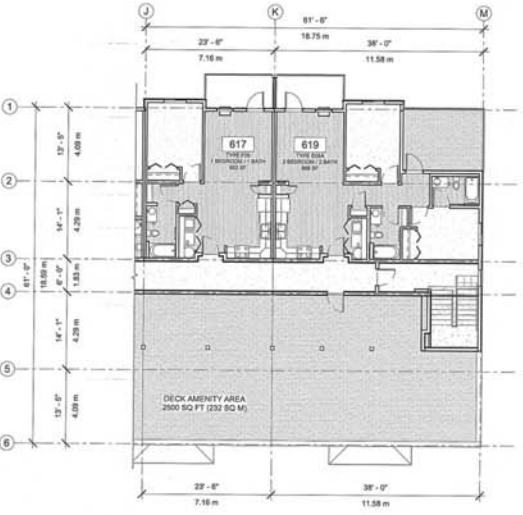
DRAWING TITLE:
 SIXTH FLOOR PLAN - BUILDING C

DRAWN BY: Author
 CHECKED BY: Checker
 DATE: 07/09/2020
 SCALE: 3/32" = 1'-0"
 DRAWING #: _____ REV #:



1 6TH FLOOR PLAN - BUILDING C - 1 OF 2
 Scale: 3/32" = 1'-0"

FLOOR AREA = 17770.92 SQ FT
 PLACE WATER SHUT OFF IN VISIBLE LOCATION IN UNITS
 LAUNDRY ROOM

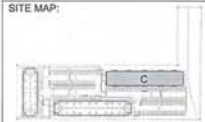


2 6TH FLOOR PLAN - BUILDING C - 2 OF 2
 Scale: 3/32" = 1'-0"

ISSUED FOR REZONING

A2.23
 C

07/09/2020 8:55:18 AM



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule		
No.	Description	Revision Date
A	CITY PRE-APP	03/06/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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PROJECT NAME:
GLENHART VIEWS

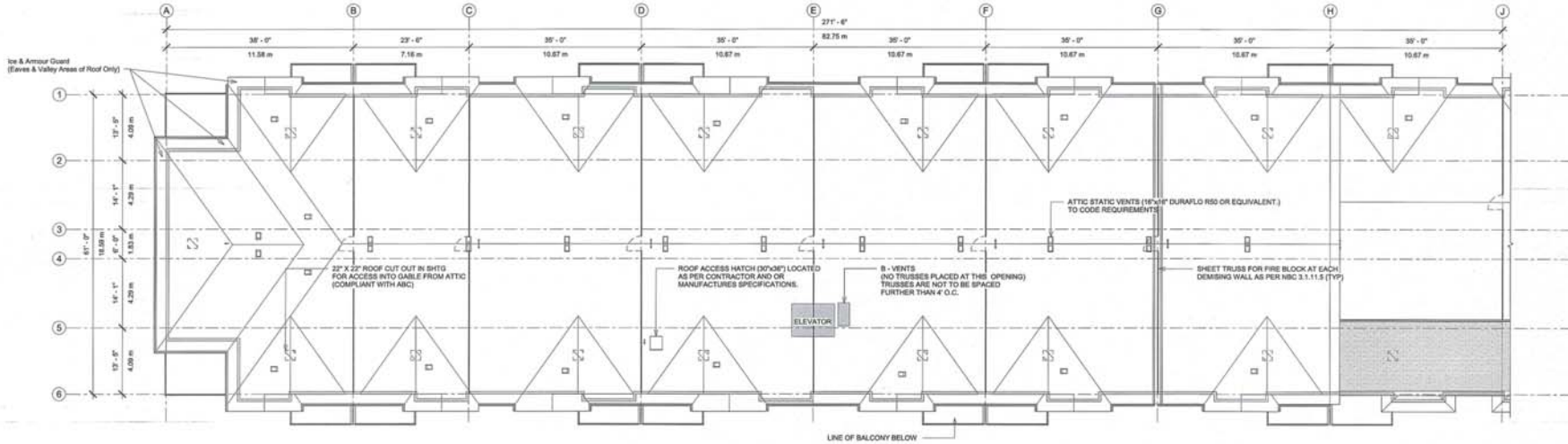
PROJECT NUMBER:
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ADDRESS:
801 RYAN ROAD
COURTENAY, BC

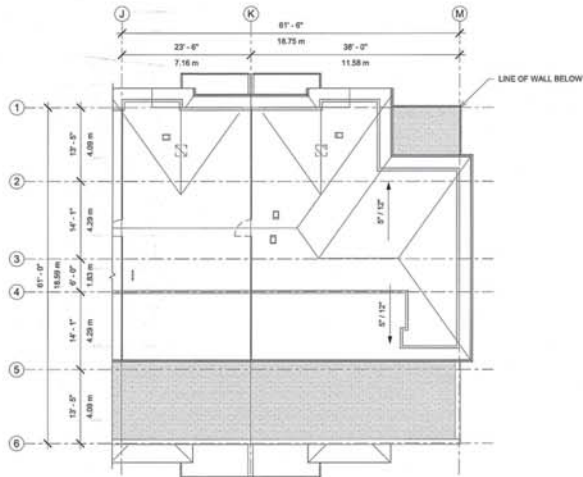
DRAWING TITLE:
ROOF PLAN - BUILDING C

DRAWN BY: Author
CHECKED BY: Checker
DATE: 07/09/2020
SCALE: 3/32" = 1'-0"
DRAWING #: **REV #:**

A2.24 C

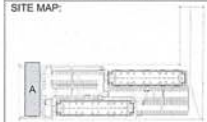


1 ROOF PLAN - BUILDING C - 1 OF 2
Scale: 3/32" = 1'-0"



2 ROOF PLAN - BUILDING C - 2 OF 2
Scale: 3/32" = 1'-0"

ISSUED FOR REZONING



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule		
No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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PROJECT NAME:
GLENHART VIEWS

PROJECT NUMBER:

ADDRESS:
801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:
ELEVATIONS 1 OF 2 - BUILDING A

DRAWN BY: PD
CHECKED BY: RF
DATE: 07/09/2020
SCALE: As indicated

DRAWING #:
A3.1



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

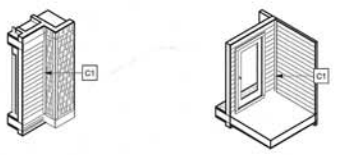


2 BACK ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR CLADDING PRODUCT			
CD	DESCRIPTION	COLOR	LOCATION
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM BALCONY WALLS
C2	12" CEMENT BOARD TRIM	ARTIC WHITE	BELLY BAND
C3	12" CEMENT BOARD TRIM	ARTIC WHITE	VERT. PARTITION WALL
C4	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3
C5	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6
C6	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3 BALCONY/PTAC
C7	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6 BALCONY / PTAC
C8	SHAKE - STRAIGHT EDGE	GRAY SLATE	BUMP OUT / BUILDING ENDS
C9	SHAKE - STRAIGHT EDGE	TRADITIONAL RED	BUMP OUT
C10	CULTURED STONE	EUCALYPTUS COUNTRY LEDGESTONE	FRONT CANOPES POSTS & BUILDING ENDS
C11	TIMBER COLUMN	-	-
C12	TIMBER BEAM	-	-
C13	12" CEMENT BOARD TRIM	STAINED	-

EXTERIOR METAL PRODUCT			
MD	DESCRIPTION	COLOR	LOCATION
M1	ALUMINUM DOWNSPOUTS	BLACK	-
M2	ALUMINUM GUTTER P-K STYLE	BLACK	REFER TO DETAIL 6M4.2
M3	ALUMINUM RAILING	BLACK	REFER TO DETAIL 6M4.3
M4	PREFINISHED FLAT COIL	WHITE	FASCIA BOARD
M5	4 PANEL CLASSIC SOFFIT	LINEN	REFER TO DETAIL 6M4.2
M6	WALL FLASHING	BLACK	-
M7	SHINGLE STEP FLASHING	BLACK	-
M8	ROOF EDGE FLASHING	BLACK	REFER TO DETAIL 6M4.2
M9	DRIP CAP FLASHING	WHITE	VARIOUS
M10	REVERSE DRIP FLASHING	WHITE	PLANK WINDOW TRIM
M11	PLASTIC VENT	BLACK	-
M12	GUTTER COIL FLASHING	-	-
M13	FOUNDATION TRANSITION F.	-	-

EXTERIOR ROOFING PRODUCT		
RD	DESCRIPTION	COLOR
R1	ROOFING SHINGLES - 30 YEAR LAMINATE	BLACK
R2	ATTIC STATIC VENT	-

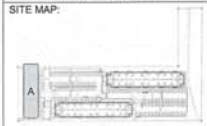


3 3d Iso - Inside Corner Bumpout
Scale:

4 3d Iso - Inside Deck Corner
Scale:

07/09/2020 8:43:34 AM

ISSUED FOR REZONING



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule		
No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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PROJECT NAME:
GLENHART VIEWS

PROJECT NUMBER:
-

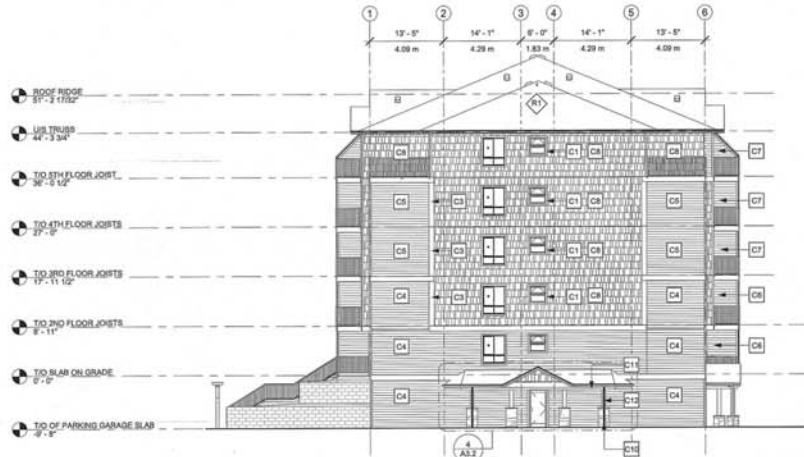
ADDRESS:
801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:
ELEVATIONS 2 OF 2 - BUILDING A

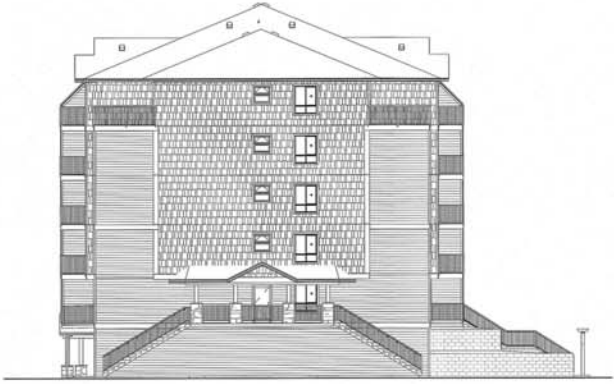
DRAWN BY: PD
CHECKED BY: RF
DATE: 07/09/2020
SCALE: As Indicated
DRAWING #:

REV #:
A3.2

ISSUED FOR REZONING



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



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



3 FRONT ENTRY ELEVATION
Scale: 1/4" = 1'-0"

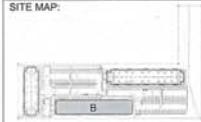


4 SIDE ENTRY ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR CLADDING PRODUCT			
CD	DESCRIPTION	COLOR	LOCATION
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM
C2	12" CEMENT BOARD TRIM	ARTIC WHITE	BELLY BAND
C3	12" CEMENT BOARD TRIM	ARTIC WHITE	VERT. PARTITION WALL
C4	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1-3
C5	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4-6
C6	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1-3 BALCONY/PTAC
C7	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4-6 BALCONY/PTAC
C8	SHAKE - STRAIGHT EDGE	GRAY SLATE	BUMP OUT / BUILDING ENDS
C9	SHAKE - STRAIGHT EDGE	TRADITIONAL RED	BUMP OUT
C10	CULTURED STONE	EUCALYPTUS COUNTRY LEDGESTONE	FRONT CANOPES PORTS & BUILDING ENDS
C11	TIMBER COLUMN	-	-
C12	TIMBER BEAM	-	-
C13	12" CEMENT BOARD TRIM	STAINED	-

EXTERIOR METAL PRODUCT			
MD	DESCRIPTION	COLOR	LOCATION
M1	ALUMINUM DOWNSPOUTS	BLACK	-
M2	ALUMINUM GUTTER	BLACK	REFER TO DETAIL 60A.3
M3	ALUMINUM RAILING	BLACK	REFER TO DETAIL 60A.3
M4	PREFINISHED FLAT COIL	WHITE	FASCIA BOARD
M5	4 PANEL CLASSIC SOFFIT	LINEN	REFER TO DETAIL 60A.2
M6	WALL FLASHING	BLACK	-
M7	SHINGLE STEP FLASHING	BLACK	-
M8	ROOF EDGE FLASHING	BLACK	REFER TO DETAIL 60A.2
M9	DRIP CAP FLASHING	WHITE	VARIOUS
M10	REVERSE DRIP FLASHING	WHITE	PLANK WINDOW TRIM
M11	PLASTIC VENT	BLACK	-
M12	GUTTER COIL FLASHING	-	-
M13	FOUNDATION TRANSITION F.	-	-

EXTERIOR ROOFING PRODUCT		
RD	DESCRIPTION	COLOR
R1	ROOFING SHINGLES - 30 YEAR LAMNATE	BLACK
R2	ATTIC STATIC VENT	-



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE-APP	03/09/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



TRACE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD. WITHOUT DELAY, FOR CLARIFICATION AND/OR CORRECTION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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PROJECT NAME:
GLENHART VIEWS

PROJECT NUMBER:
-

ADDRESS:
801 RYAN ROAD
COURTENAY, BC

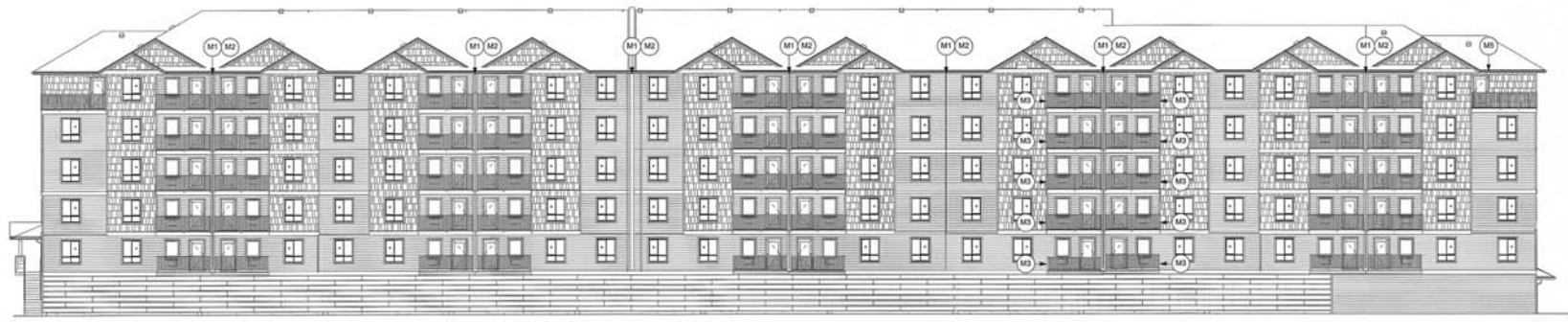
DRAWING TITLE:
ELEVATIONS 1 OF 2 - BUILDING B

DRAWN BY: PD
CHECKED BY: RF
DATE: 07/09/2020
SCALE: As indicated

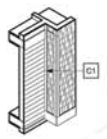
DRAWING # **A3.3** REV # **C**



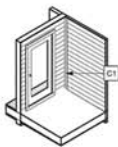
1 FRONT ELEVATION
Scale: 1 : 150



2 BACK ELEVATION
Scale: 1 : 150



3 3d Iso - Inside Corner Bumpout
Scale:



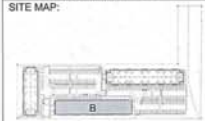
4 3d Iso - Inside Deck Corner
Scale:

EXTERIOR CLADDING PRODUCT			
CD	DESCRIPTION	COLOR	LOCATION
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM
C2	12" CEMENT BOARD TRIM	ARTIC WHITE	BELLY BAND
C3	12" CEMENT BOARD TRIM	ARTIC WHITE	VERT. PARTITION WALL
C4	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3
C5	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6
C6	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3 BALCONY/PTAC
C7	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6 BALCONY / PTAC
C8	SHAKE - STRAIGHT EDGE	GRAY SLATE	BUMP OUT / BUILDING ENDS
C9	SHAKE - STRAIGHT EDGE	TRADITIONAL RED	BUMP OUT
C10	CULTURED STONE	EUCALYPTUS COUNTRY LEDGESTONE	FRONT CANOPIES POSTS & BUILDING ENDS
C11	TIMBER COLUMN	-	-
C12	TIMBER BEAM	-	-
C13	12" CEMENT BOARD TRIM	STAINED	-

EXTERIOR METAL PRODUCT			
MD	DESCRIPTION	COLOR	LOCATION
M1	ALUMINUM DOWNSPOUTS	BLACK	-
M2	ALUMINUM GUTTER 5"K STYLE	BLACK	REFER TO DETAIL B14.2
M3	ALUMINUM RAILING	BLACK	REFER TO DETAIL B14.3
M4	PREFINISHED FLAT COE.	WHITE	FASCIA BOARD
M5	4 PANEL CLASSIC BOFIT	LINEN	REFER TO DETAIL B14.2
M6	WALL FLASHING	BLACK	-
M7	SHINGLE STEP FLASHING	BLACK	-
M8	ROOF EDGE FLASHING	BLACK	REFER TO DETAIL B14.2
M9	DRP CAP FLASHING	WHITE	VARIOUS
M10	REVERSE DRP FLASHING	WHITE	PLANK WINDOW TRIM
M11	PLASTIC VENT	BLACK	-
M12	GUTTER COIL FLASHING	-	-
M13	FOUNDATION TRANSITION F.	-	-

EXTERIOR ROOFING PRODUCT			
RD	DESCRIPTION	COLOR	LOCATION
R1	ROOFING SHINGLES - 30 YEAR LAMINATE	BLACK	-
R2	ATTIC STATIC VENT	-	-

ISSUED FOR REZONING



PROJECT STATUS:
ISSUED FOR REZONING

No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020



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PROJECT NAME:
GLENHART VIEWS

PROJECT NUMBER:
-

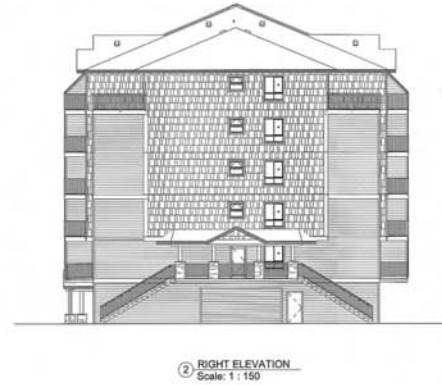
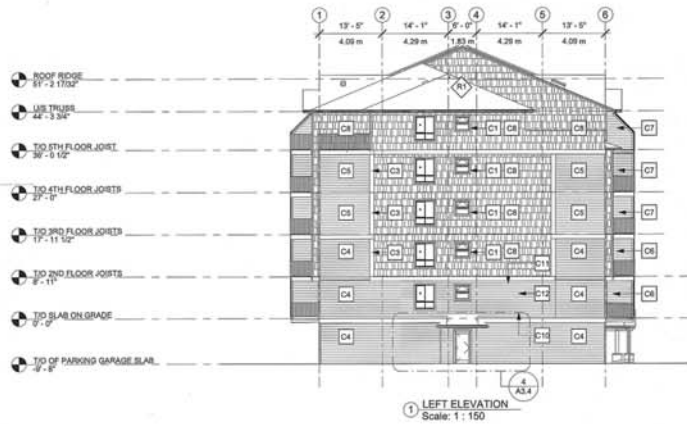
ADDRESS:
801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:
ELEVATIONS 2 OF 2 - BUILDING B

DRAWN BY: PD
CHECKED BY: RF
DATE: 07/09/2020
SCALE: As Indicated

DRAWING #:
A3.4

REV #:
C

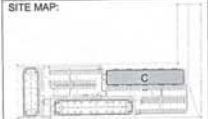


EXTERIOR CLADDING PRODUCT			
CD	DESCRIPTION	COLOR	LOCATION
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM
C2	12" CEMENT BOARD TRIM	ARTIC WHITE	BALCONY WALLS
C3	12" CEMENT BOARD TRIM	ARTIC WHITE	BELLY BAND
C4	12" CEMENT BOARD TRIM	ARTIC WHITE	VERT. PARTITION WALL
C5	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3
C6	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6
C7	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3 BALCONY/PTAC
C8	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6 BALCONY / PTAC
C9	SHAKE - STRAIGHT EDGE	GRAY SLATE	BUMP OUT / BUILDING ENDS
C10	SHAKE - STRAIGHT EDGE	TRADITIONAL RED	BUMP OUT
C11	CULTURED STONE	EUCALYPTUS COUNTRY	LEGGESTONE
C12	TIMBER COLLUMN	-	FRONT GANTRIES POSTS & BUILDING ENDS
C13	TIMBER BEAM	-	-
C14	12" CEMENT BOARD TRIM	STAINED	-

EXTERIOR METAL PRODUCT			
MD	DESCRIPTION	COLOR	LOCATION
M1	ALUMINUM DOWNSPOUTS	BLACK	-
M2	ALUMINUM GUTTER	BLACK	REFER TO DETAIL 6/A.2
M3	ALUMINUM RAILING	BLACK	REFER TO DETAIL 6/A.3
M4	PREFINISHED FLAT COIL	WHITE	FASCIA BOARD
M5	4 PANEL CLASSIC SOFFIT	LINEN	REFER TO DETAIL 6/A.2
M6	WALL FLASHING	BLACK	-
M7	SHINGLE STEP FLASHING	BLACK	-
M8	ROOF EDGE FLASHING	BLACK	REFER TO DETAIL 6/A.2
M9	DRIP CAP FLASHING	WHITE	VARIOUS
M10	REVERSE DRIP FLASHING	WHITE	PLANK WINDOW TRIM
M11	PLASTIC VENT	BLACK	-
M12	GUTTER COIL FLASHING	-	-
M13	FOUNDATION TRANSITION F.	-	-

EXTERIOR ROOFING PRODUCT		
RD	DESCRIPTION	COLOR
R1	ROOFING SHINGLES - 30 YEAR LAMINATE	BLACK
R2	ATTIC STATIC VENT	-

ISSUED FOR REZONING



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule		
No.	Description	Revision Date
A	CITY PRE-APP	03/22/2020
B	ISSUED FOR VENDOR APP.	06/22/2020
C	ISSUED FOR REZONING	07/09/2020



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PROJECT NAME:
GLENHART VIEWS

PROJECT NUMBER:
-

ADDRESS:
801 RYAN ROAD
COURTENAY, BC

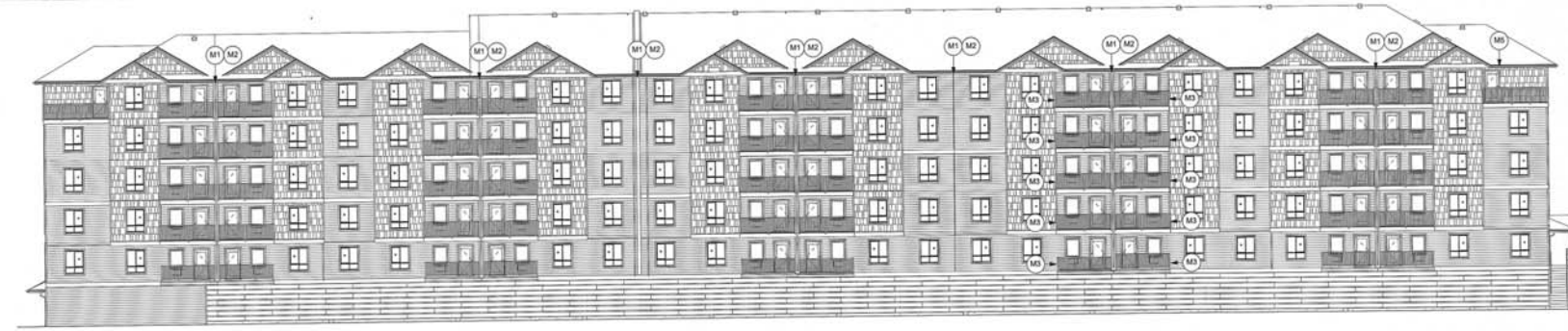
DRAWING TITLE:
ELEVATIONS 1 OF 2 - BUILDING C

DRAWN BY: PD
CHECKED BY: RF
DATE: 07/09/2020
SCALE: As Indicated

DRAWING #: **A3.5** REV #: **C**



1 FRONT ELEVATION
Scale: 1 : 150

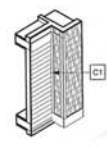


2 BACK ELEVATION
Scale: 1 : 150

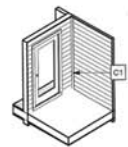
EXTERIOR CLADDING PRODUCT			
CD	DESCRIPTION	COLOR	LOCATION
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM
C2	12" CEMENT BOARD TRIM	ARTIC WHITE	BELLY BAND
C3	12" CEMENT BOARD TRIM	ARTIC WHITE	VERT. PARTITION WALL
C4	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3
C5	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6
C6	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3 BALCONY/PTAC
C7	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6 BALCONY / PTAC
C8	SHAKE - STRAIGHT EDGE	GRAY SLATE	BUMP OUT / BUILDING ENDS
C9	SHAKE - STRAIGHT EDGE	TRADITIONAL RED	BUMP OUT
C10	CULTURED STONE	EUCALYPTUS COUNTRY LEDGESTONE	FRONT CANOPES POSTS & BUILDING ENDS
C11	TIMBER COLUMN	-	-
C12	TIMBER BEAM	-	-
C13	12" CEMENT BOARD TRIM	STAINED	-

EXTERIOR METAL PRODUCT			
MD	DESCRIPTION	COLOR	LOCATION
M1	ALUMINUM DOWNSPOUTS	BLACK	-
M2	ALUMINUM GUTTER	BLACK	REFER TO DETAIL 614.2
M3	ALUMINUM RAILING	BLACK	REFER TO DETAIL 614.3
M4	PREFINISHED FLAT COIL	WHITE	FASCIA BOARD
M5	4 PANEL CLASSIC SOFFIT	LINEN	REFER TO DETAIL 614.2
M6	WALL FLASHING	BLACK	-
M7	SHINGLE STEP FLASHING	BLACK	-
M8	ROOF EDGE FLASHING	BLACK	REFER TO DETAIL 614.2
M9	DRIP CAP FLASHING	WHITE	VARIOUS
M10	REVERSE DRIP FLASHING	WHITE	PLANK WINDOW TRIM
M11	PLASTIC VENT	BLACK	-
M12	GUTTER COIL FLASHING	-	-
M13	FOUNDATION TRANSITION F.	-	-

EXTERIOR ROOFING PRODUCT		
RD	DESCRIPTION	COLOR
R1	ROOFING SHINGLES - 30 YEAR LAMINATE	BLACK
R2	ATTIC STATIC VENT	-

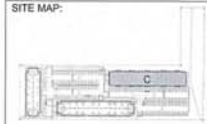


3 3d Iso - Inside Corner Bumpout
Scale:



4 3d Iso - Inside Deck Corner
Scale:

ISSUED FOR REZONING



PROJECT STATUS:
 ISSUED FOR REZONING

Revision Schedule		
No.	Description	Revision Date
A	CITY PRE-APP	03/03/2020
B	ISSUED FOR VENDOR APP.	06/09/2020
C	ISSUED FOR REZONING	07/09/2020

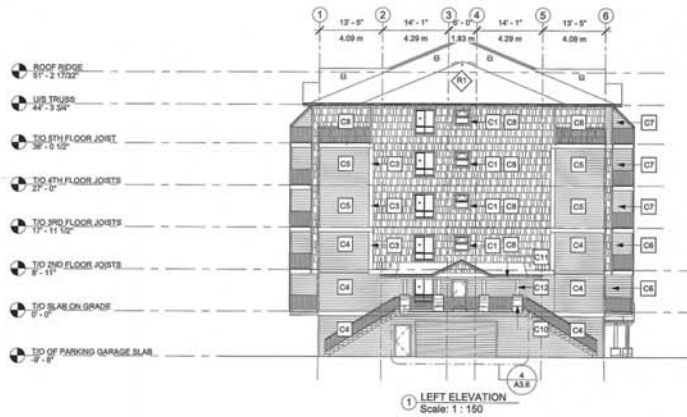


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1 LEFT ELEVATION
 Scale: 1:150



2 RIGHT ELEVATION
 Scale: 1:150



3 FRONT ENTRY ELEVATION
 Scale: 1/4" = 1'-0"



4 SIDE ENTRY ELEVATION
 Scale: 1/4" = 1'-0"

EXTERIOR CLADDING PRODUCT			
CD	DESCRIPTION	COLOR	LOCATION
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM BALKONY WALLS
C2	12" CEMENT BOARD TRIM	ARTIC WHITE	BELLY BAND
C3	12" CEMENT BOARD TRIM	ARTIC WHITE	VERT. PARTITION WALL
C4	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3
C5	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6
C6	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3 BALKONY/PTAC
C7	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6 BALKONY / PTAC
C8	SHAKE - STRAIGHT EDGE	GRAY SLATE	BUMP OUT / BUILDING ENDS
C9	SHAKE - STRAIGHT EDGE	TRADITIONAL RED	BUMP OUT
C10	CULTURED STONE	EUCALYPTUS COUNTRY LEDGESTONE	FRONT CANOPES POSTS & BUILDING ENDS
C11	TIMBER COLUMN	-	-
C12	TIMBER BEAM	-	-
C13	12" CEMENT BOARD TRIM	STAINED	-

EXTERIOR METAL PRODUCT			
MD	DESCRIPTION	COLOR	LOCATION
M1	ALUMINUM DOWNSPOUTE	BLACK	-
M2	ALUMINUM GUTTER 5" K STYLE	BLACK	REFER TO DETAIL 6A4.2
M3	ALUMINUM RAILING	BLACK	REFER TO DETAIL 6A4.3
M4	PREFINISHED FLAT COIL	WHITE	FASCIA BOARD
M5	4 PANEL CLASSIC SOFFIT	LINDEN	REFER TO DETAIL 6A4.2
M6	WALL FLASHING	BLACK	-
M7	SHINGLE STEP FLASHING	BLACK	-
M8	ROOF EDGE FLASHING	BLACK	REFER TO DETAIL 6A4.2
M9	DRIP CAP FLASHING	WHITE	VARIOUS
M10	REVERSE DRIP FLASHING	WHITE	PLANK WINDOW TRIM
M11	PLASTIC VENT	BLACK	-
M12	GUTTER COIL FLASHING	-	-
M13	FOUNDATION TRANSITION F.	-	-

EXTERIOR ROOFING PRODUCT		
RD	DESCRIPTION	COLOR
R1	ROOFING SHINGLES - 30-YEAR LAMINATE	BLACK
R2	ATTIC STATIC VENT	-

PROJECT NAME:
 GLENHART VIEWS

PROJECT NUMBER:
 -

ADDRESS:
 801 RYAN ROAD
 COURTENAY, BC

DRAWING TITLE:
 ELEVATIONS 2 OF 2 - BUILDING C

DRAWN BY: PD
 CHECKED BY: RF
 DATE: 07/09/2020
 SCALE: As Indicated
 DRAWING #: REV #:

ISSUED FOR REZONING

A3.6



SITE MAP:



PROJECT STATUS:

ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE APP	03/05/2020
B	ISSUED FOR VENDOR APP.	06/09/2020
C	ISSUED FOR REZONING	07/09/2020

SEAL: ABELARCHITECTURE



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PROJECT NAME:

GLENHART VIEWS

PROJECT NUMBER:

-

ADDRESS:

801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:

COLOUR ELEVATIONS 1 OF 2 -
BUILDING A

DRAWN BY: Author

CHECKED BY: Checker

DATE: 07/09/2020

SCALE: As indicated

DRAWING #:

A3.7

REV #:

C



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



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

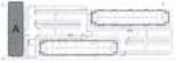
EXTERIOR CLADDING PRODUCT			
CP	DESCRIPTION	COLOR	LOCATION
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM BALCONY WALLS
C2	12" CEMENT BOARD TRIM	ARTIC WHITE	BELLY BAND
C3	12" CEMENT BOARD TRIM	ARTIC WHITE	VERT. PARTITION WALL
C4	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3
C5	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6
C6	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3 BALCONY/PTAC
C7	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6 BALCONY / PTAC
C8	SHAKE - STRAIGHT EDGE	GRAY SLATE	BUMP OUT / BUILDING ENDS
C9	SHAKE - STRAIGHT EDGE	TRADITIONAL RED	BUMP OUT
C10	CULTURED STONE	EUCALYPTUS COUNTRY LEDGESTONE	FRONT CANOPIES POSTS & BUILDING ENDS
C11	TIMBER COLUMN	-	-
C12	TIMBER BEAM	-	-
C13	12" CEMENT BOARD TRIM	STAINED	-

EXTERIOR METAL PRODUCT			
MP	DESCRIPTION	COLOR	LOCATION
M1	ALUMINUM DOWNSPOUTS	BLACK	-
M2	ALUMINUM GUTTER 5" K STYLE	BLACK	REFER TO DETAIL 6/A4.2
M3	ALUMINUM RAILING	BLACK	REFER TO DETAIL 6/A4.3
M4	PREFINISHED FLAT COIL	WHITE	FASCIA BOARD
M5	4 PANEL CLASSIC SOFFIT	LINEV	REFER TO DETAIL 6/A4.2
M6	WALL FLASHING	BLACK	-
M7	SHINGLE STEP FLASHING	BLACK	-
M8	ROOF EDGE FLASHING	BLACK	REFER TO DETAIL 6/A4.2
M9	DRIP CAP FLASHING	WHITE	VARIOUS
M10	REVERSE DRIP FLASHING	WHITE	PLANK WINDOW TRIM
M11	PLASTIC VENT	BLACK	-
M12	GUTTER COIL FLASHING	-	-
M13	FOUNDATION TRANSITION F.	-	-

EXTERIOR ROOFING PRODUCT		
RP	DESCRIPTION	COLOR
R1	ROOFING SHINGLES - 30 YEAR LAMINATE	BLACK
R2	ATTIC STATIC VENT	-

ISSUED FOR REZONING

SITE MAP:



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020

SEAL: ABELARCHITECTURE



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PROJECT NAME:

GLENHART VIEWS

PROJECT NUMBER:

ADDRESS:

801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:

COLOUR ELEVATIONS 2 OF 2 -
BUILDING A

DRAWN BY: Author

CHECKED BY: Checker

DATE: 07/09/2020

SCALE: As indicated

DRAWING #: A3.8

REV #:

C

ISSUED FOR REZONING



EXTERIOR CLADDING PRODUCT			
CD	DESCRIPTION	COLOR	LOCATION
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM BALCONY WALLS
C2	12" CEMENT BOARD TRIM	ARTIC WHITE	BELLY BAND
C3	12" CEMENT BOARD TRIM	ARTIC WHITE	VERT. PARTITION WALL
C4	PLANK - CEDARMLL	DEEP OCEAN	LEVEL 1 - 3
C5	PLANK - CEDARMLL	BOOTHBAY BLUE	LEVEL 4 - 6
C6	PLANK - CEDARMLL	DEEP OCEAN	LEVEL 1 - 3 BALCONY/PFAC
C7	PLANK - CEDARMLL	BOOTHBAY BLUE	LEVEL 4 - 6 BALCONY / PFAC
C8	SHAKE - STRAIGHT EDGE	GRAY SLATE	BUMP OUT / BUILDING ENDS
C9	SHAKE - STRAIGHT EDGE	TRADITIONAL RED	BUMP OUT
C10	CULTURED STONE	EUCALYPTUS COUNTRY LEDGESTONE	FRONT CANOPES POSTS & BUILDING ENDS
C11	TIMBER COLUMN	-	-
C12	TIMBER BEAM	-	-
C13	12" CEMENT BOARD TRIM	STAINED	-

EXTERIOR METAL PRODUCT			
MD	DESCRIPTION	COLOR	LOCATION
M1	ALUMINUM DOWNSPOUTS	BLACK	-
M2	ALUMINUM GUTTER 9" K STYLE	BLACK	REFER TO DETAIL 61A.2
M3	ALUMINUM RAILING	BLACK	REFER TO DETAIL 61A.3
M4	PREFINISHED FLAT COIL	WHITE	FASCIA BOARD
M5	4 PANEL CLASSIC SOFFIT	LINEN	REFER TO DETAIL 61A.2
M6	WALL FLASHING	BLACK	-
M7	SHINGLE STEP FLASHING	BLACK	-
M8	ROOF EDGE FLASHING	BLACK	REFER TO DETAIL 61A.2
M9	DRIP CAP FLASHING	WHITE	VARIOUS
M10	REVERSE DRIP FLASHING	WHITE	PLANK WINDOW TRIM
M11	PLASTIC VENT	BLACK	-
M12	GUTTER COIL FLASHING	-	-
M13	FOUNDATION TRANSITION F.	-	-

EXTERIOR ROOFING PRODUCT		
RD	DESCRIPTION	COLOR
R1	ROOFING SHINGLES - 30 YEAR LAMINATE	BLACK
R2	ATTIC STATIC VENT	-

SITE MAP:



PROJECT STATUS:

ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE-APP	2/10/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020

SEAL: **ABEL ARCHITECTURE**
Landscape Architectural Services Ltd.



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PROJECT NAME:

GLENHART VIEWS

PROJECT NUMBER:

-

ADDRESS:

801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:

COLOUR ELEVATIONS 1 OF 2 -
BUILDING B

DRAWN BY: Author

CHECKED BY: Checker

DATE: 07/09/2020

SCALE: As indicated

DRAWING #: A3.9

REV #:

C



1 COLOUR - FRONT ELEVATION
Scale: 1:150



2 COLOUR - BACK ELEVATION
Scale: 1:150

EXTERIOR CLADDING PRODUCT			
CD	DESCRIPTION	COLOR	LOCATION
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM
C2	12" CEMENT BOARD TRIM	ARTIC WHITE	BELLY BAND
C3	12" CEMENT BOARD TRIM	ARTIC WHITE	VERT. PARTITION WALL
C4	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3
C5	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 8
C6	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3 BALCONY/PTAC
C7	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 8 BALCONY / PTAC
C8	SHAKE - STRAIGHT EDGE	GRAY SLATE	BUMP OUT / BUILDING ENDS
C9	SHAKE - STRAIGHT EDGE	TRADITIONAL RED	BUMP OUT
C10	CULTURED STONE	EUCALYPTUS COUNTRY LEDGESTONE	FRONT CANOPIES POSTS & BUILDING ENDS
C11	TIMBER COLUMN	-	-
C12	TIMBER BEAM	-	-
C13	12" CEMENT BOARD TRIM	STAINED	-

EXTERIOR METAL PRODUCT			
MD	DESCRIPTION	COLOR	LOCATION
M1	ALUMINUM DOWNSPOUTS	BLACK	-
M2	ALUMINUM GUTTER 5" K STYLE	BLACK	REFER TO DETAIL 604.2
M3	ALUMINUM RAILING	BLACK	REFER TO DETAIL 604.3
M4	PREFINISHED FLAT COIL	WHITE	FASCIA BOARD
M5	4 PANEL CLASSIC SOFFIT	LINEIN	REFER TO DETAIL 604.2
M6	WALL FLASHING	BLACK	-
M7	SHINGLE STEP FLASHING	BLACK	-
M8	ROOF EDGE FLASHING	BLACK	REFER TO DETAIL 604.2
M9	DRIP CAP FLASHING	WHITE	VARIOUS
M10	REVERSE DRIP FLASHING	WHITE	FLANK WINDOW TRIM
M11	PLASTIC VENT	BLACK	-
M12	GUTTER COIL FLASHING	-	-
M13	FOUNDATION TRANSITION F.	-	-

EXTERIOR ROOFING PRODUCT		
RD	DESCRIPTION	COLOR
R1	ROOFING SHINGLES - 30 YEAR LAMINATE	BLACK
R2	ATTIC STATIC VENT	-

ISSUED FOR REZONING

SITE MAP:



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE APP	03/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020

SEAL: ABLEARCHITECTURE
THOMAS C. ABLE - ARCHITECT REG. 1 68 880 088



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PROJECT NAME:

GLENHART VIEWS

PROJECT NUMBER:

-

ADDRESS:

801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:

COLOUR ELEVATIONS 2 OF 2 -
BUILDING B

DRAWN BY: Author

CHECKED BY: Checker

DATE: 07/09/2020

SCALE: As Indicated

DRAWING #: REV #:

A3.10

C

ISSUED FOR REZONING



1 COLOUR - LEFT ELEVATION
Scale: 1 : 150



2 COLOUR - RIGHT ELEVATION
Scale: 1 : 150

EXTERIOR CLADDING PRODUCT			
CD	DESCRIPTION	COLOR	LOCATION
CD1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM BALCONY WALLS
CD2	12" CEMENT BOARD TRIM	ARTIC WHITE	BELLY BAND
CD3	12" CEMENT BOARD TRIM	ARTIC WHITE	VERT. PARTITION WALL
CD4	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3
CD5	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6
CD6	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3 BALCONY/PTAC
CD7	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6 BALCONY / PTAC
CD8	SHAKE - STRAIGHT EDGE	GRAY SLATE	BUMP OUT / BUILDING ENDS
CD9	SHAKE - STRAIGHT EDGE	TRADITIONAL RED	BUMP OUT
CD10	CULTURED STONE	EUCALYPTUS COUNTRY LEDGESTONE	FRONT CANOPIES POSTS & BUILDING ENDS
CD11	TIMBER COLUMN	-	-
CD12	TIMBER BEAM	-	-
CD13	12" CEMENT BOARD TRIM	STAINED	-

EXTERIOR METAL PRODUCT			
MD	DESCRIPTION	COLOR	LOCATION
MD1	ALUMINUM DOWNSPOUTS	BLACK	-
MD2	ALUMINUM GUTTER 5" K STYLE	BLACK	REFER TO DETAIL 6A4.2
MD3	ALUMINUM RAILING	BLACK	REFER TO DETAIL 6A4.3
MD4	PREFINISHED FLAT COIL	WHITE	FASCIA BOARD
MD5	4 PANEL CLASSIC SOFFIT	LINEN	REFER TO DETAIL 6A4.2
MD6	WALL FLASHING	BLACK	-
MD7	SHINGLE STEP FLASHING	BLACK	-
MD8	ROOF EDGE FLASHING	BLACK	REFER TO DETAIL 6A4.2
MD9	DRIP CAP FLASHING	WHITE	VARIOUS
MD10	REVERSE DRIP FLASHING	WHITE	FLANK WINDOW TRIM
MD11	PLASTIC VENT	BLACK	-
MD12	GUTTER COIL FLASHING	-	-
MD13	FOUNDATION TRANSITION F.	-	-

EXTERIOR ROOFING PRODUCT		
RD	DESCRIPTION	COLOR
RD1	ROOFING SHINGLES - 30 YEAR LAMINATE	BLACK
RD2	ATTIC STATIC VENT	-

SITE MAP:



PROJECT STATUS:

ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE APP	05/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020

SEAL: ABELARCHITECTURE
TRAVIS C. ABEL ARCHITECT INC. 118-1188-BC-1000



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1 COLOUR - FRONT ELEVATION
Scale: 1:150



2 COLOUR - BACK ELEVATION
Scale: 1:150

EXTERIOR CLADDING PRODUCT			
CD	DESCRIPTION	COLOR	LOCATION
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM
C2	12" CEMENT BOARD TRIM	ARTIC WHITE	BALCONY WALLS
C3	12" CEMENT BOARD TRIM	ARTIC WHITE	VERT. PARTITION WALL
C4	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3
C5	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6
C6	PLANK - CEDARMILL	DEEP OCEAN	LEVEL 1 - 3 BALCONY/PTAC
C7	PLANK - CEDARMILL	BOOTHBAY BLUE	LEVEL 4 - 6 BALCONY / PTAC
C8	SHAKE - STRAIGHT EDGE	GRAY SLATE	BUMP OUT / BUILDING ENDS
C9	SHAKE - STRAIGHT EDGE	TRADITIONAL RED	BUMP OUT
C10	CULTURED STONE	EUCALYPTUS COUNTRY LEDGESTONE	FRONT CANOPIES POSTS & BUILDING ENDS
C11	TIMBER COLUMN	-	-
C12	TIMBER BEAM	-	-
C13	12" CEMENT BOARD TRIM	STAINED	-

EXTERIOR METAL PRODUCT			
MD	DESCRIPTION	COLOR	LOCATION
M1	ALUMINUM DOWNSPOUTS	BLACK	-
M2	ALUMINUM GUTTER 5" K STYLE	BLACK	REFER TO DETAIL 6/A4.2
M3	ALUMINUM RAILING	BLACK	REFER TO DETAIL 6/A4.3
M4	PREFINISHED FLAT COIL	WHITE	FASCIA BOARD
M5	4 PANEL CLASSIC SOFFIT	LINEN	REFER TO DETAIL 6/A4.2
M6	WALL FLASHING	BLACK	-
M7	SHINGLE STEP FLASHING	BLACK	-
M8	ROOF EDGE FLASHING	BLACK	REFER TO DETAIL 6/A4.2
M9	DRIP CAP FLASHING	WHITE	VARIOUS
M10	REVERSE DRIP FLASHING	WHITE	PLANK WINDOW TRIM
M11	PLASTIC VENT	BLACK	-
M12	GUTTER COIL FLASHING	-	-
M13	FOUNDATION TRANSITION F.	-	-

EXTERIOR ROOFING PRODUCT		
RD	DESCRIPTION	COLOR
R1	ROOFING SHINGLES - 30 YEAR LAMINATE	BLACK
R2	ATTIC STATIC VENT	-

ISSUED FOR REZONING

PROJECT NAME:

GLENHART VIEWS

PROJECT NUMBER:

-

ADDRESS:

801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:

COLOUR ELEVATIONS 1 OF 2 -
BUILDING C

DRAWN BY: Author

CHECKED BY: Checker

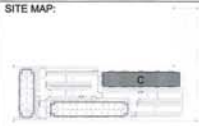
DATE: 07/09/2020

SCALE: As indicated

DRAWING #: REV #:

A3.11

C



PROJECT STATUS:
ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE-APP	02/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020

SEAL: **ABELARCHITECTURE**
TRAVIS C. ABEL, ARCHITECT AIBC, C. 866-99-0888



TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD. WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:
GLENHART VIEWS

PROJECT NUMBER:
-

ADDRESS:
801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:
COLOUR ELEVATIONS 2 OF 2 -
BUILDING C

DRAWN BY: Author
CHECKED BY: Checker
DATE: 07/09/2020
SCALE: As Indicated
DRAWING #: REV #:

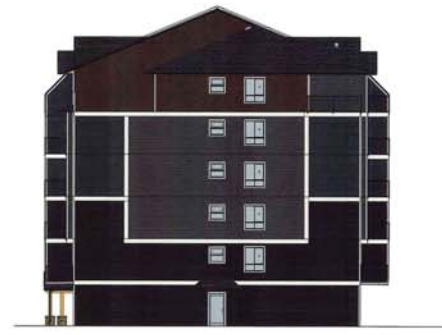
A3.12



ISSUED FOR REZONING



① COLOUR - LEFT ELEVATION
Scale: 1 : 150



② COLOUR - RIGHT ELEVATION
Scale: 1 : 150

EXTERIOR CLADDING PRODUCT			
CD	DESCRIPTION	COLOR	LOCATION
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM BALCONY WALLS
C2	1/2" CEMENT BOARD TRIM	ARTIC WHITE	BELLY BAND
C3	1/2" CEMENT BOARD TRIM	ARTIC WHITE	VERT. PARTITION WALL
C4	PLANK - CEDAR MILL	DEEP OCEAN	LEVEL 1 - 3
C5	PLANK - CEDAR MILL	BOOTHBAY BLUE	LEVEL 4 - 6
C7	PLANK - CEDAR MILL	DEEP OCEAN	LEVEL 1 - 3 BALCONY / PTAC
C8	PLANK - CEDAR MILL	BOOTHBAY BLUE	LEVEL 4 - 6 BALCONY / PTAC
C9	SHAKE - STRAIGHT EDGE	GRAY SLATE	BUMP OUT / BUILDING ENDS
C10	SHAKE - STRAIGHT EDGE	TRADITIONAL RED	BUMP OUT
C11	CULTURED STONE	ELCAMPUR COUNTRY LEDGESTONE	FRONT CANOPES POSTS & BUILDING ENDS
C12	TIMBER COLUMN	-	-
C13	TIMBER BEAM	-	-
C14	1/2" CEMENT BOARD TRIM	STAINED	-

EXTERIOR METAL PRODUCT			
MD	DESCRIPTION	COLOR	LOCATION
M1	ALUMINUM DOWNSPOUTS	BLACK	-
M2	ALUMINUM GUTTER 8" K STYLE	BLACK	REFER TO DETAL 60A.2
M3	ALUMINUM RAILING	BLACK	REFER TO DETAL 60A.3
M4	PREFINISHED FLAT COIL	WHITE	FASCIA BOARD
M5	4 PANEL CLASSIC SOFFIT	LINEN	REFER TO DETAL 60A.2
M6	WALL FLASHING	BLACK	-
M7	SHINGLE STEP FLASHING	BLACK	-
M8	ROOF EDGE FLASHING	BLACK	REFER TO DETAL 60A.2
M9	DRP CAP FLASHING	WHITE	VARIOUS
M10	REVERSE DRP FLASHING	WHITE	PLANK WINDOW TRIM
M11	PLASTIC VENT	BLACK	-
M12	GUTTER COIL FLASHING	-	-
M13	FOUNDATION TRANSITION F.	-	-

EXTERIOR ROOFING PRODUCT		
RD	DESCRIPTION	COLOR
R1	ROOFING SHINGLES - 30 YEAR LAMINATE	BLACK
R2	ATTIC STATIC VENT	-