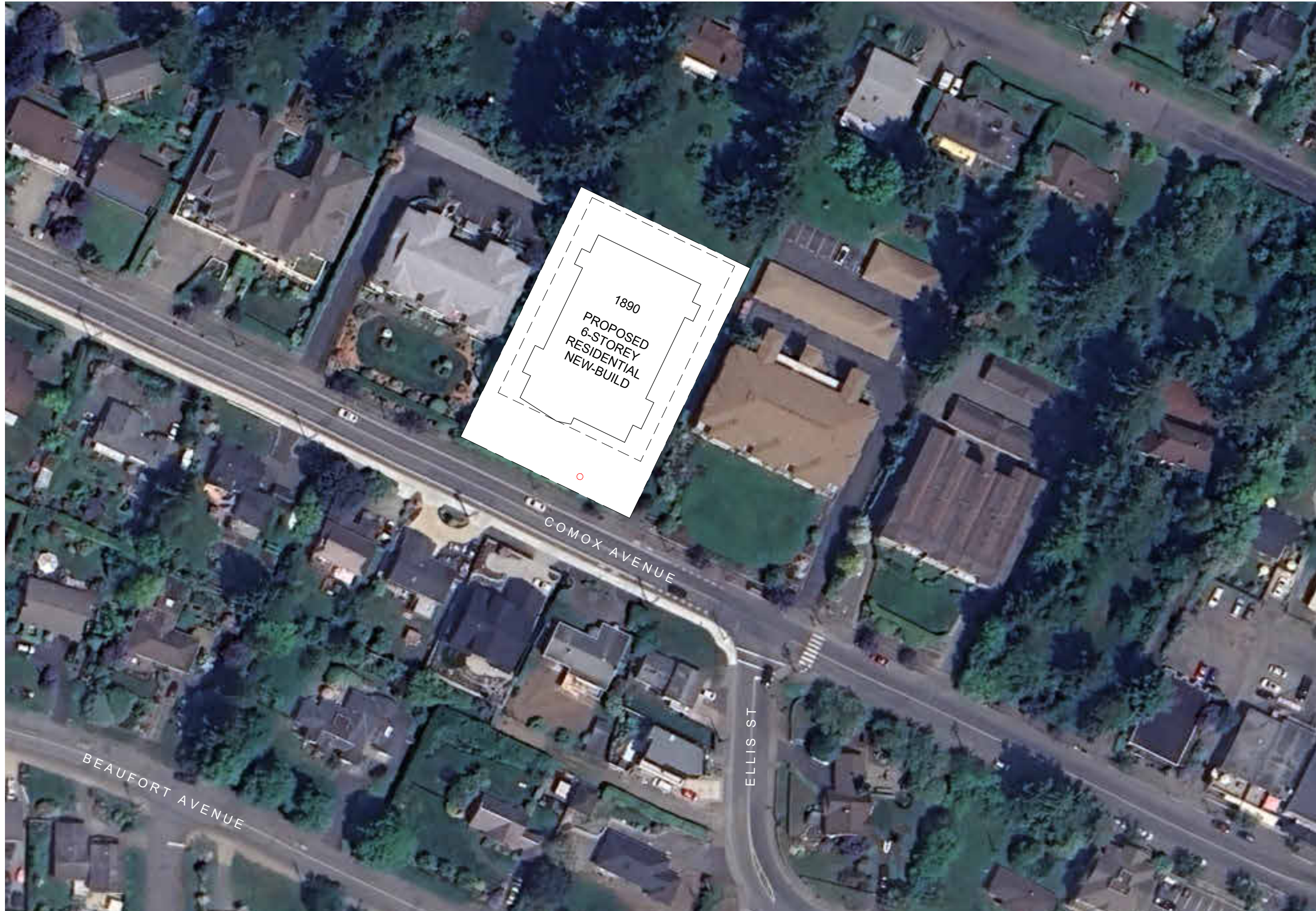
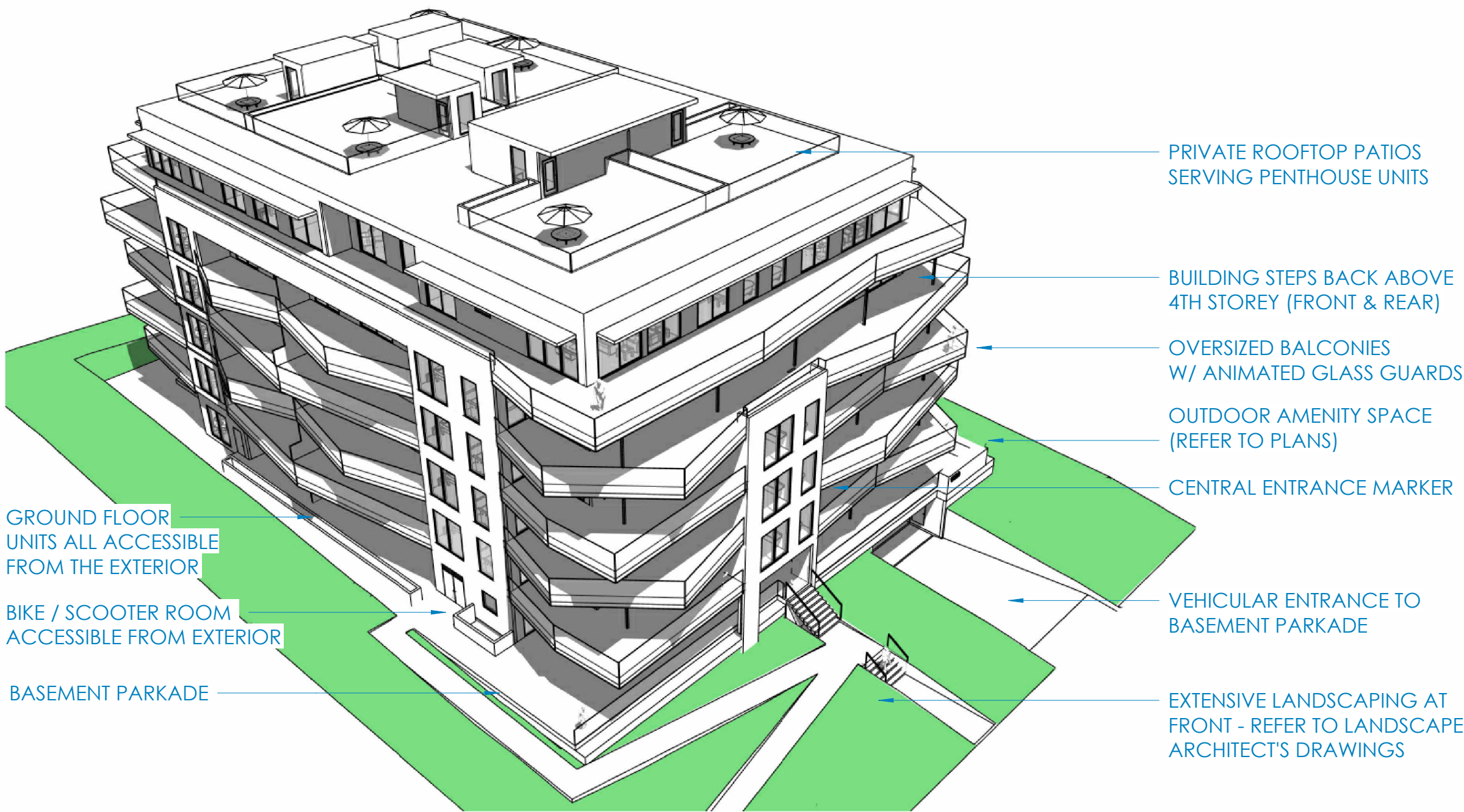




1890 COMOX AVE., COMOX, BC		
	PERMITTED	PROPOSED
ZONING -	MR-3	
LOT AREA	29,536 SF (.274 HA) 1,598 SF (148.5 m²) ROAD DEDICATION	
GFA	70,886 SF	66,405 SF
DENSITY	MIN. 80 UNITS / HA	44 UNITS / 0.27 HA <u>OR</u> 163 UNITS / HA
FAR	MAX 2.40	2.25
LOT COVERAGE	70% (20,675 ft²) 80% (23,629 ft²) Lot Coverage w/ Impervious Surfaces	70 % (20,614 ft²) 78 % (22,957 ft²)
HEIGHT	MAX 24.0 M	23 M (EXCL. ELEVATOR)
SETBACKS	FRONT - 4.5 M REAR - 6.0 M (BUILDING) 6.0 M (UNDERGROUND GARAGE) 5.0 M (BALCONIES) SIDE - 3.5 M	4.5 M 6.0 M 1.2 M (4.8 M VARIANCE) 5.0 M 3.5 M
SCREENING	GARBAGE, PARKING, UTILITY EQUIP. ABUTTING RESIDENTIAL (DETAILS - SECTION 8)	REFER TO LANDSCAPING PLAN
DWELLING UNITS		44
PARKING (8.4) VISITOR LOADING	44 (1 SPACE PER DWELLING UNIT) 25% OF TOTAL REQ'D (11) 1 SPACE	51 7 (4 SPACE VARIANCE) 1
SMALL CAR BARRIER FREE EV-PREPARED	SMALL CAR - 35% (21) 1 SPACES 5% OF ALL SPACES (3)	21 SPACES (35%) 1 (INCL. IN TOTAL) 3 SPACES
BICYCLES -	CLASS I - 0.25 / DWELLING (1.8 X 0.6 X 2.0 M H SPACE) LOCATED IN RACKS, ≤ 6 M FROM ENTRANCE CLASS II - 0.5 / DWELLING (SAME SIZE RACKS) BICYCLE ROOMS (MAX 20 CLASS II BIKES/ ROOM); ROOM LOCKED AND VISIBLE FROM ENTRANCE	AS REQ'D
OTHER -	OPEN AREAS TO BE LANDSCAPED (MIN. 3 TREES)	



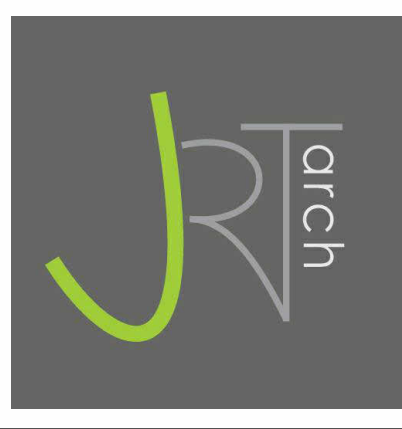
Sheet Index					
Sheet		Revision			
#	Name	Current	Date	Revision	Desc.
A000	COVER SHEET	3	26-0730	DP	
A001	BLDG AREAS	3	26-0730	DP	
A002	UNIT AREAS	3	26-0730	DP	
A101	PARKING LEVEL & SITE	3	26-0730	DP	
A102	LEVEL 1	3	26-0730	DP	
A103	LEVEL 2	3	26-0730	DP	
A104	LEVEL 3	3	26-0730	DP	
A105	LEVEL 4	3	26-0730	DP	
A106	LEVEL 5	3	26-0730	DP	
A107	LEVEL 6	3	26-0730	DP	
A108	ROOF PLAN	3	26-0730	DP	
A300	EAST/SOUTH ELEVATIONS	3	26-0730	DP	
A301	WEST/NORTH ELEVATIONS	3	26-0730	DP	
A400	LONG. SECTION	3	26-0730	DP	
A500	3D IMAGES	3	26-0730	DP	

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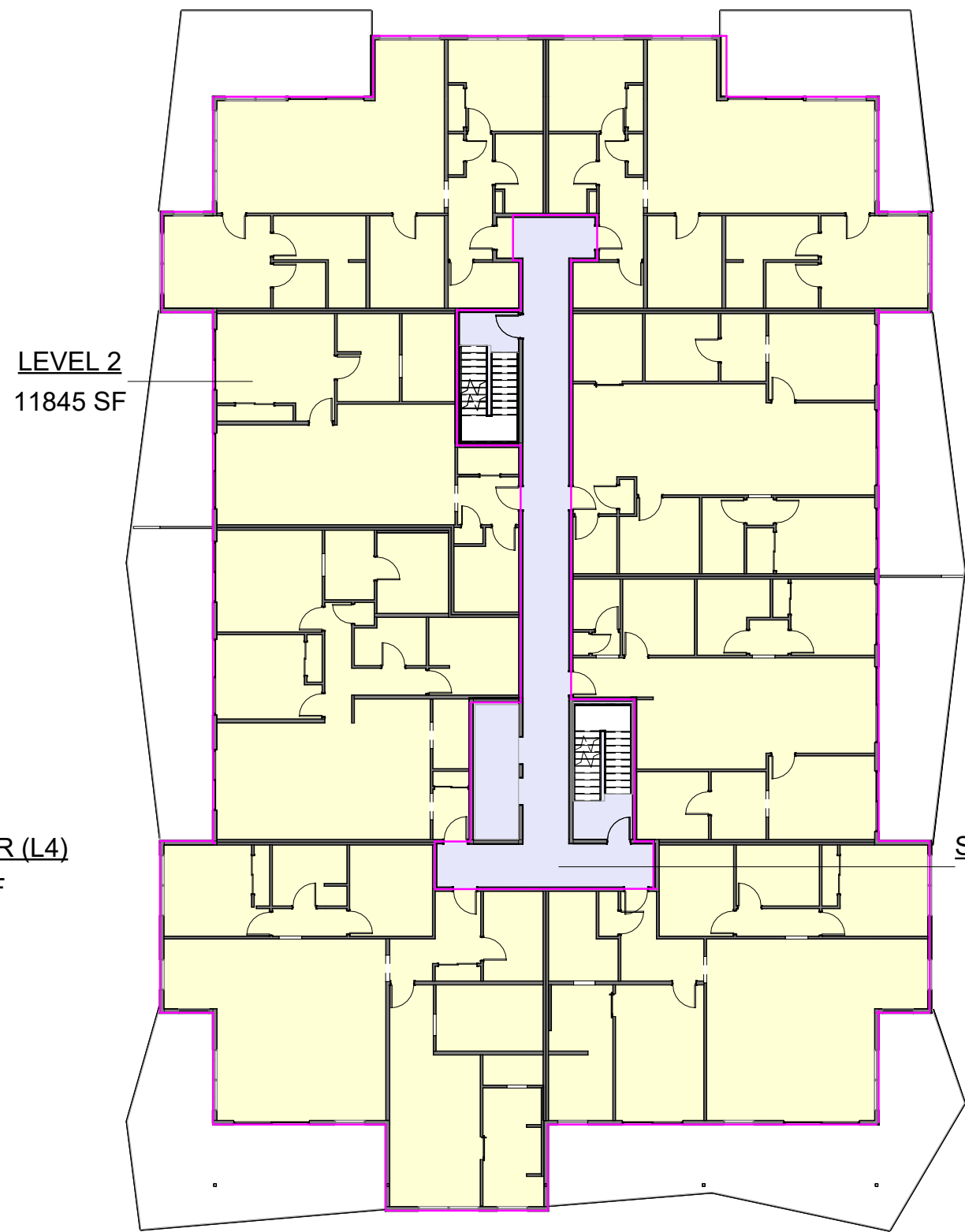
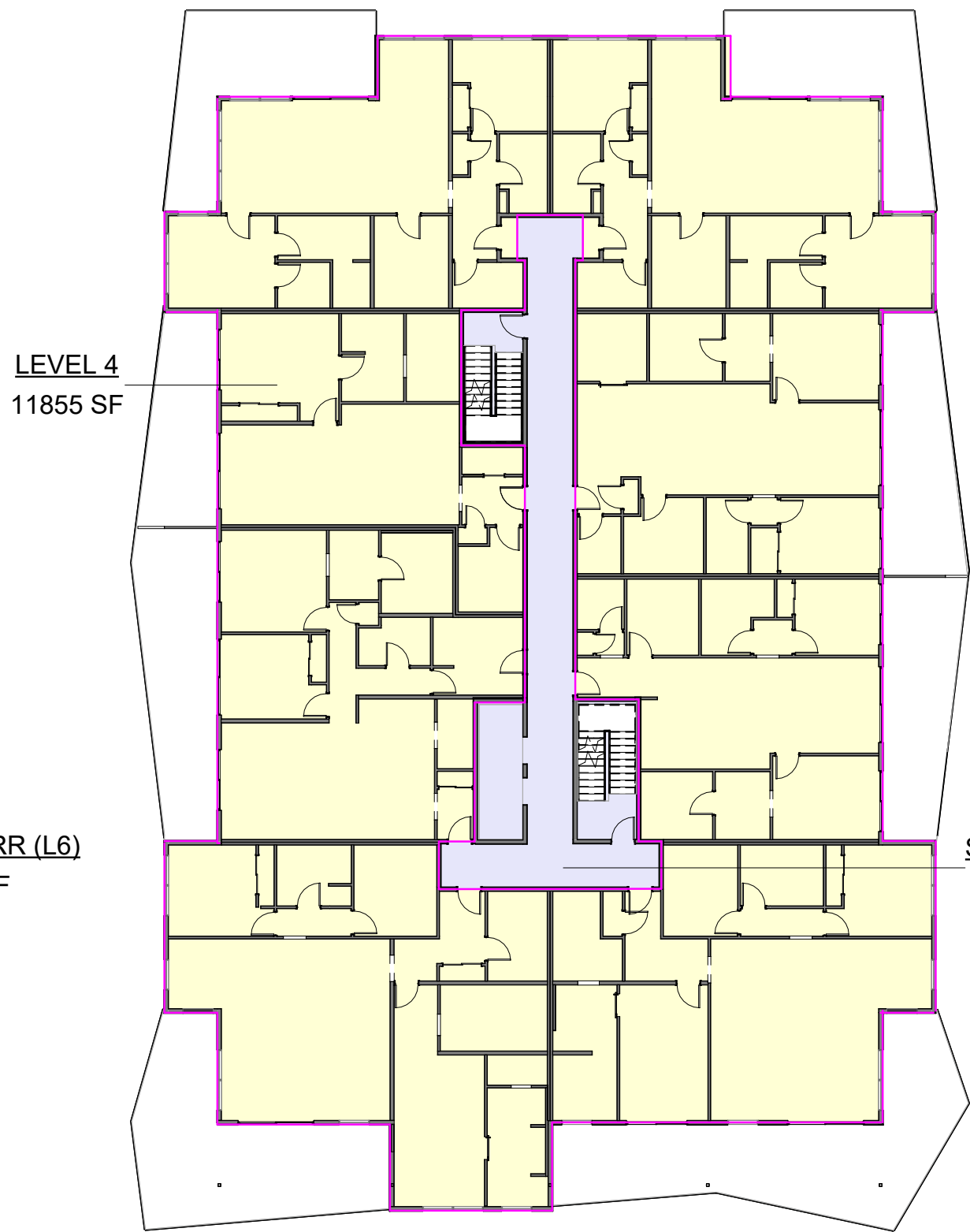
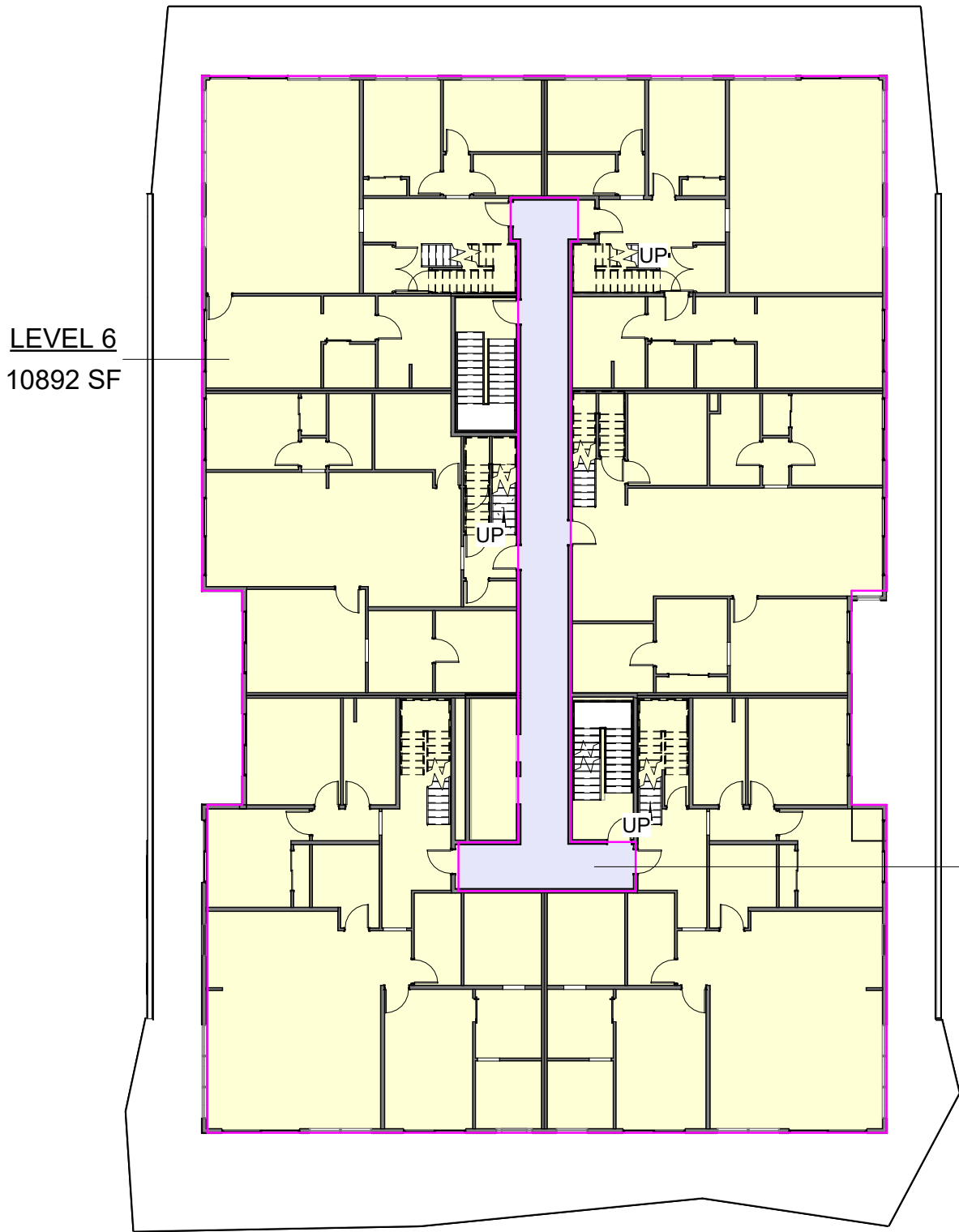
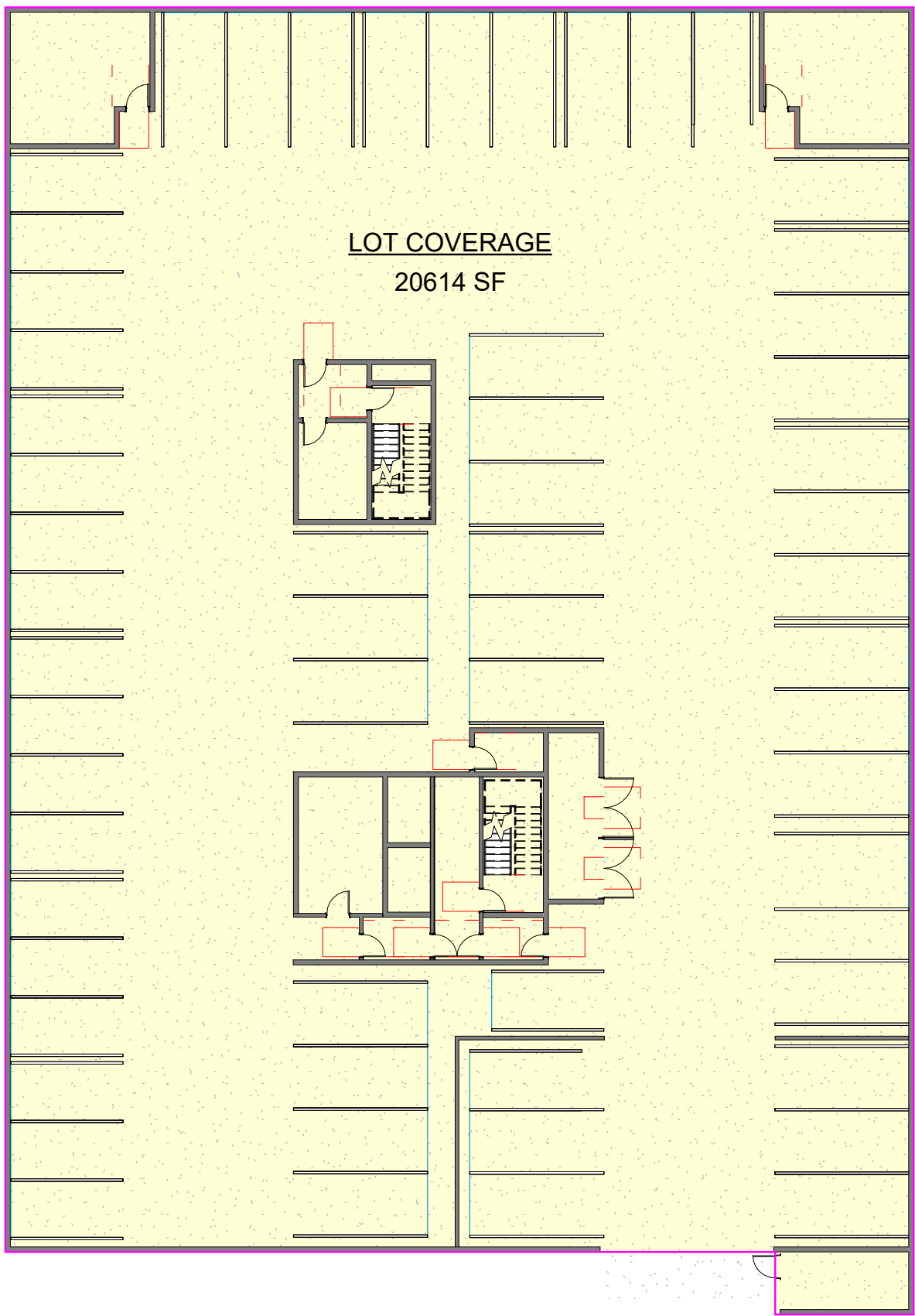
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SCALE		1" = 30'-0"	
DRAWN: JP	CHECKED: JRT	APPROVED: JRT	

COVER SHEET

A000

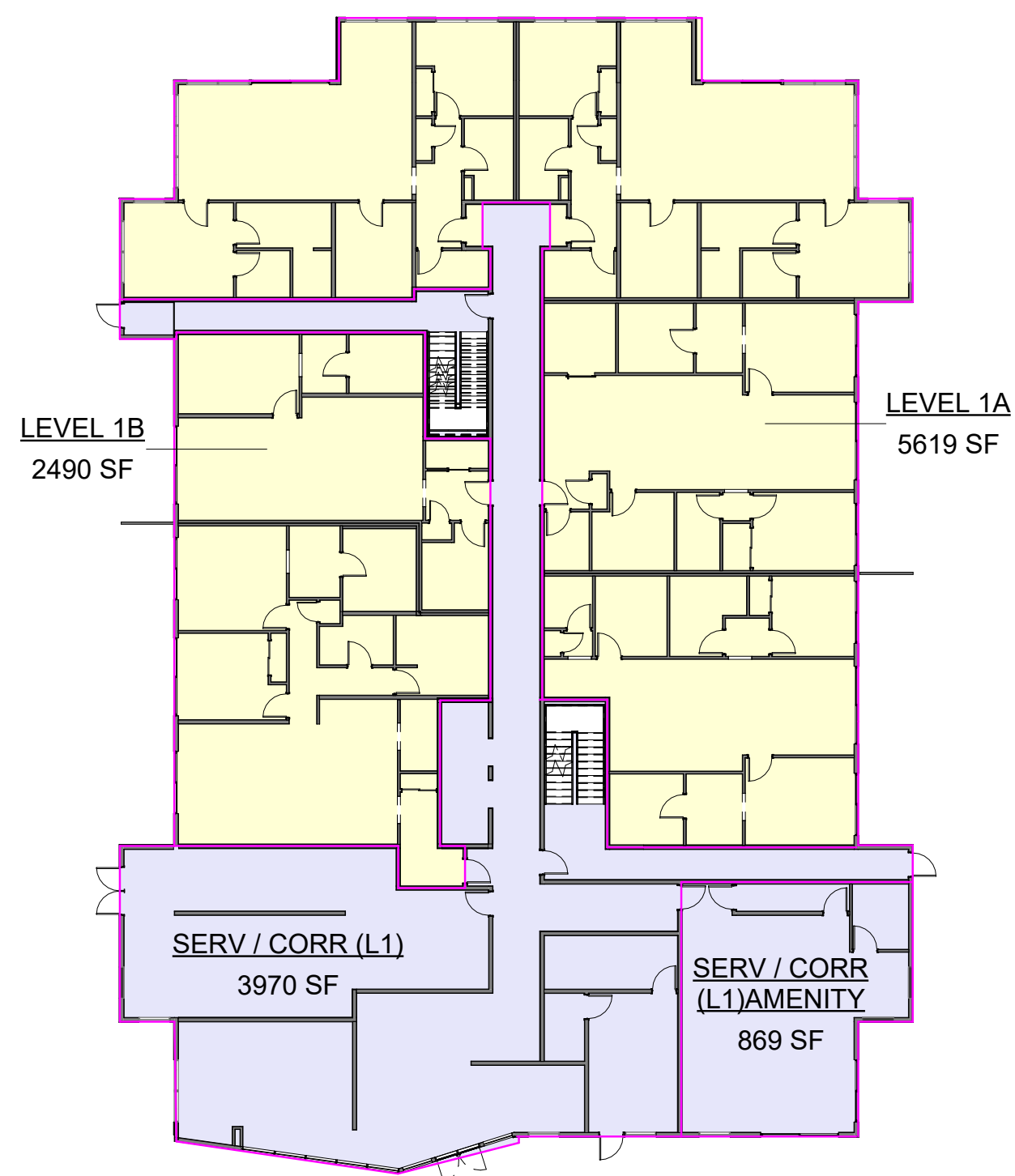
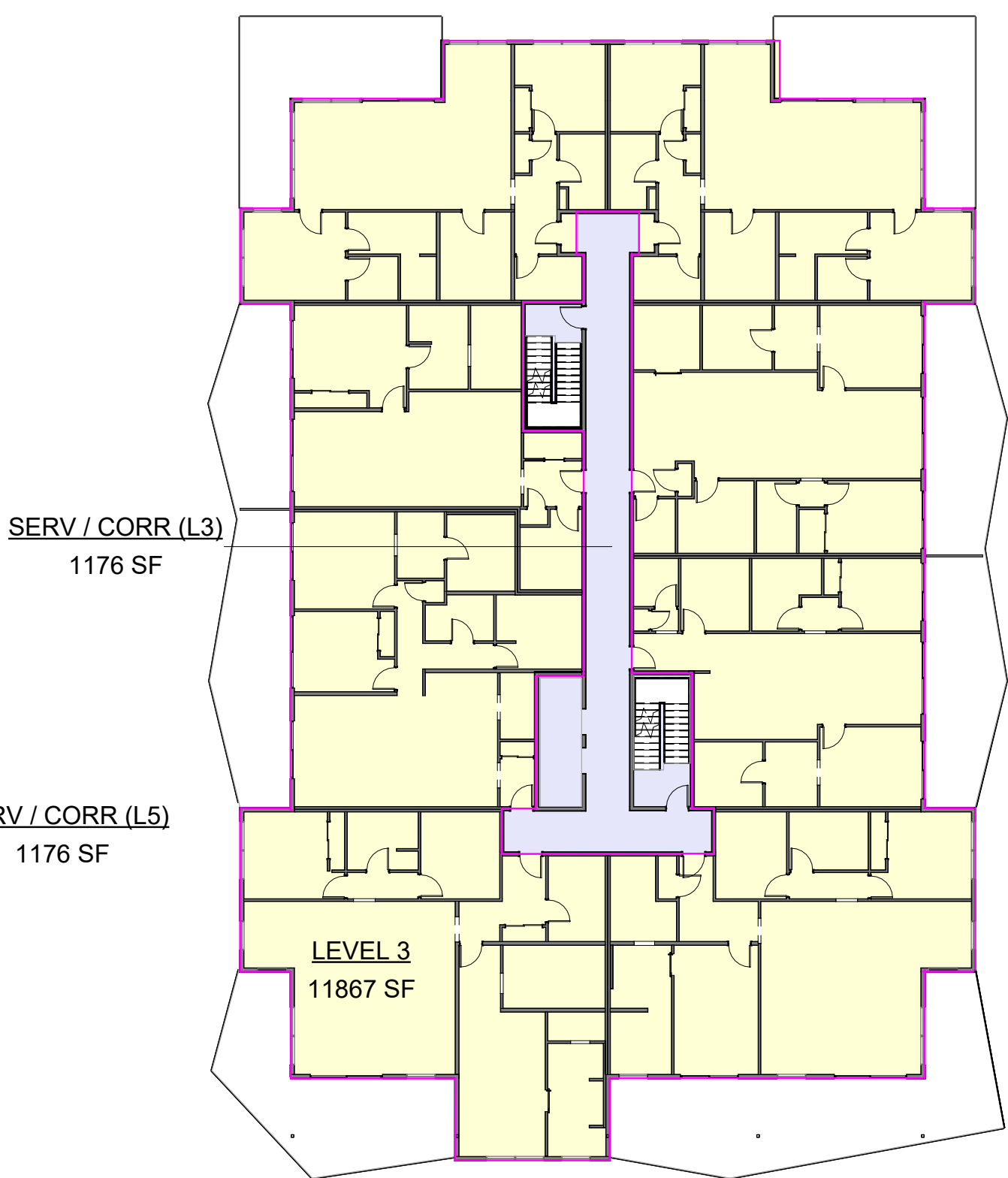
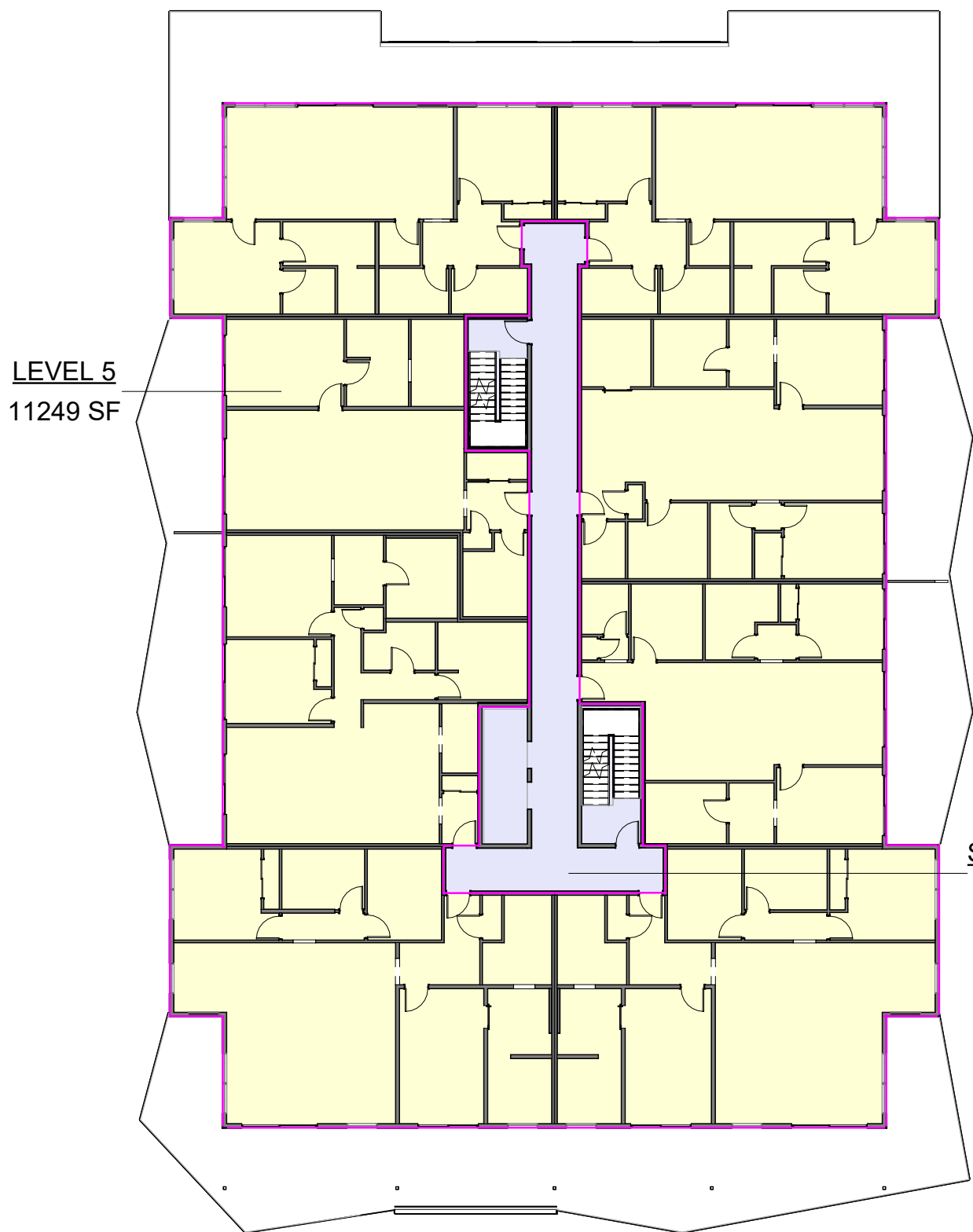
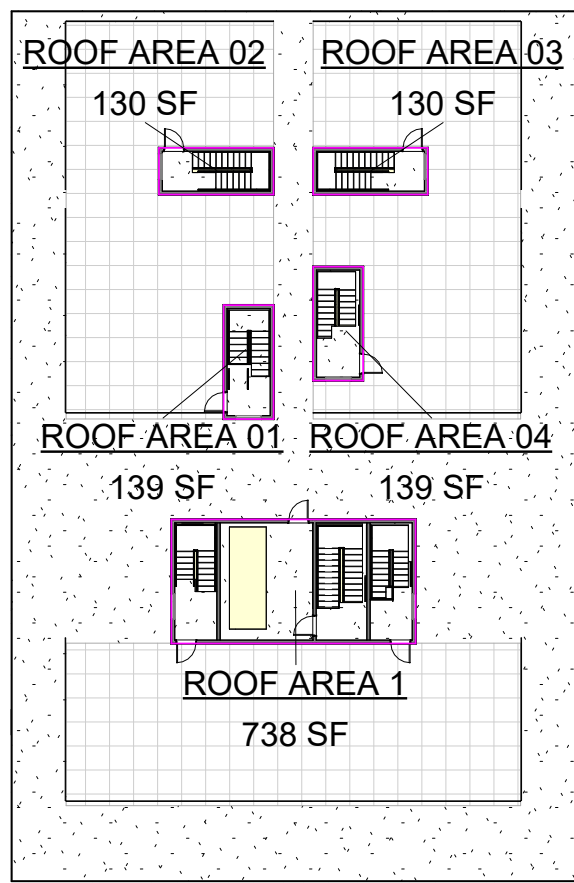
P# 19-055



GROSS FLOOR AREA - RESIDENTIAL	
NAME	AREA
LEVEL 1A	5619 SF
LEVEL 1B	2490 SF
LEVEL 2	11845 SF
LEVEL 3	11867 SF
LEVEL 4	11855 SF
LEVEL 5	11249 SF
LEVEL 6	10892 SF
Grand total	65817 SF

GROSS AREA - CIRCULATION & SERVICES	
NAME	AREA
SERV / CORR (L1)	3970 SF
SERV / CORR (L1)AMENITY	869 SF
SERV / CORR (L2)	1188 SF
SERV / CORR (L3)	1176 SF
SERV / CORR (L4)	1176 SF
SERV / CORR (L5)	1176 SF
SERV / CORR (L6)	712 SF
Grand total	10266 SF

ROOF ENCLOSURE...	
Name	Area
ROOF AREA 1	738 SF
ROOF AREA 03	130 SF
ROOF AREA 04	139 SF
ROOF AREA 01	139 SF
ROOF AREA 02	130 SF
	1276 SF



5.4.2 Lot Coverage
(1) The following shall be excluded from the calculation of lot coverage:
(a) one accessory building having less than 10.0 square metres of floor area;
(b) arbours, trellises, pergolas, and other such landscaping features;
(c) awnings, bay windows, canopies, cornices, eaves, gutters, pilasters, sills, sunshades, and other such architectural features;
(d) fences, retaining walls, and landscape screens;
(e) uncovered and/or unenclosed balconies, decks, porches, and verandas;
(f) uncovered courtyards, patios, sidewalks, driveways, parking areas, and other such hard surfacing;
(g) uncovered stairs and ramps; and
(h) uncovered swimming pools.

RM3 (Mid-Rise Residential) has a maximum FAR of 2.4. See definitions in our new zoning bylaw:

Floor Area Ratio (FAR) means the figure obtained when the gross floor area of a lot is divided by the lot area.

Floor Area, Gross (GFA) means the sum of all horizontal area with a clear ceiling height of 1.8 metres or more for each storey of all buildings on a lot, measured from the outside face of the exterior walls, excluding enclosed areas used to accommodate required parking areas and any associated ramps used for vehicular access/egress.

5.4.1 Floor Area Ratio

(1) For the purposes of calculating floor area ratio, the following shall be excluded from the measurement of gross floor area:

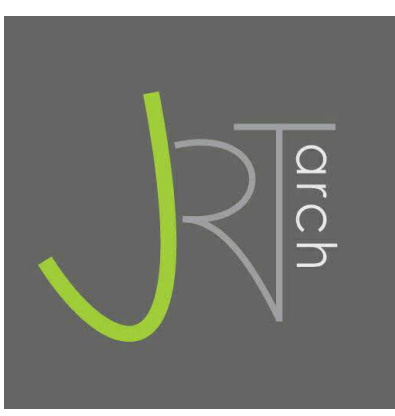
(a) shared amenity areas and other common utility spaces, including storage, laundry, waste management, and end-of-trip facilities;

(b) areas used to house a building's mechanical and electrical systems;

(c) basements; and

(d) shared corridors, stairs, and elevator shafts.

Basement means a portion of a building that is partially or completely underground and has a finished ceiling 0.6 metres or less above finished grade.



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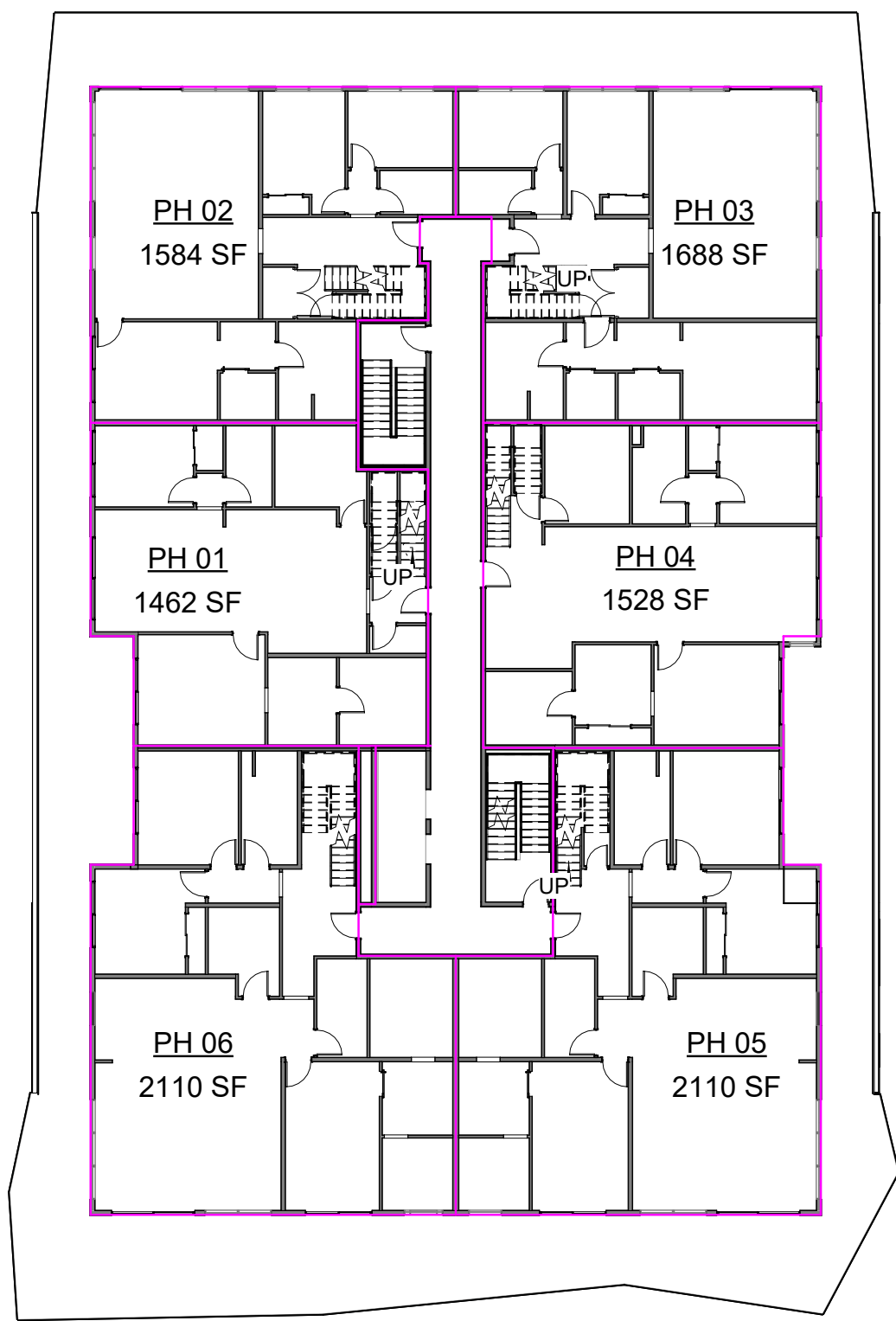
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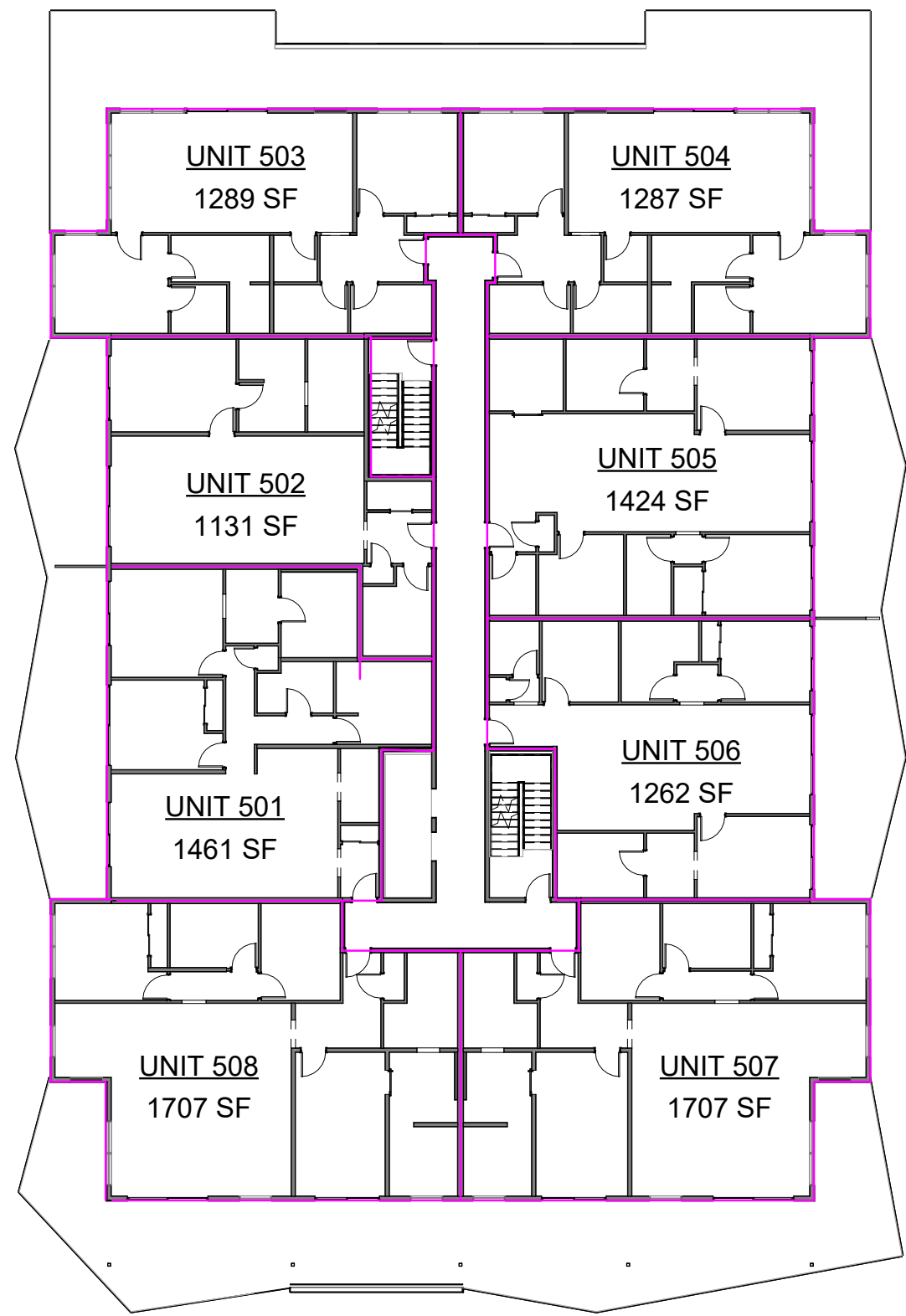
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BLDG AREAS

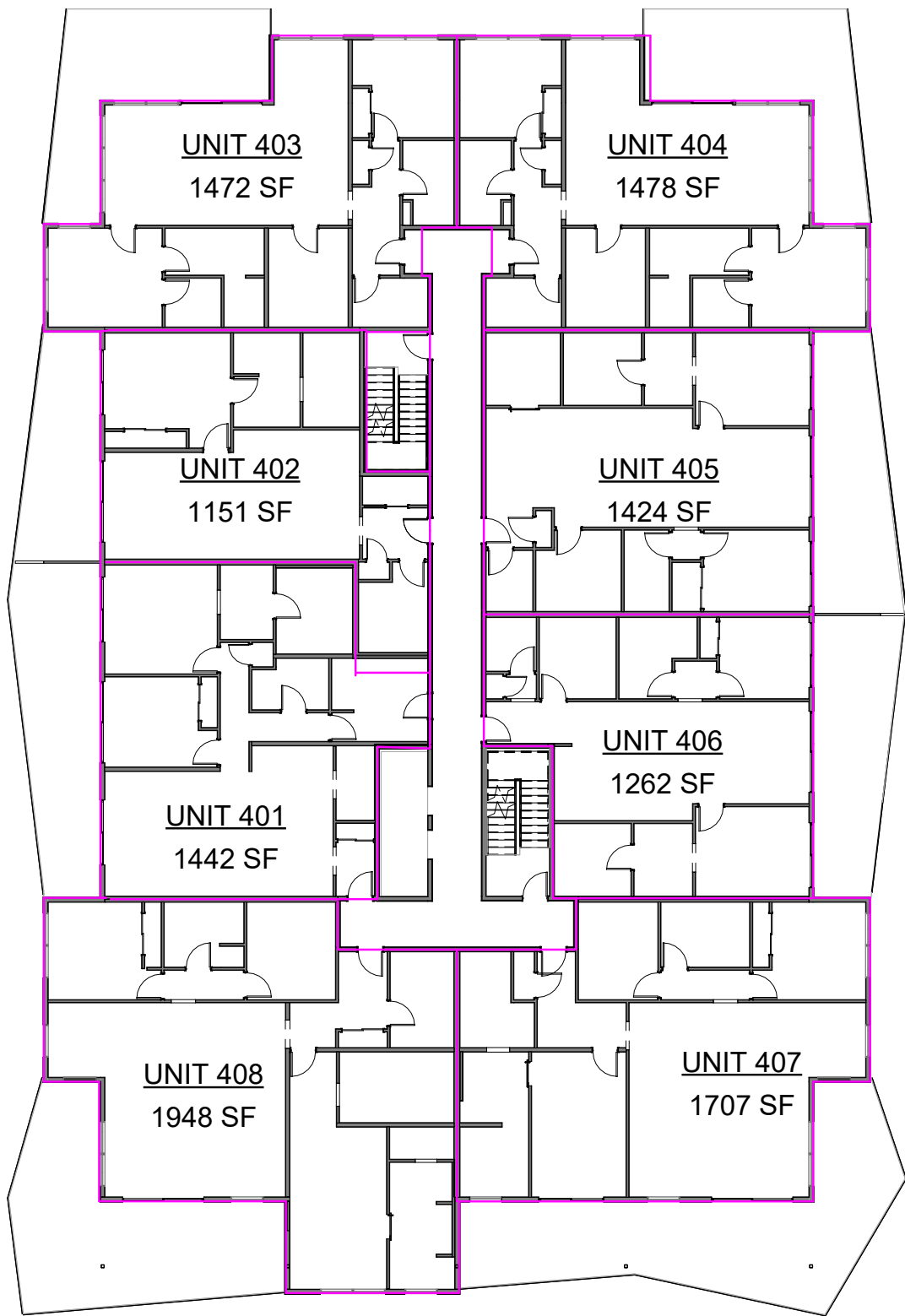
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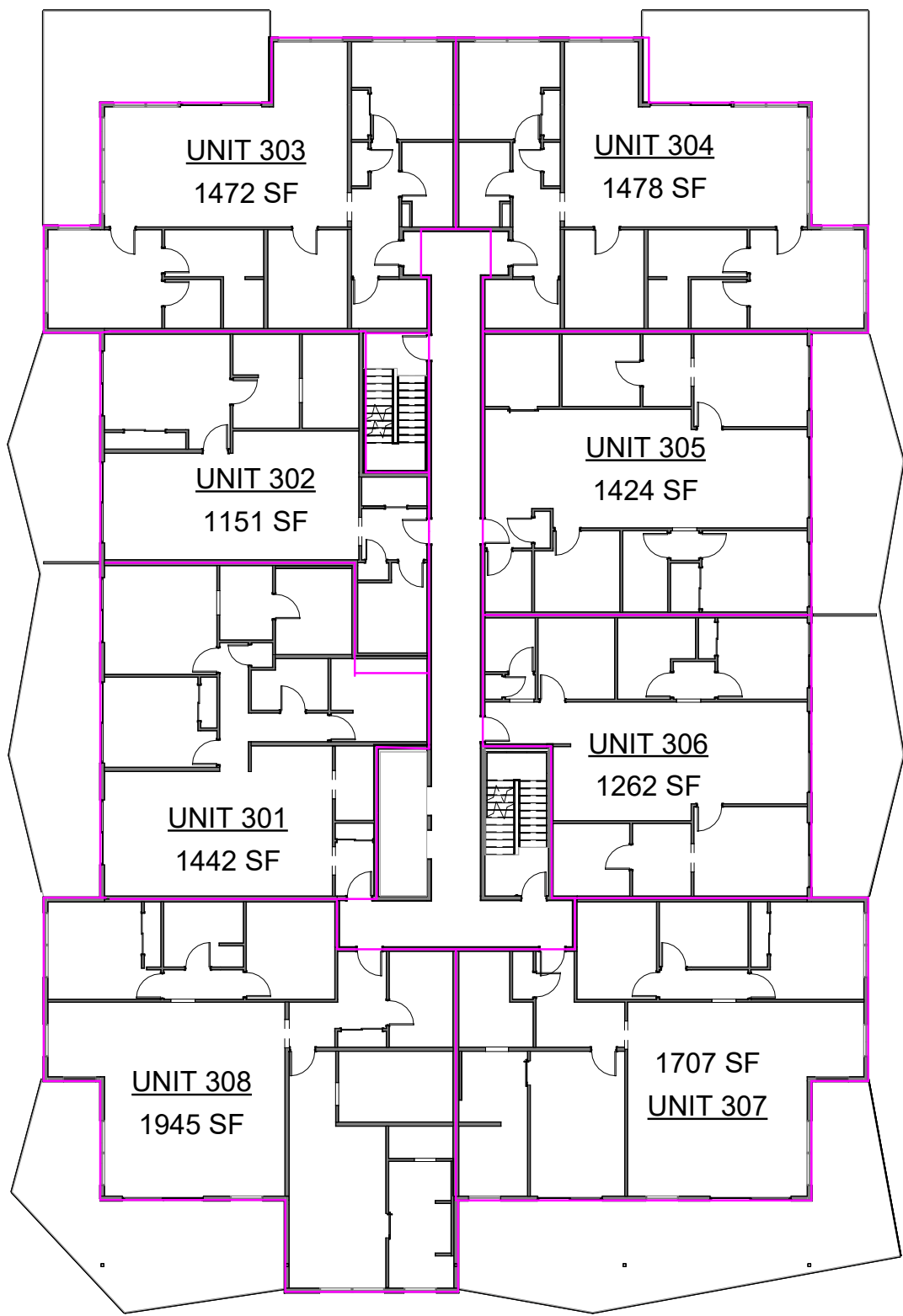
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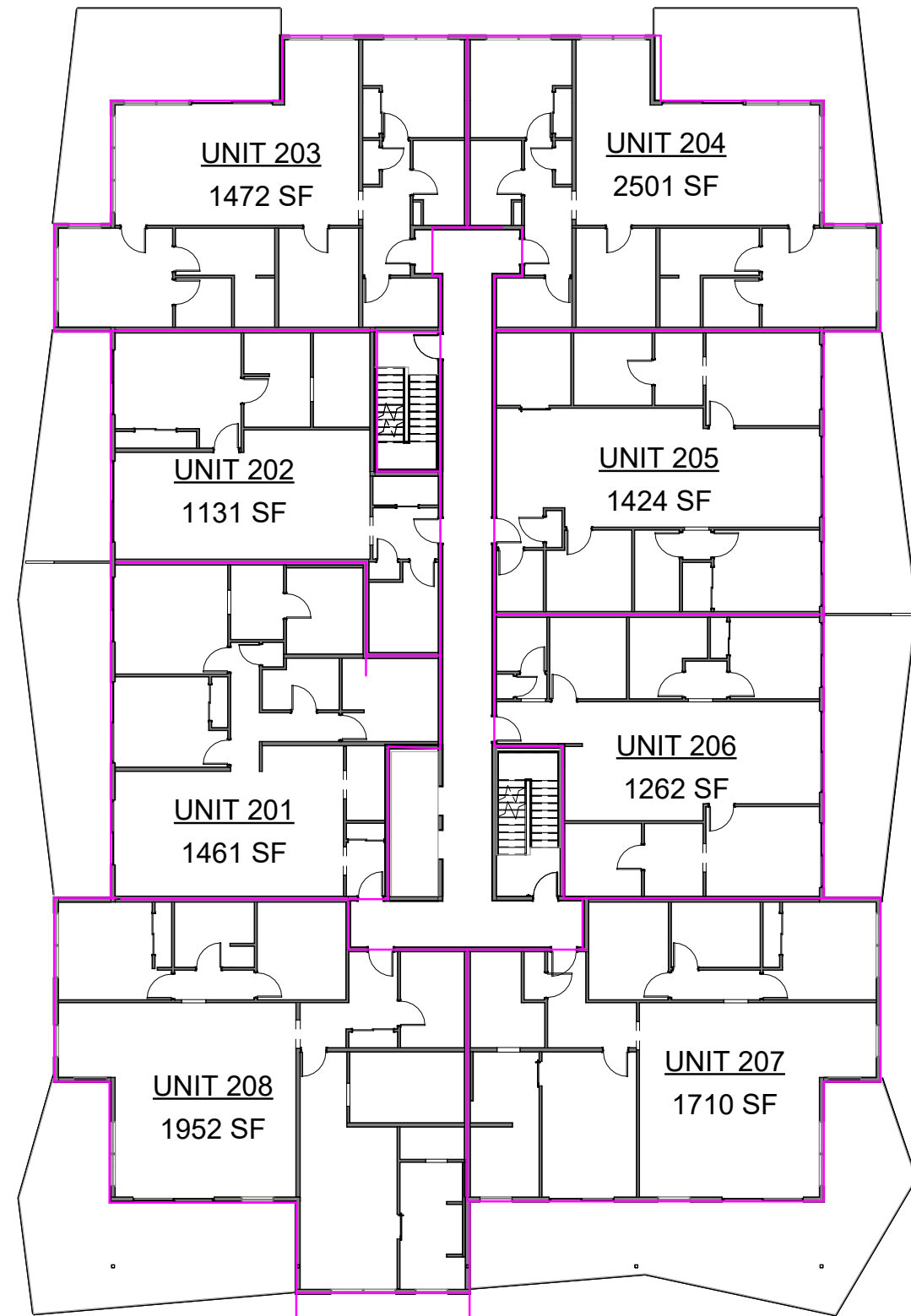
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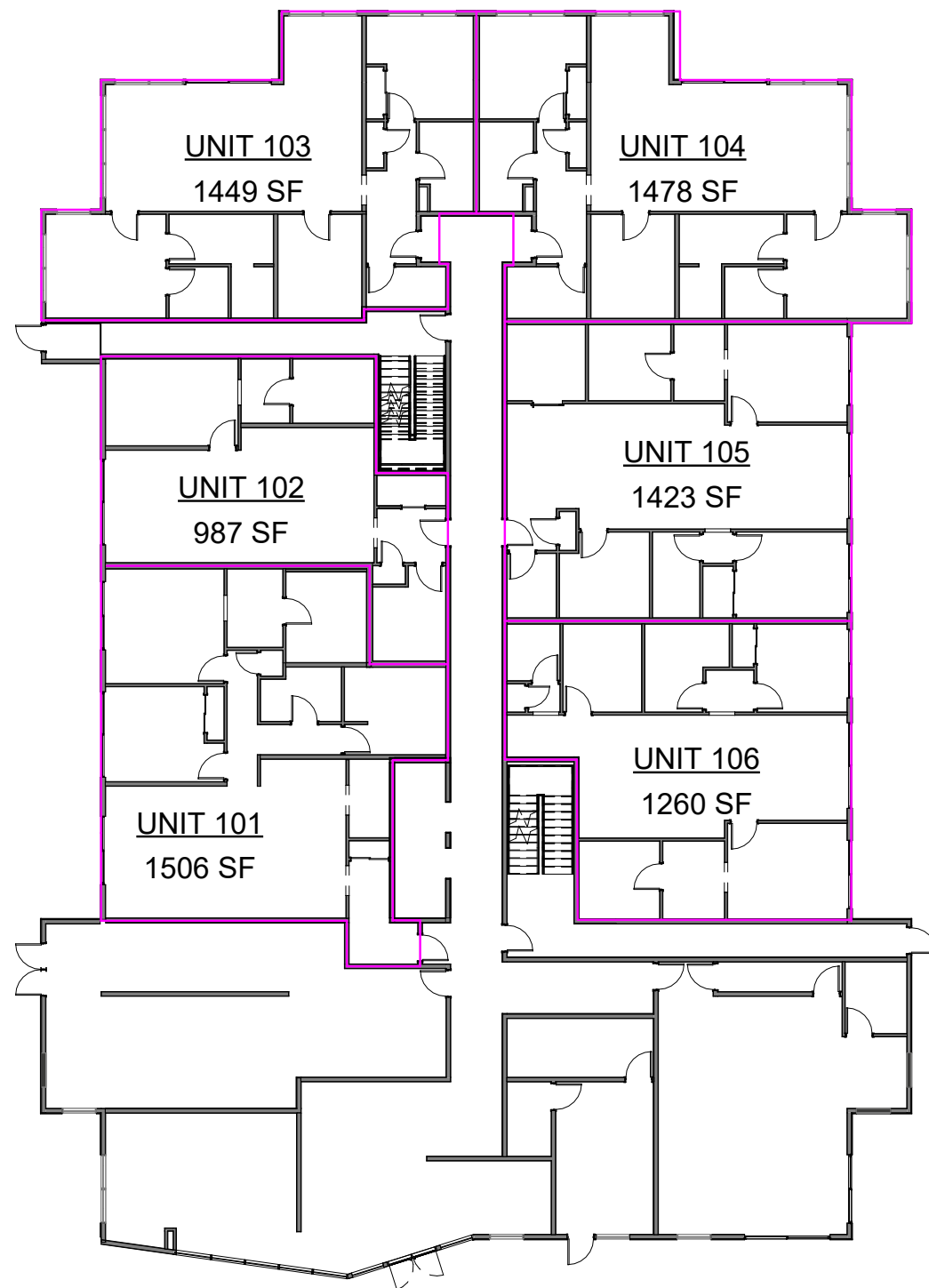
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1" = 20'-0"



1 LEVEL 3
1" = 20'-0"



2 LEVEL 2
1" = 20'-0"



6 LEVEL 1
1" = 20'-0"

AREA SCHEDULE (GFA - UNITS)		
NAME	AREA	COMMENTS
UNIT 202	1131 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1151 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 402	1151 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 502	1131 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 102	987 SF	A1-ALT - 1 BDRM + DEN
UNIT 101	1506 SF	B1 - 2 BDRM + DEN
UNIT 201	1461 SF	B1 - 2 BDRM + DEN
UNIT 301	1442 SF	B1 - 2 BDRM + DEN
UNIT 401	1442 SF	B1 - 2 BDRM + DEN
UNIT 501	1461 SF	B1 - 2 BDRM + DEN
UNIT 203	1472 SF	B2 - 2 BDRM
UNIT 303	1472 SF	B2 - 2 BDRM
UNIT 403	1472 SF	B2 - 2 BDRM
UNIT 503	1289 SF	B2 - 2 BDRM
UNIT 103	1449 SF	B2 - ALT - 2 BDRM
UNIT 104	1478 SF	B3 - 2 BDRM
UNIT 204	2501 SF	B3 - 2 BDRM
UNIT 304	1478 SF	B3 - 2 BDRM
UNIT 404	1478 SF	B3 - 2 BDRM
UNIT 504	1287 SF	B3 - 2 BDRM
UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1424 SF	B4 - 2 BDRM + DEN
UNIT 305	1424 SF	B4 - 2 BDRM + DEN
UNIT 405	1424 SF	B4 - 2 BDRM + DEN
UNIT 505	1424 SF	B4 - 2 BDRM + DEN
UNIT 106	1260 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 207	1710 SF	B6 - 2 BDRM + DEN
UNIT 307	1707 SF	B6 - 2 BDRM + DEN
UNIT 407	1707 SF	B6 - 2 BDRM + DEN
UNIT 507	1707 SF	B6 - 2 BDRM + DEN
UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1945 SF	B7 - 2 BDRM + DEN
UNIT 408	1948 SF	B7 - 2 BDRM + DEN
UNIT 508	1707 SF	B7 - 2 BDRM + DEN
PH 03	1688 SF	B8 - 2 BDRM + DEN
PH 02	1584 SF	B8 ALT - 2 BDRM + DEN
PH 04	1528 SF	B9 - 2 BDRM + DEN
PH 05	2110 SF	B10 - 2 BDRM + DEN
PH 06	2110 SF	B10 - 2 BDRM + DEN
PH 01	1462 SF	C1 - 3 BDRM
TOTAL UNITS: 44		



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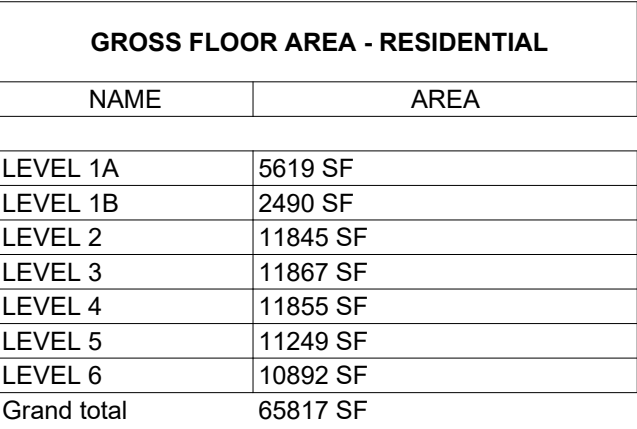
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MAR 31, 2026

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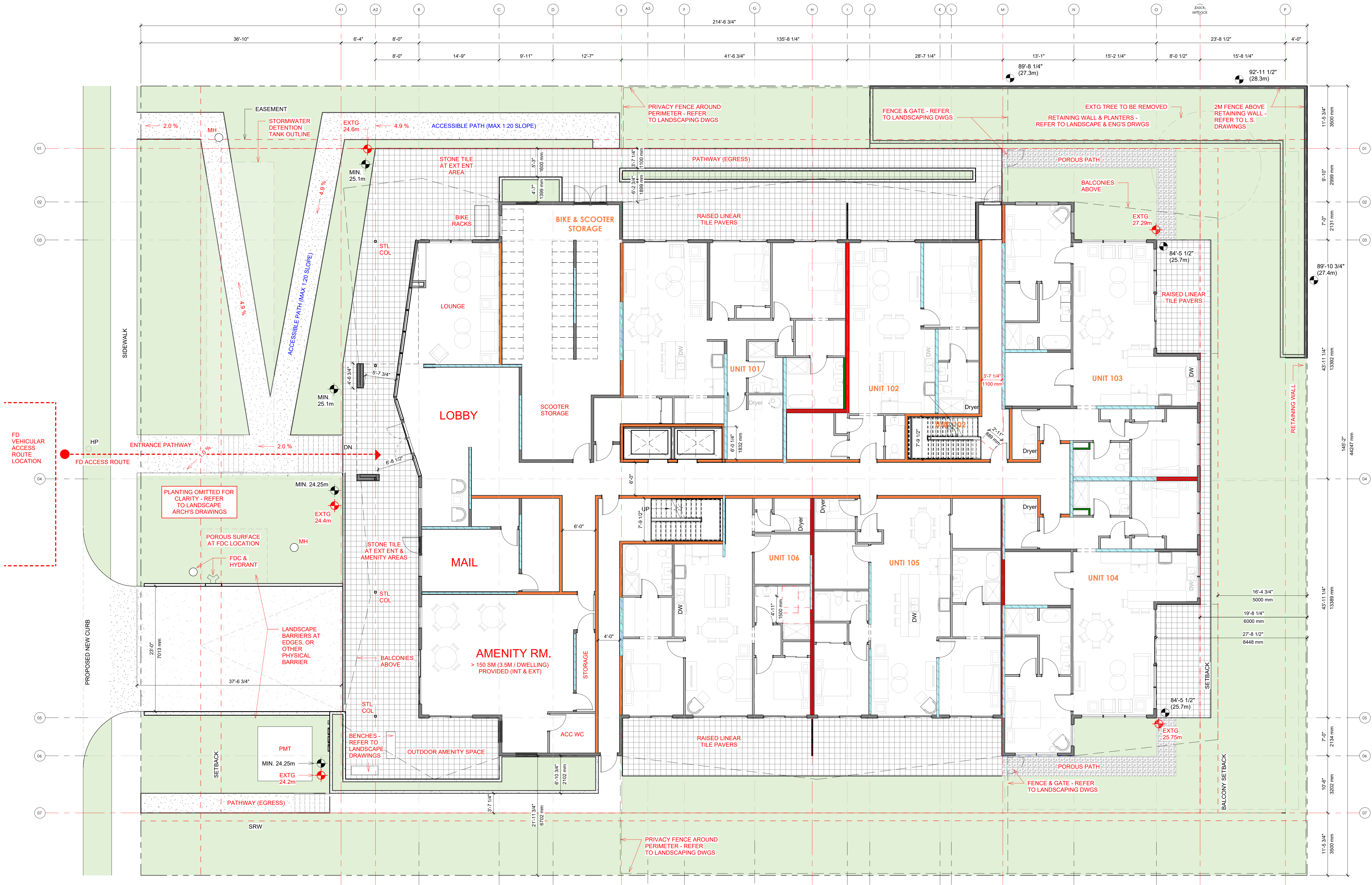
UNIT AREAS

A002



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A101



TYPICAL KEYNOTES

NOTES

1. EXTERIOR DIMENSIONS / AND GRIDLINES ARE TAKEN FROM OUTSIDE FACE OF SHEATHING.
2. OUTSIDE FACE OF SHEATHING AND OUTSIDE FACE OF FOUNDATION WALL TO BE FLUSH CENTERLINES ARE TO CENTER OF UNIT DEMISING WALLS
3. ALL INTERIOR PARTITION WALLS TO BE 2X4 U.N.O.
4. INTERIOR PARTITION WALLS ARE DIMENSIONED TO **CENTER OF WALL** REFER TO UNIT PLANS FOR INTERIOR DIMENSIONS
5. REFER TO WALL SCHEDULES FOR SPECIFIC WALL COMPOSITION



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LEVEL 1

A102



TYPICAL KEYNOTES



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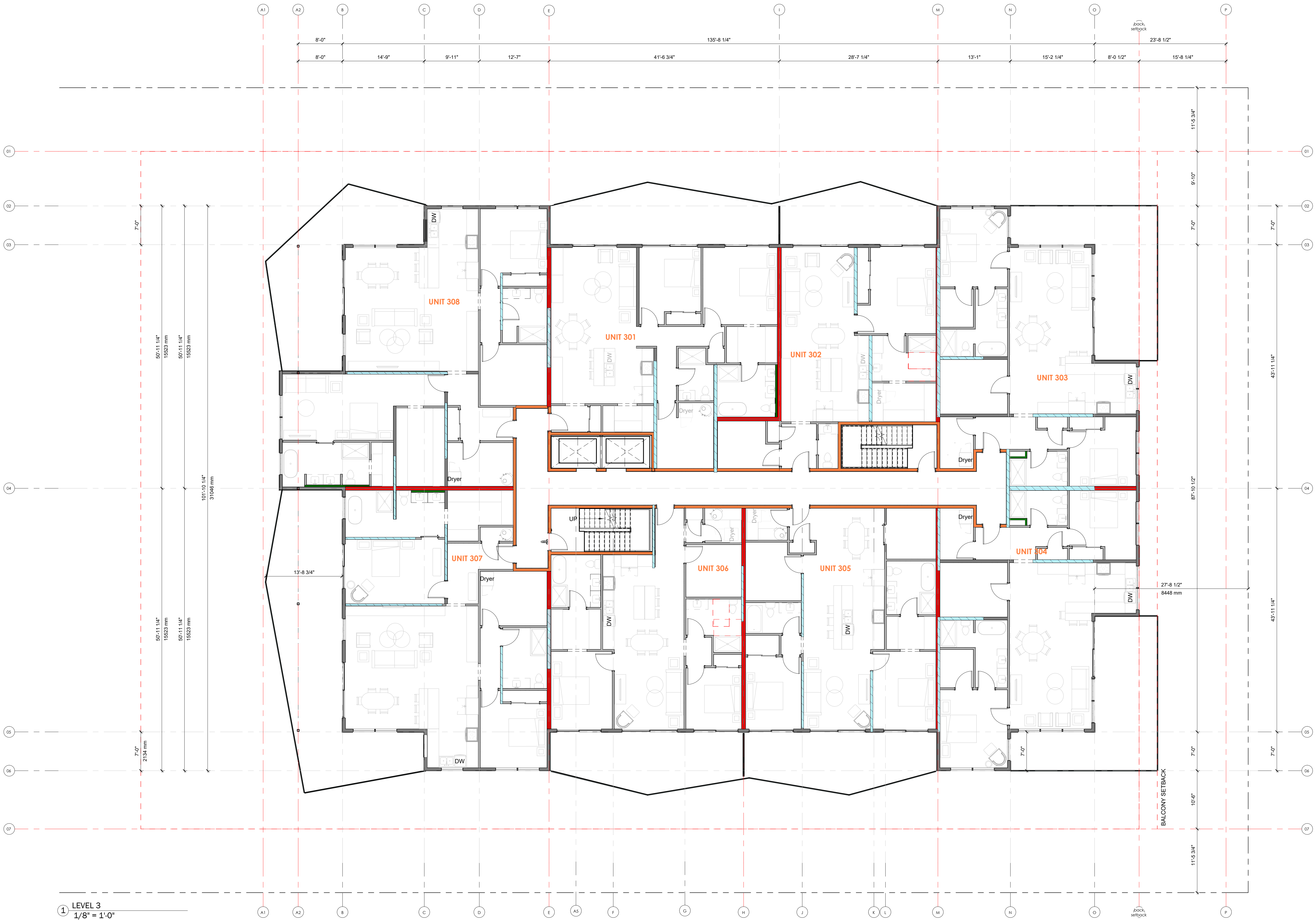
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LEVEL 2

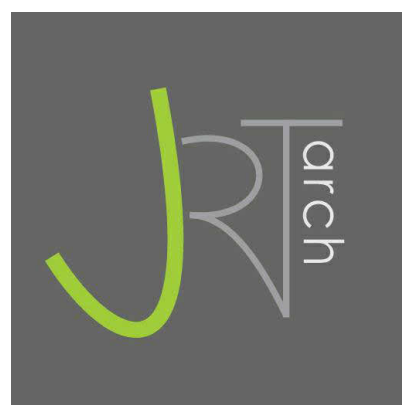
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TYPICAL KEYNOTES

- NOTES**
1. EXTERIOR DIMENSIONS / AND GRIDLINES ARE TAKEN FROM OUTSIDE FACE OF SHEATHING.
 2. OUTSIDE FACE OF SHEATHING AND OUTSIDE FACE OF FOUNDATION WALL TO BE FLUSH
 3. CENTERLINES ARE TO CENTER OF UNIT DEMISING WALLS
 4. ALL INTERIOR PARTITION WALLS TO BE 2X4 U.N.O.
 5. INTERIOR PARTITION WALLS ARE DIMENSIONED TO **CENTER OF WALL**
 6. REFER TO UNIT PLANS FOR INTERIOR DIMENSIONS
 7. REFER TO WALL SCHEDULES FOR SPECIFIC WALL COMPOSITION

1 LEVEL 3
1/8" = 1'-0"

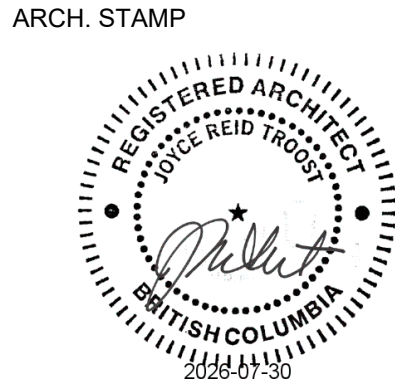


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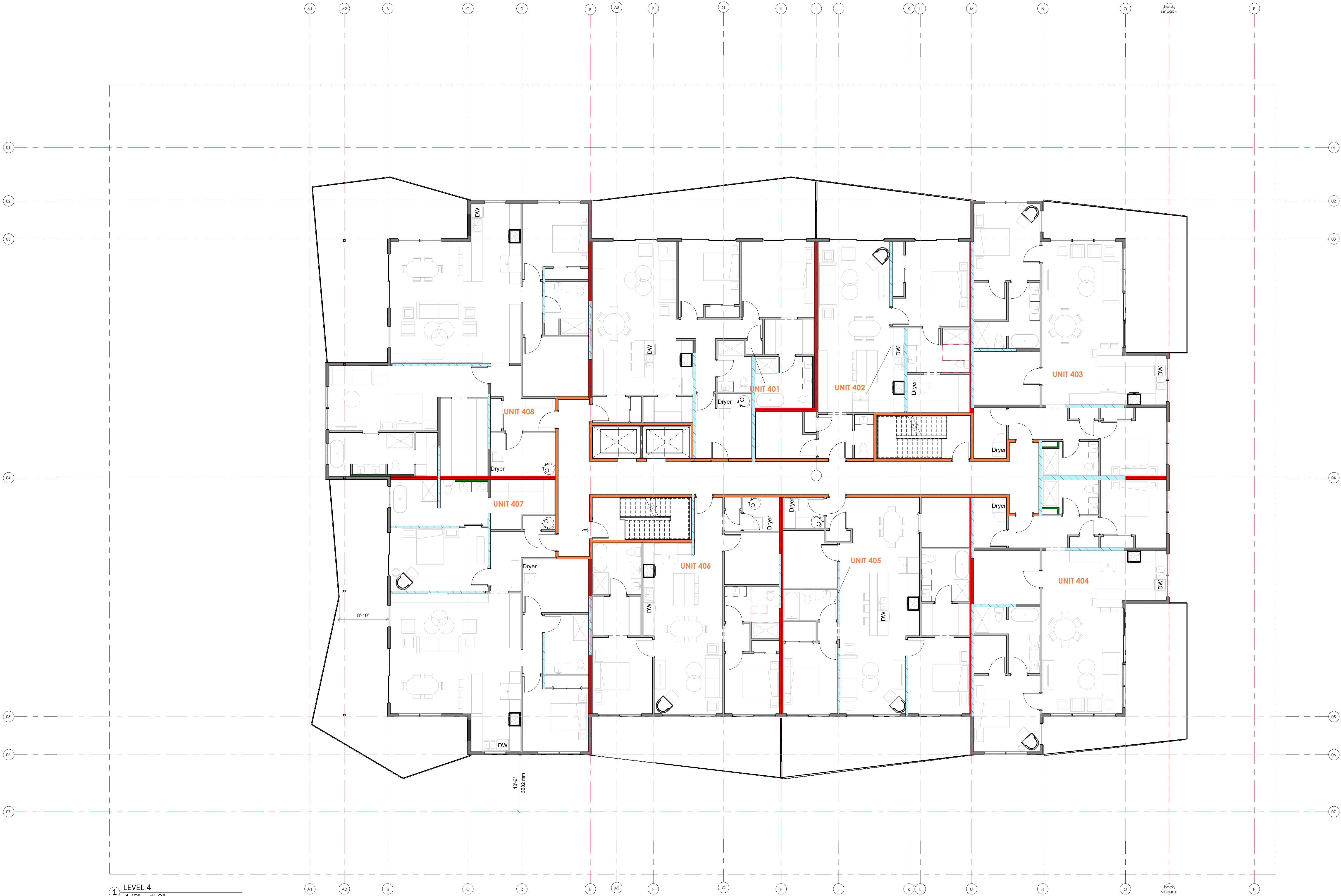
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APPROVED:	JRT

LEVEL 3

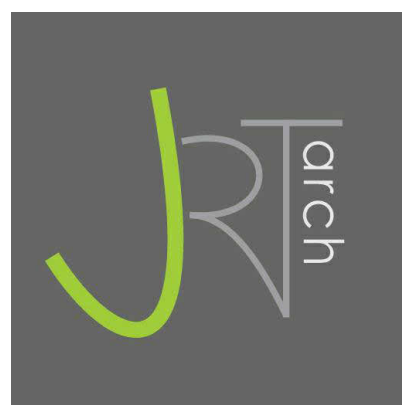
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TYPICAL KEYNOTES

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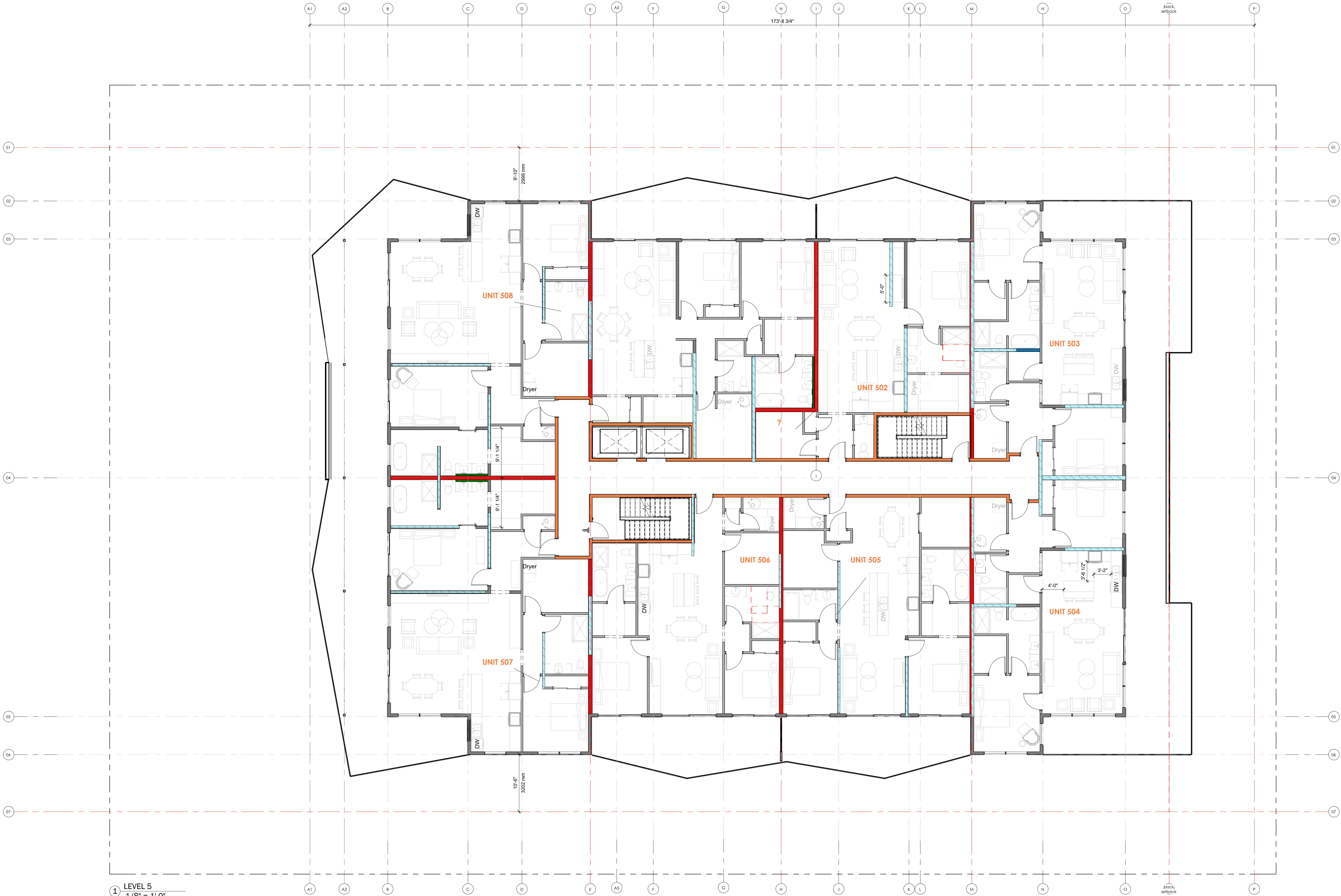
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LEVEL 4

A105

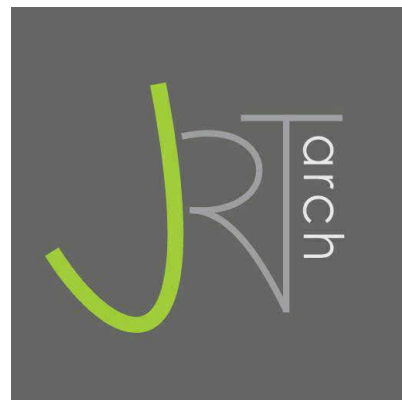


TYPICAL KEYNOTES

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5. INTERIOR PARTITION WALLS ARE DIMENSIONED TO **CENTER OF WALL**
6. REFER TO UNIT PLANS FOR INTERIOR DIMENSIONS
7. REFER TO WALL SCHEDULES FOR SPECIFIC WALL COMPOSITION

1 LEVEL 5
1/8" = 1'-0"



JOYCE REID TROOST ARCHITECTURE

2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9

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THREE DOG VENTURES
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REV. DATE	NUMBER	DESCRIPTION
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26-0730	3	DP

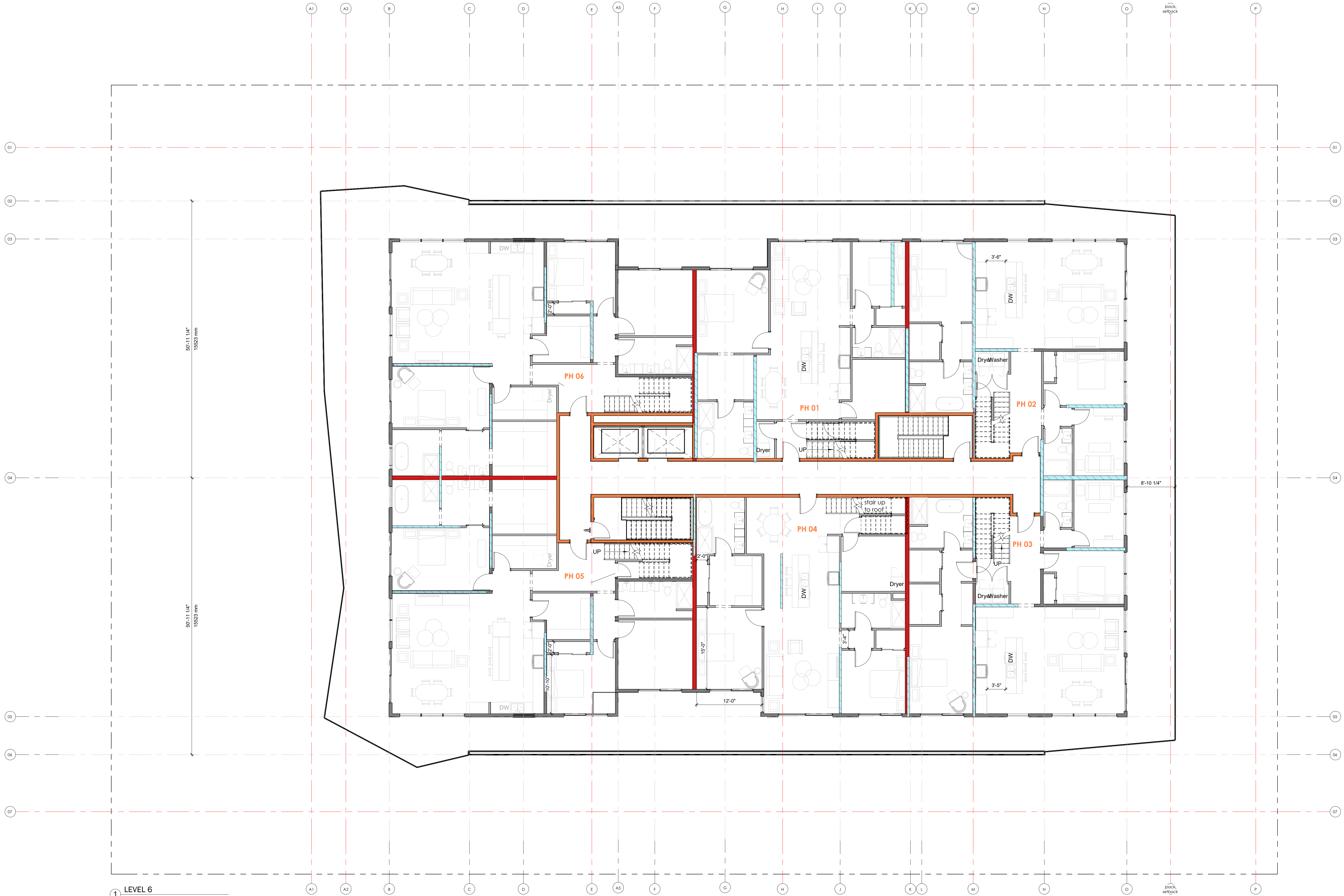
DATE MAR 31, 2026

SCALE 1/8" = 1'-0"

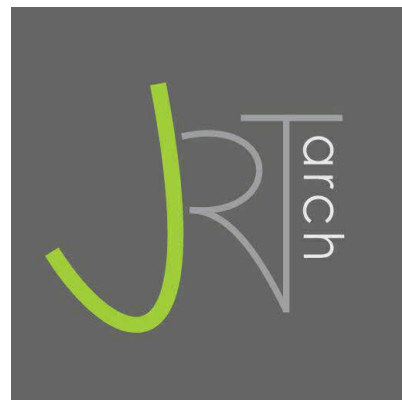
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LEVEL 5

A106



1 LEVEL 6
1/8" = 1'-0"

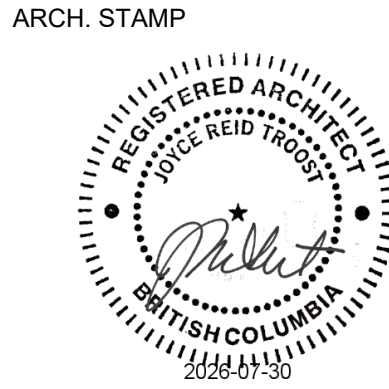


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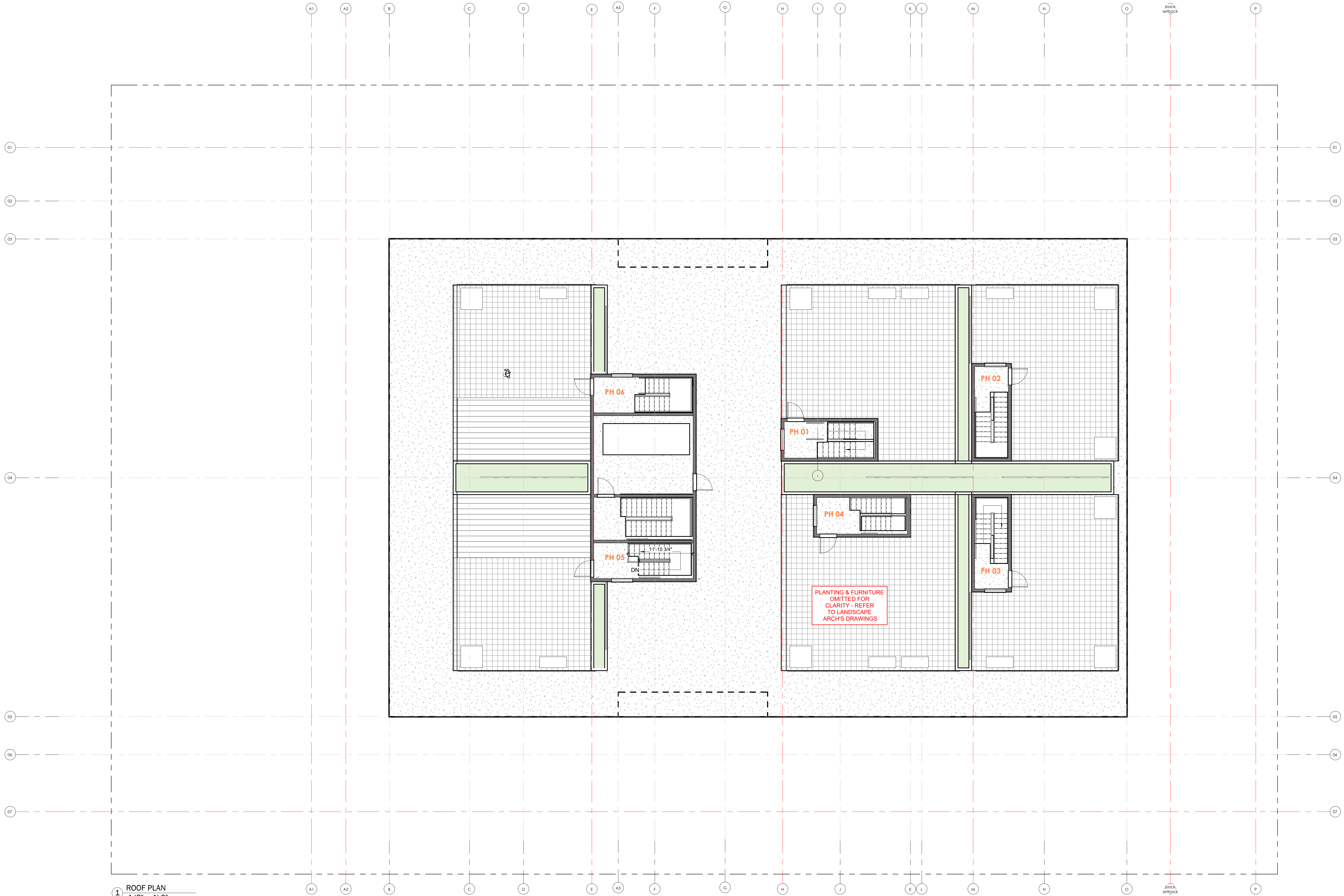
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26-0730	3	DP

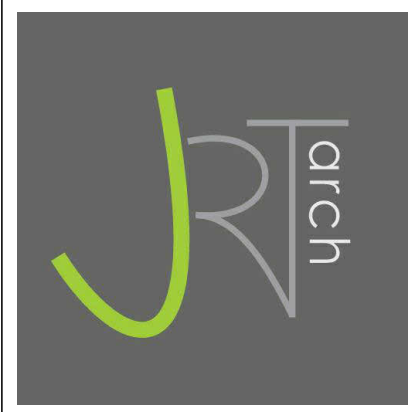
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DRAWN: JP	CHECKED: JRT
APPROVED: JRT	

LEVEL 6

A107



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



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REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CLIENT REVIEW
26-0730	3	DP

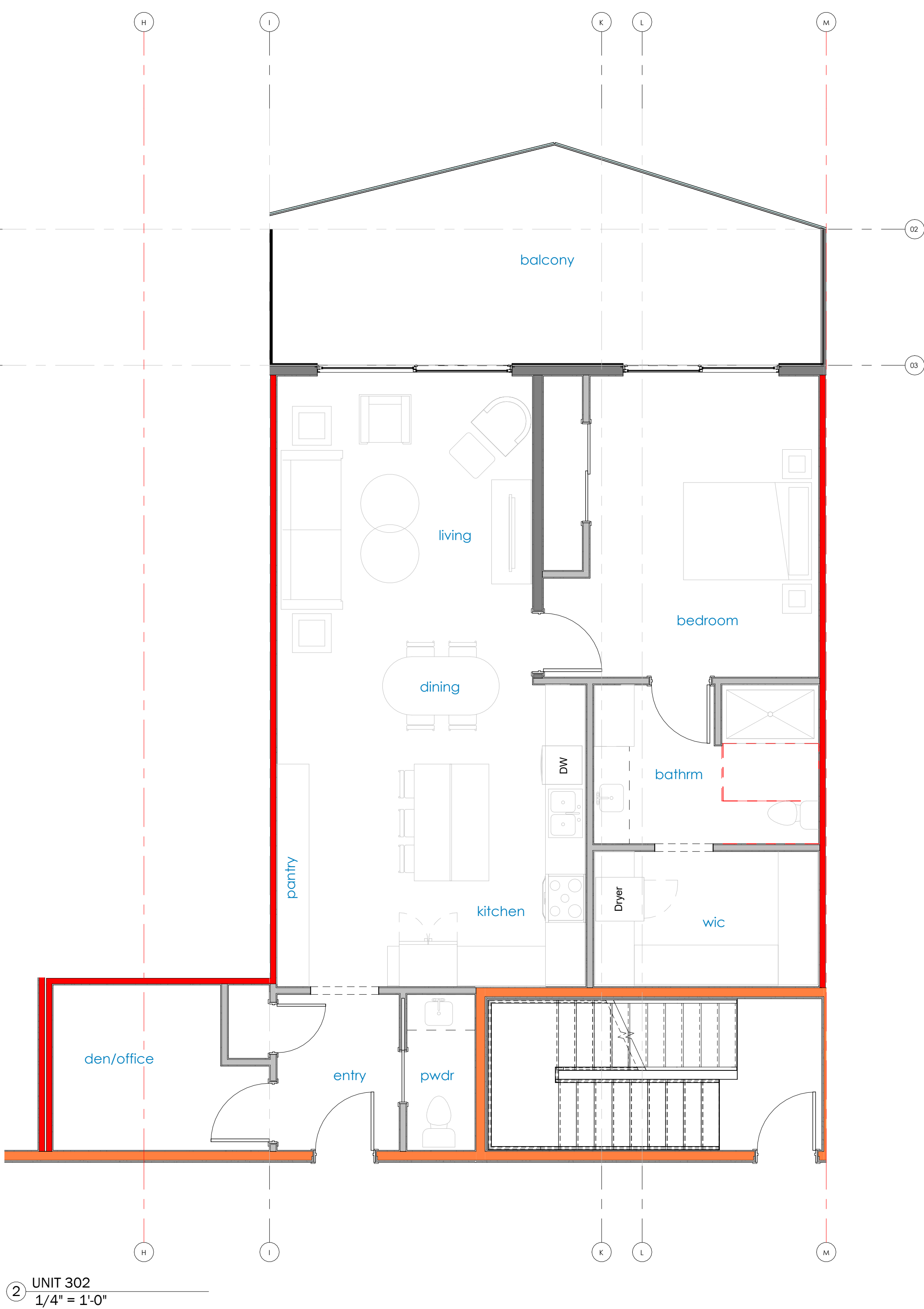
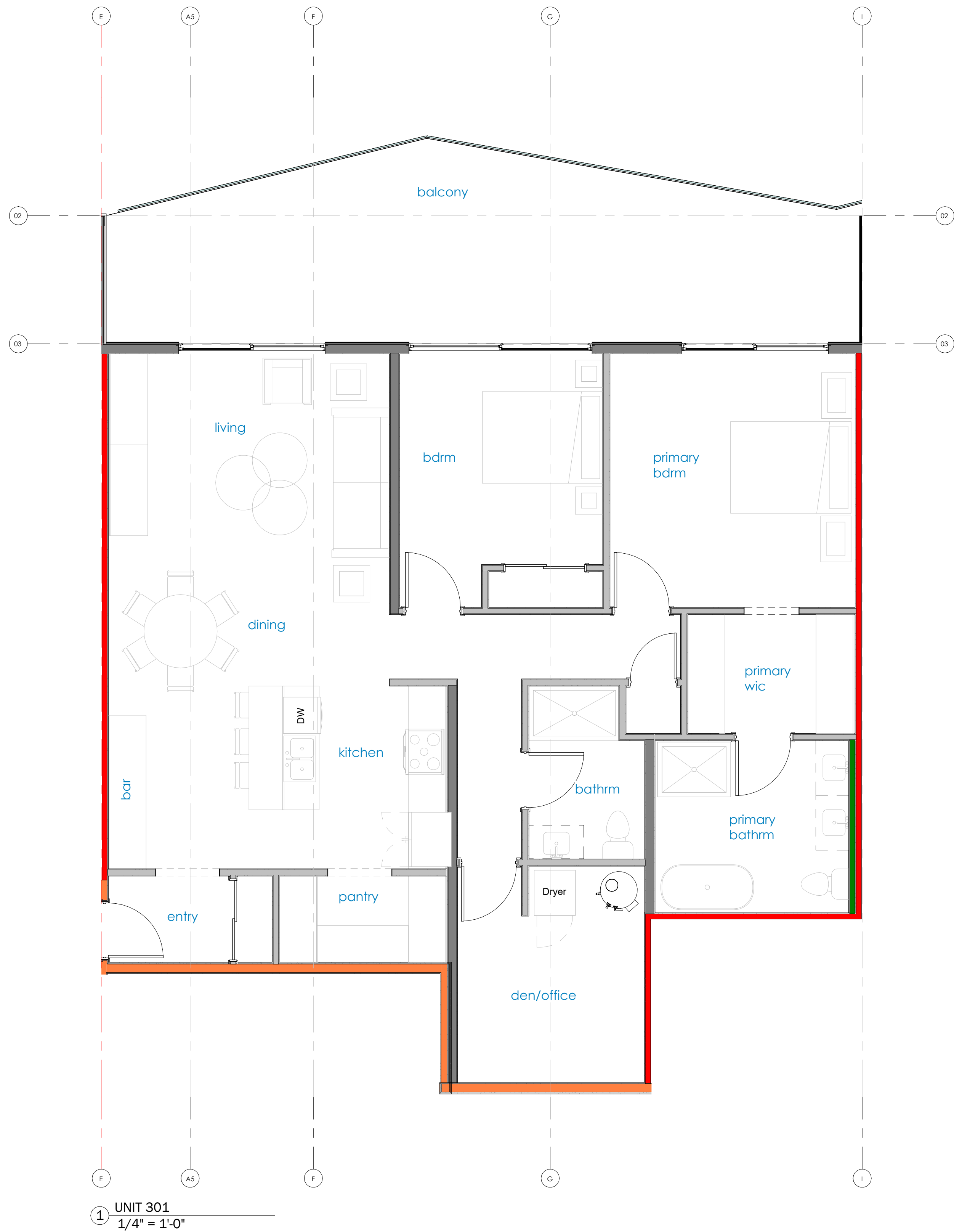
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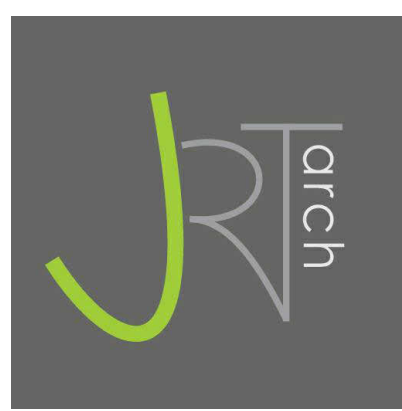
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ROOF PLAN

A108



AREA SCHEDULE (GFA - UNITS)		
NAME	AREA	COMMENTS
UNIT 202	1131 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1151 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 402	1151 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 502	1131 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 102	987 SF	A1-ALT - 1 BDRM + DEN
UNIT 101	1506 SF	B1 - 2 BDRM + DEN
UNIT 201	1461 SF	B1 - 2 BDRM + DEN
UNIT 301	1442 SF	B1 - 2 BDRM + DEN
UNIT 401	1442 SF	B1 - 2 BDRM + DEN
UNIT 501	1461 SF	B1 - 2 BDRM + DEN
UNIT 203	1472 SF	B2 - 2 BDRM
UNIT 303	1472 SF	B2 - 2 BDRM
UNIT 403	1472 SF	B2 - 2 BDRM
UNIT 503	1289 SF	B2 - 2 BDRM
UNIT 103	1449 SF	B2 - ALT - 2 BDRM
UNIT 104	1478 SF	B3 - 2 BDRM
UNIT 204	2501 SF	B3 - 2 BDRM
UNIT 304	1478 SF	B3 - 2 BDRM
UNIT 404	1478 SF	B3 - 2 BDRM
UNIT 504	1287 SF	B3 - 2 BDRM
UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1424 SF	B4 - 2 BDRM + DEN
UNIT 305	1424 SF	B4 - 2 BDRM + DEN
UNIT 405	1424 SF	B4 - 2 BDRM + DEN
UNIT 505	1424 SF	B4 - 2 BDRM + DEN
UNIT 106	1260 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 207	1710 SF	B6 - 2 BDRM + DEN
UNIT 307	1707 SF	B6 - 2 BDRM + DEN
UNIT 407	1707 SF	B6 - 2 BDRM + DEN
UNIT 507	1707 SF	B6 - 2 BDRM + DEN
UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1945 SF	B7 - 2 BDRM + DEN
UNIT 408	1948 SF	B7 - 2 BDRM + DEN
UNIT 508	1707 SF	B7 - 2 BDRM + DEN
PH 03	1688 SF	B8 - 2 BDRM + DEN
PH 02	1584 SF	B8 ALT - 2 BDRM + DEN
PH 04	1528 SF	B9 - 2 BDRM + DEN
PH 05	2110 SF	B10 - 2 BDRM + DEN
PH 06	2110 SF	B10 - 2 BDRM + DEN
PH 01	1462 SF	C1 - 3 BDRM
TOTAL UNITS: 44		



JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
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REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CLIENT REVIEW
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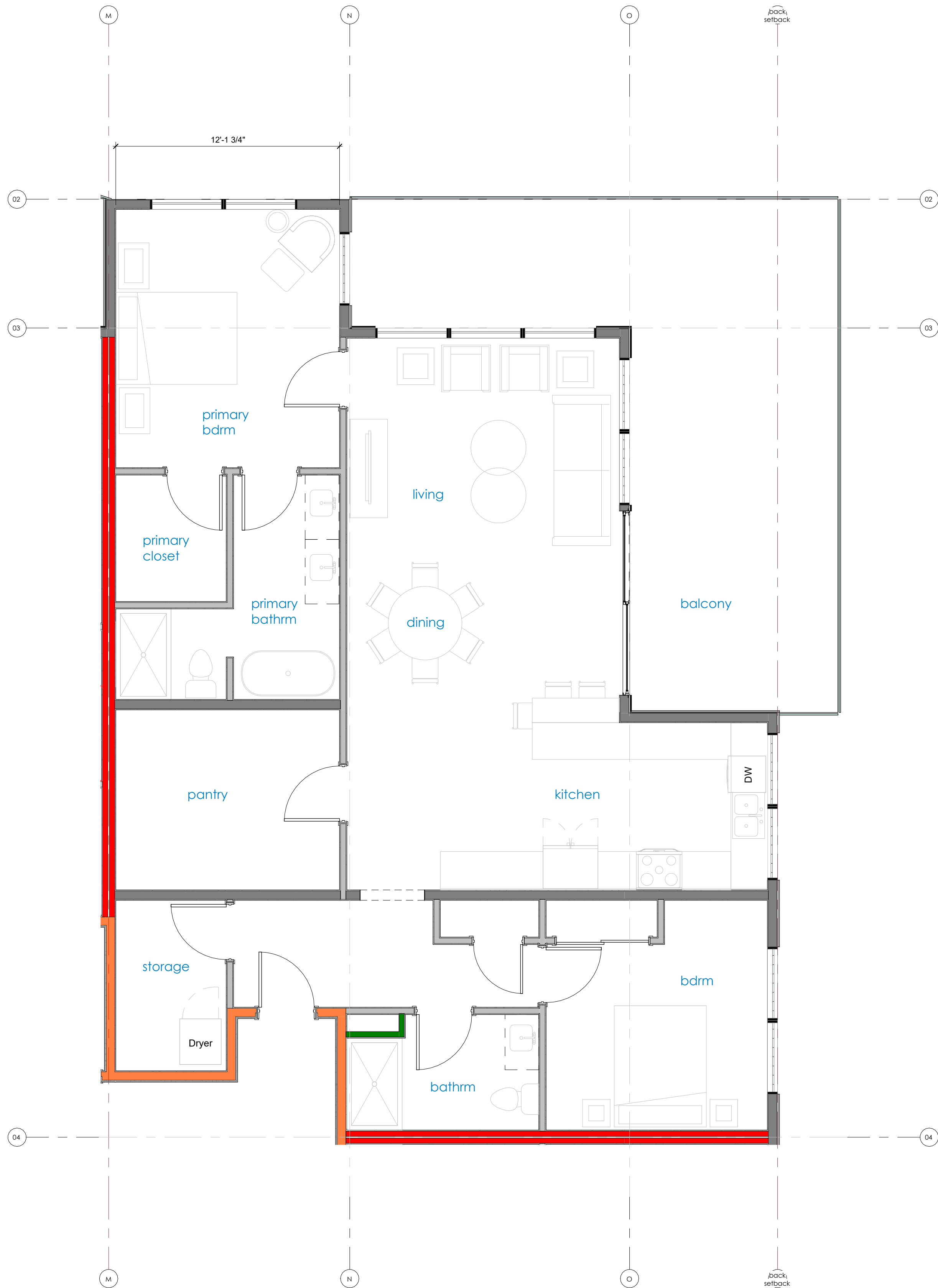
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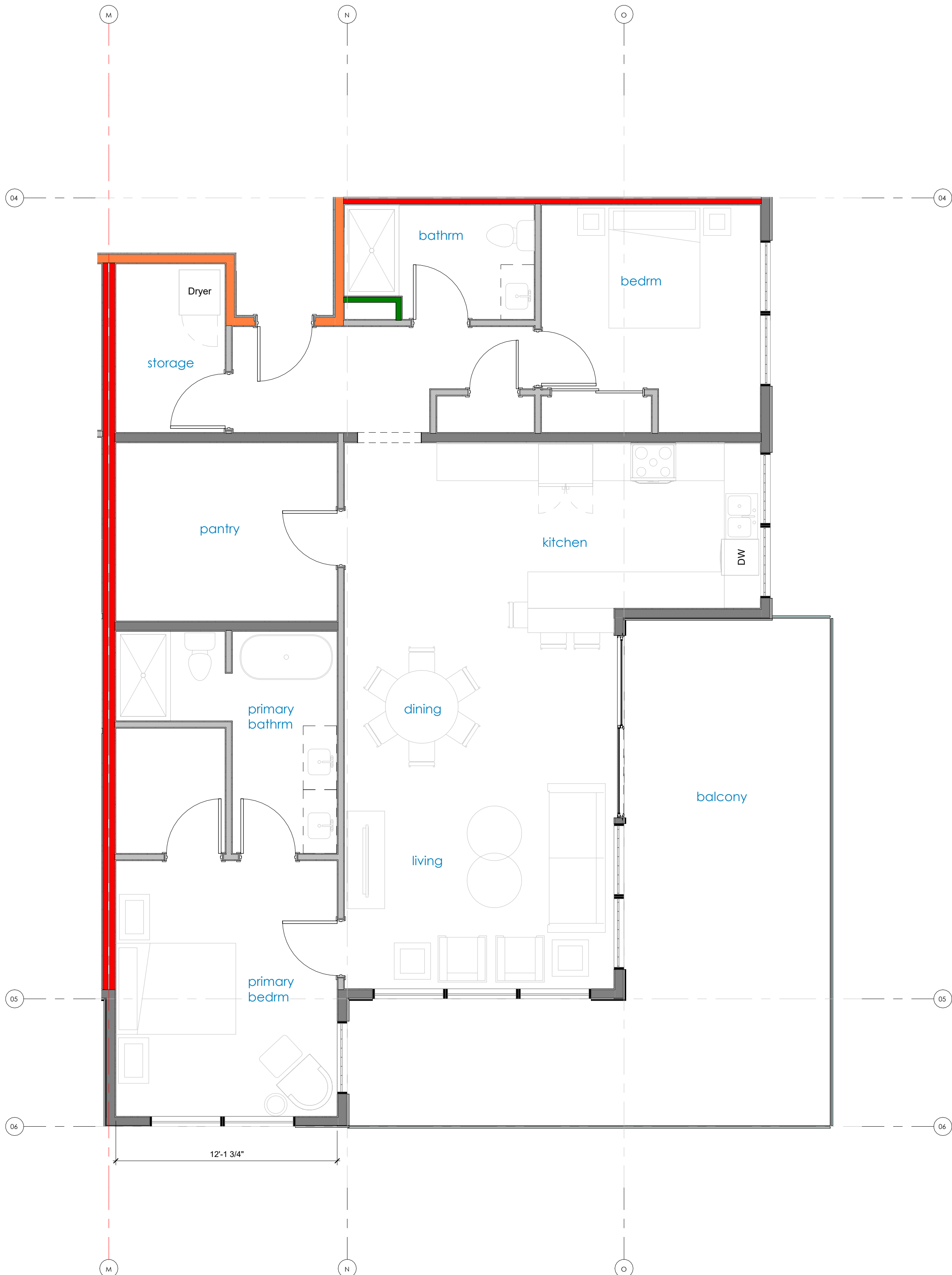
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UNIT PLANS

A201



② UNIT 303
1/4" = 1'-0"



① UNIT 304
1/4" = 1'-0"

AREA SCHEDULE (GFA - UNITS)		
NAME	AREA	COMMENTS
UNIT 202	1131 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1151 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 402	1151 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 502	1131 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 102	987 SF	A1-ALT - 1 BDRM + DEN
UNIT 101	1506 SF	B1 - 2 BDRM + DEN
UNIT 201	1461 SF	B1 - 2 BDRM + DEN
UNIT 301	1442 SF	B1 - 2 BDRM + DEN
UNIT 401	1442 SF	B1 - 2 BDRM + DEN
UNIT 501	1461 SF	B1 - 2 BDRM + DEN
UNIT 203	1472 SF	B2 - 2 BDRM
UNIT 303	1472 SF	B2 - 2 BDRM
UNIT 403	1472 SF	B2 - 2 BDRM
UNIT 503	1289 SF	B2 - 2 BDRM
UNIT 103	1449 SF	B2 - ALT - 2 BDRM
UNIT 104	1478 SF	B3 - 2 BDRM
UNIT 204	2501 SF	B3 - 2 BDRM
UNIT 304	1478 SF	B3 - 2 BDRM
UNIT 404	1478 SF	B3 - 2 BDRM
UNIT 504	1287 SF	B3 - 2 BDRM
UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1424 SF	B4 - 2 BDRM + DEN
UNIT 305	1424 SF	B4 - 2 BDRM + DEN
UNIT 405	1424 SF	B4 - 2 BDRM + DEN
UNIT 505	1424 SF	B4 - 2 BDRM + DEN
UNIT 106	1260 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 207	1710 SF	B6 - 2 BDRM + DEN
UNIT 307	1707 SF	B6 - 2 BDRM + DEN
UNIT 407	1707 SF	B6 - 2 BDRM + DEN
UNIT 507	1707 SF	B6 - 2 BDRM + DEN
UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1945 SF	B7 - 2 BDRM + DEN
UNIT 408	1948 SF	B7 - 2 BDRM + DEN
UNIT 508	1707 SF	B7 - 2 BDRM + DEN
PH 03	1688 SF	B8 - 2 BDRM + DEN
PH 02	1584 SF	B8 ALT - 2 BDRM + DEN
PH 04	1528 SF	B9 - 2 BDRM + DEN
PH 05	2110 SF	B10 - 2 BDRM + DEN
PH 06	2110 SF	B10 - 2 BDRM + DEN
PH 01	1462 SF	C1 - 3 BDRM
TOTAL UNITS: 44		

JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
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REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CLIENT REVIEW
26-0730	3	DP

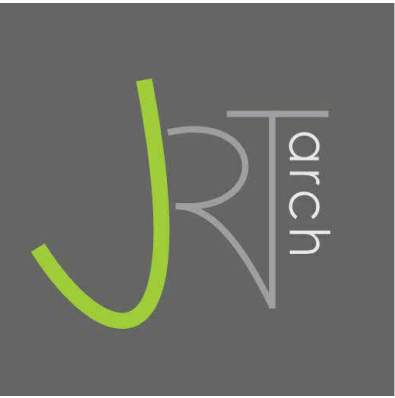
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APPROVED:		JRT	

UNIT PLANS

A202



AREA SCHEDULE (GFA - UNITS)			
NAME	AREA	COMMENTS	
UNIT 202	1131 SF	A1 - 1 BDRM + DEN - ADAPT.	
UNIT 302	1151 SF	A1 - 1 BDRM + DEN - ADAPT.	
UNIT 402	1151 SF	A1 - 1 BDRM + DEN - ADAPT.	
UNIT 502	1131 SF	A1 - 1 BDRM + DEN - ADAPT.	
UNIT 102	987 SF	A1-ALT - 1 BDRM + DEN	
UNIT 101	1506 SF	B1 - 2 BDRM + DEN	
UNIT 201	1461 SF	B1 - 2 BDRM + DEN	
UNIT 301	1442 SF	B1 - 2 BDRM + DEN	
UNIT 401	1442 SF	B1 - 2 BDRM + DEN	
UNIT 501	1461 SF	B1 - 2 BDRM + DEN	
UNIT 203	1472 SF	B2 - 2 BDRM	
UNIT 303	1472 SF	B2 - 2 BDRM	
UNIT 403	1472 SF	B2 - 2 BDRM	
UNIT 503	1289 SF	B2 - 2 BDRM	
UNIT 103	1449 SF	B2 - ALT - 2 BDRM	
UNIT 104	1478 SF	B3 - 2 BDRM	
UNIT 204	2501 SF	B3 - 2 BDRM	
UNIT 304	1478 SF	B3 - 2 BDRM	
UNIT 404	1478 SF	B3 - 2 BDRM	
UNIT 504	1287 SF	B3 - 2 BDRM	
UNIT 105	1423 SF	B4 - 2 BDRM + DEN	
UNIT 205	1424 SF	B4 - 2 BDRM + DEN	
UNIT 305	1424 SF	B4 - 2 BDRM + DEN	
UNIT 405	1424 SF	B4 - 2 BDRM + DEN	
UNIT 505	1424 SF	B4 - 2 BDRM + DEN	
UNIT 106	1260 SF	B5 - 2 BDRM + DEN - ADAPT.	
UNIT 206	1262 SF	B5 - 2 BDRM + DEN - ADAPT.	
UNIT 306	1262 SF	B5 - 2 BDRM + DEN - ADAPT.	
UNIT 406	1262 SF	B5 - 2 BDRM + DEN - ADAPT.	
UNIT 506	1262 SF	B5 - 2 BDRM + DEN - ADAPT.	
UNIT 207	1710 SF	B6 - 2 BDRM + DEN	
UNIT 307	1707 SF	B6 - 2 BDRM + DEN	
UNIT 407	1707 SF	B6 - 2 BDRM + DEN	
UNIT 507	1707 SF	B6 - 2 BDRM + DEN	
UNIT 208	1952 SF	B7 - 2 BDRM + DEN	
UNIT 308	1945 SF	B7 - 2 BDRM + DEN	
UNIT 408	1948 SF	B7 - 2 BDRM + DEN	
UNIT 508	1707 SF	B7 - 2 BDRM + DEN	
PH 03	1688 SF	B8 - 2 BDRM + DEN	
PH 02	1584 SF	B8 ALT - 2 BDRM + DEN	
PH 04	1528 SF	B9 - 2 BDRM + DEN	
PH 05	2110 SF	B10 - 2 BDRM + DEN	
PH 06	2110 SF	B10 - 2 BDRM + DEN	
PH 01	1462 SF	C1 - 3 BDRM	
TOTAL UNITS: 44			



JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9

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26-0730	3	DP

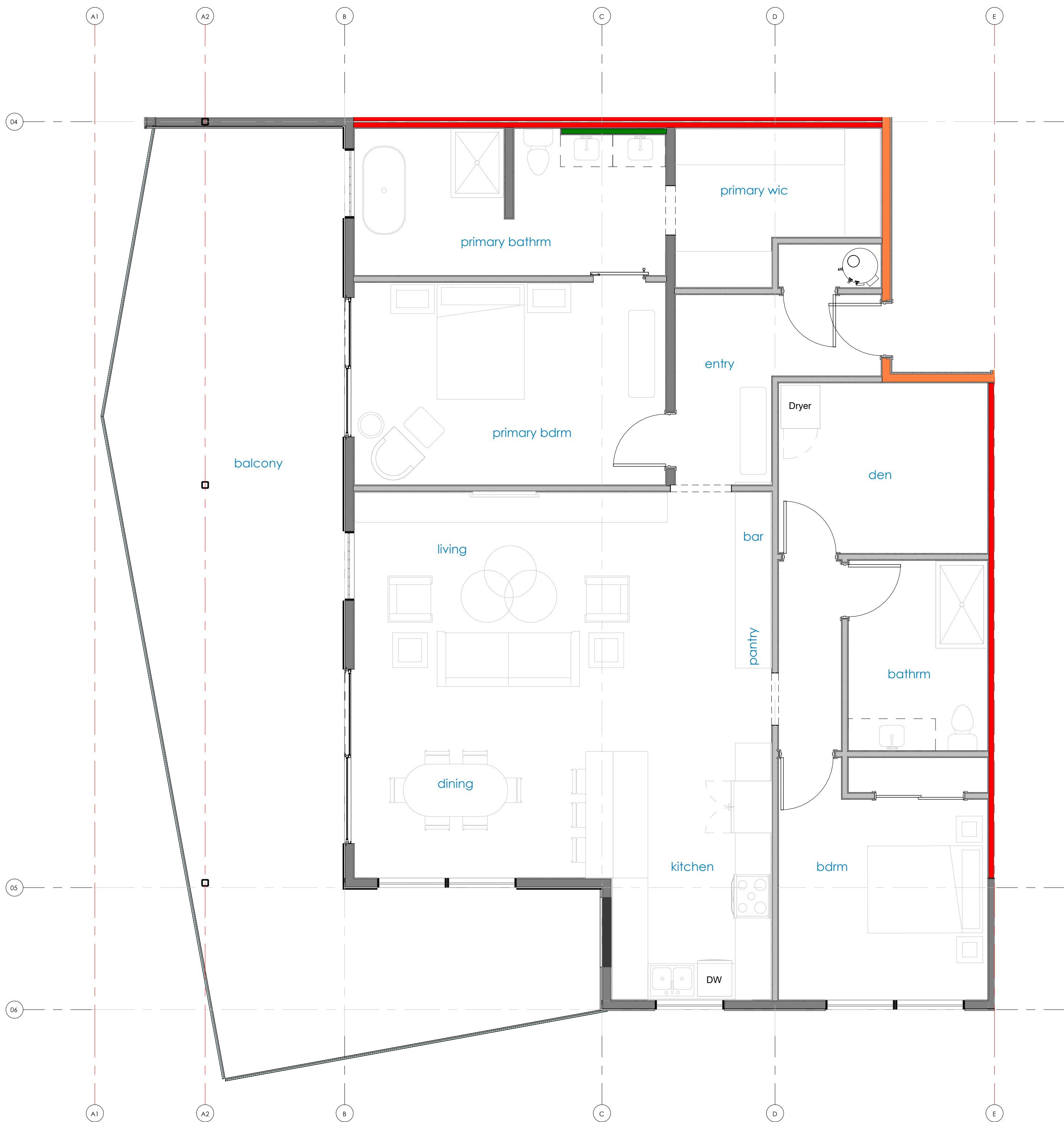
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APPROVED:		JRT	

UNIT PLANS

A203



② UNIT 308
1/4" = 1'-0"



① UNIT 307
1/4" = 1'-0"

AREA SCHEDULE (GFA - UNITS)		
NAME	AREA	COMMENTS

UNIT 202	1131 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1151 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 402	1151 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 502	1131 SF	A1 - 1 BDRM + DEN - ADAPT.

UNIT 102	987 SF	A1-ALT - 1 BDRM + DEN
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UNIT 101	1506 SF	B1 - 2 BDRM + DEN
UNIT 201	1461 SF	B1 - 2 BDRM + DEN
UNIT 301	1442 SF	B1 - 2 BDRM + DEN
UNIT 401	1442 SF	B1 - 2 BDRM + DEN
UNIT 501	1461 SF	B1 - 2 BDRM + DEN

UNIT 203	1472 SF	B2 - 2 BDRM
UNIT 303	1472 SF	B2 - 2 BDRM
UNIT 403	1472 SF	B2 - 2 BDRM
UNIT 503	1289 SF	B2 - 2 BDRM

UNIT 103	1449 SF	B2 - ALT - 2 BDRM
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UNIT 104	1478 SF	B3 - 2 BDRM
UNIT 204	2501 SF	B3 - 2 BDRM
UNIT 304	1478 SF	B3 - 2 BDRM
UNIT 404	1478 SF	B3 - 2 BDRM
UNIT 504	1287 SF	B3 - 2 BDRM

UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1424 SF	B4 - 2 BDRM + DEN
UNIT 305	1424 SF	B4 - 2 BDRM + DEN
UNIT 405	1424 SF	B4 - 2 BDRM + DEN
UNIT 505	1424 SF	B4 - 2 BDRM + DEN

UNIT 106	1260 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1262 SF	B5 - 2 BDRM + DEN - ADAPT.

UNIT 207	1710 SF	B6 - 2 BDRM + DEN
UNIT 307	1707 SF	B6 - 2 BDRM + DEN
UNIT 407	1707 SF	B6 - 2 BDRM + DEN
UNIT 507	1707 SF	B6 - 2 BDRM + DEN

UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1945 SF	B7 - 2 BDRM + DEN
UNIT 408	1948 SF	B7 - 2 BDRM + DEN
UNIT 508	1707 SF	B7 - 2 BDRM + DEN

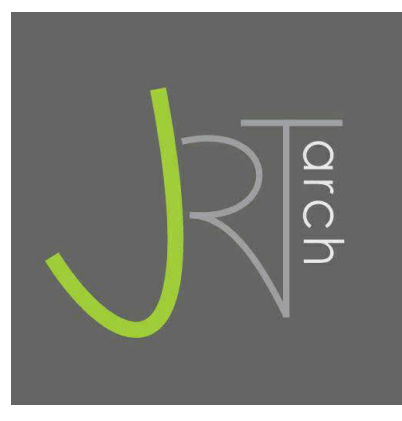
PH 03	1688 SF	B8 - 2 BDRM + DEN
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PH 02	1584 SF	B8 ALT - 2 BDRM + DEN
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PH 04	1528 SF	B9 - 2 BDRM + DEN
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PH 05	2110 SF	B10 - 2 BDRM + DEN
PH 06	2110 SF	B10 - 2 BDRM + DEN

PH 01	1462 SF	C1 - 3 BDRM
TOTAL UNITS: 44		



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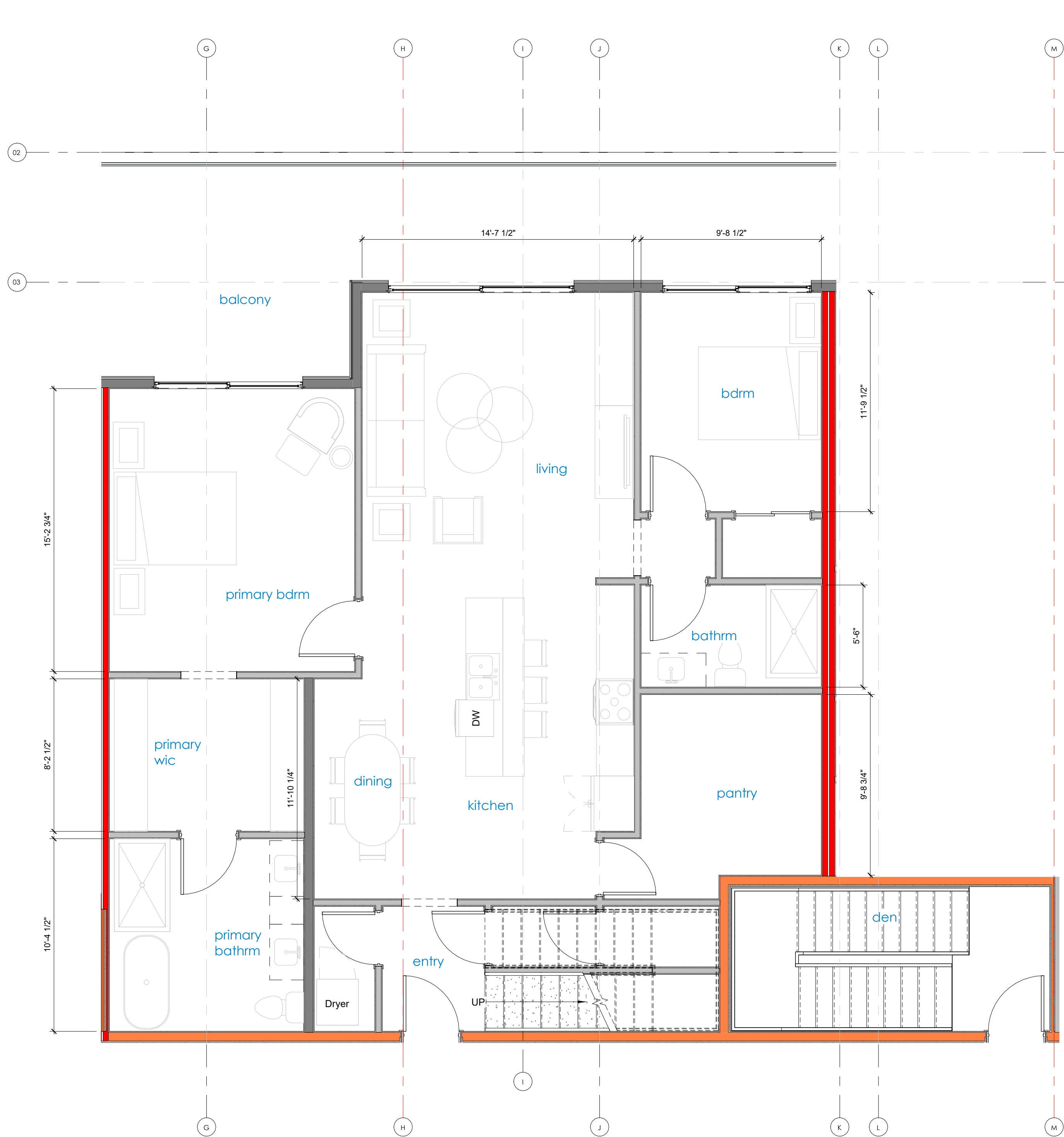
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REV. DATE	NUMBER	DESCRIPTION
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26-0730	3	DP

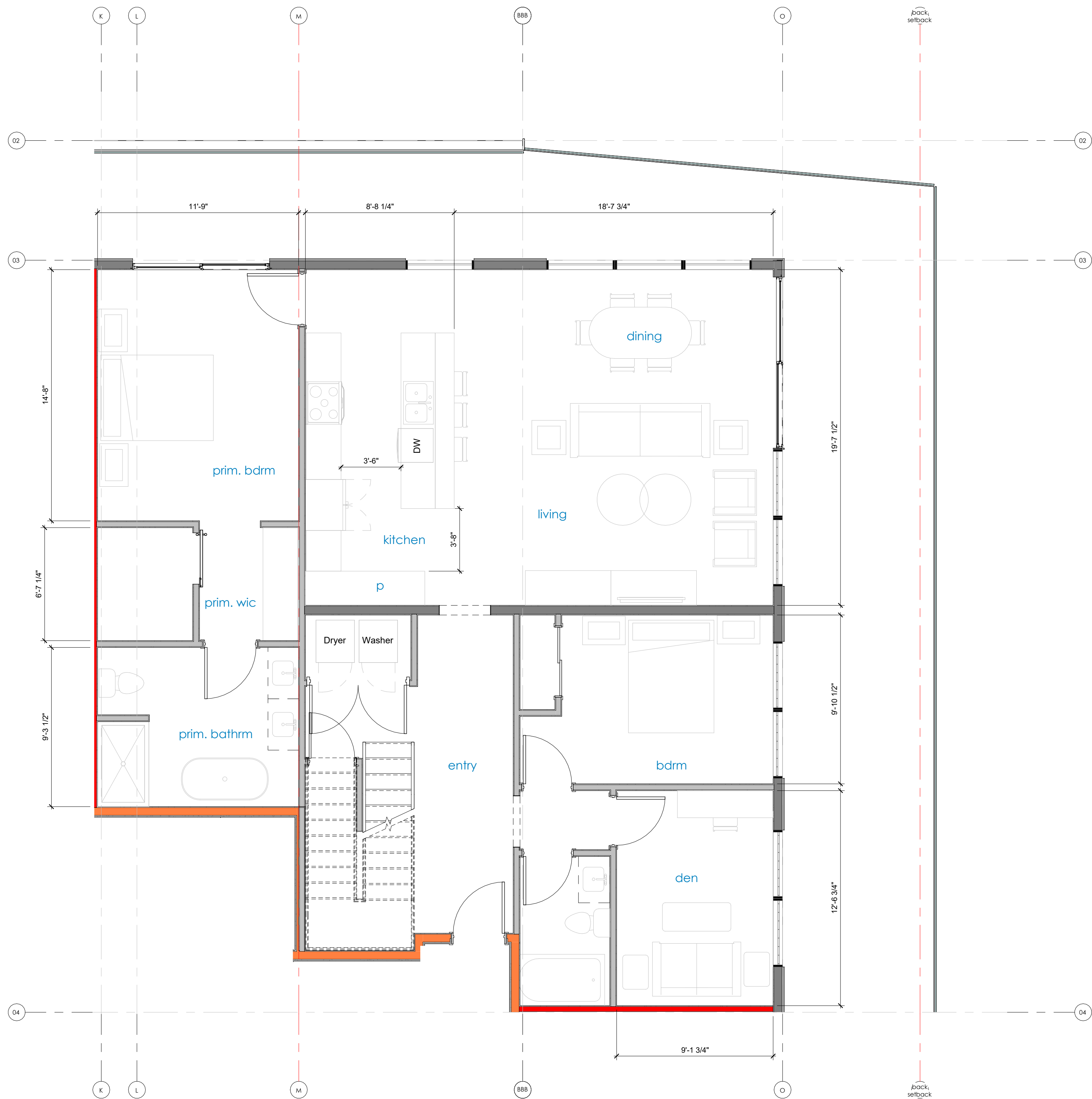
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DRAWN:	JP	CHECKED:	JRT
APPROVED:	JRT		

UNIT PLANS

A204



PH01
1/4" = 1'-0"



PH02
1/4" = 1'-0"

AREA SCHEDULE (GFA - UNITS)		
NAME	AREA	COMMENTS

UNIT 202	1131 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1151 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 402	1151 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 502	1131 SF	A1 - 1 BDRM + DEN - ADAPT.

UNIT 102	987 SF	A1-ALT - 1 BDRM + DEN
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UNIT 101	1506 SF	B1 - 2 BDRM + DEN
UNIT 201	1461 SF	B1 - 2 BDRM + DEN
UNIT 301	1442 SF	B1 - 2 BDRM + DEN
UNIT 401	1442 SF	B1 - 2 BDRM + DEN
UNIT 501	1461 SF	B1 - 2 BDRM + DEN

UNIT 203	1472 SF	B2 - 2 BDRM
UNIT 303	1472 SF	B2 - 2 BDRM
UNIT 403	1472 SF	B2 - 2 BDRM
UNIT 503	1289 SF	B2 - 2 BDRM

UNIT 103	1449 SF	B2 - ALT - 2 BDRM
----------	---------	-------------------

UNIT 104	1478 SF	B3 - 2 BDRM
UNIT 204	2501 SF	B3 - 2 BDRM
UNIT 304	1478 SF	B3 - 2 BDRM
UNIT 404	1478 SF	B3 - 2 BDRM
UNIT 504	1287 SF	B3 - 2 BDRM

UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1424 SF	B4 - 2 BDRM + DEN
UNIT 305	1424 SF	B4 - 2 BDRM + DEN
UNIT 405	1424 SF	B4 - 2 BDRM + DEN
UNIT 505	1424 SF	B4 - 2 BDRM + DEN

UNIT 106	1260 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1262 SF	B5 - 2 BDRM + DEN - ADAPT.

UNIT 207	1710 SF	B6 - 2 BDRM + DEN
UNIT 307	1707 SF	B6 - 2 BDRM + DEN
UNIT 407	1707 SF	B6 - 2 BDRM + DEN
UNIT 507	1707 SF	B6 - 2 BDRM + DEN

UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1945 SF	B7 - 2 BDRM + DEN
UNIT 408	1948 SF	B7 - 2 BDRM + DEN
UNIT 508	1707 SF	B7 - 2 BDRM + DEN

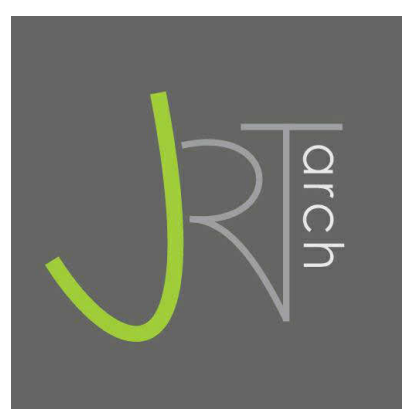
PH 03	1688 SF	B8 - 2 BDRM + DEN
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PH 02	1584 SF	B8 ALT - 2 BDRM + DEN
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PH 04	1528 SF	B9 - 2 BDRM + DEN
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PH 05	2110 SF	B10 - 2 BDRM + DEN
PH 06	2110 SF	B10 - 2 BDRM + DEN

PH 01	1462 SF	C1 - 3 BDRM
TOTAL UNITS: 44		

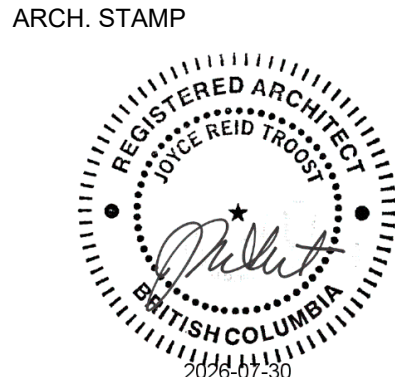


JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9

joyce@jrtarchitecture.com
250.714.8749

jrtarchitecture.com

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COMOX CONDO
1890 COMOX AVE
COMOX, BC

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CLIENT REVIEW
26-0730	3	DP

DATE	MAR 31, 2026
SCALE	1/4" = 1'-0"
DRAWN: JP	CHECKED: JRT
APPROVED: JRT	

PENTHOUSE

A205



① PH 05 & PH 06
1/4" = 1'-0"

AREA SCHEDULE (GFA - UNITS)			
NAME	AREA	COMMENTS	
UNIT 202	1131 SF	A1 - 1 BDRM + DEN - ADAPT.	
UNIT 302	1151 SF	A1 - 1 BDRM + DEN - ADAPT.	
UNIT 402	1151 SF	A1 - 1 BDRM + DEN - ADAPT.	
UNIT 502	1131 SF	A1 - 1 BDRM + DEN - ADAPT.	

UNIT 102	987 SF	A1-ALT - 1 BDRM + DEN
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UNIT 101	1506 SF	B1 - 2 BDRM + DEN
UNIT 201	1461 SF	B1 - 2 BDRM + DEN
UNIT 301	1442 SF	B1 - 2 BDRM + DEN
UNIT 401	1442 SF	B1 - 2 BDRM + DEN
UNIT 501	1461 SF	B1 - 2 BDRM + DEN

UNIT 203	1472 SF	B2 - 2 BDRM
UNIT 303	1472 SF	B2 - 2 BDRM
UNIT 403	1472 SF	B2 - 2 BDRM
UNIT 503	1289 SF	B2 - 2 BDRM

UNIT 103	1449 SF	B2 - ALT - 2 BDRM
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UNIT 104	1478 SF	B3 - 2 BDRM
UNIT 204	2501 SF	B3 - 2 BDRM
UNIT 304	1478 SF	B3 - 2 BDRM
UNIT 404	1478 SF	B3 - 2 BDRM
UNIT 504	1287 SF	B3 - 2 BDRM

UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1424 SF	B4 - 2 BDRM + DEN
UNIT 305	1424 SF	B4 - 2 BDRM + DEN
UNIT 405	1424 SF	B4 - 2 BDRM + DEN
UNIT 505	1424 SF	B4 - 2 BDRM + DEN

UNIT 106	1260 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1262 SF	B5 - 2 BDRM + DEN - ADAPT.

UNIT 207	1710 SF	B6 - 2 BDRM + DEN
UNIT 307	1707 SF	B6 - 2 BDRM + DEN
UNIT 407	1707 SF	B6 - 2 BDRM + DEN
UNIT 507	1707 SF	B6 - 2 BDRM + DEN

UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1945 SF	B7 - 2 BDRM + DEN
UNIT 408	1948 SF	B7 - 2 BDRM + DEN
UNIT 508	1707 SF	B7 - 2 BDRM + DEN

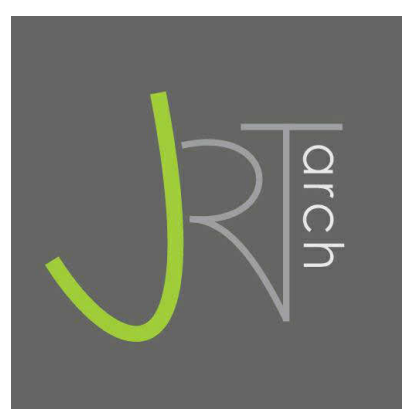
PH 03	1688 SF	B8 - 2 BDRM + DEN
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PH 02	1584 SF	B8 ALT - 2 BDRM + DEN
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PH 04	1528 SF	B9 - 2 BDRM + DEN
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PH 05	2110 SF	B10 - 2 BDRM + DEN
PH 06	2110 SF	B10 - 2 BDRM + DEN

PH 01	1462 SF	C1 - 3 BDRM
TOTAL UNITS: 44		



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ARCH. STAMP



COMOX CONDO

1890 COMOX AVE
COMOX, BC

PH 19-055

CLIENT

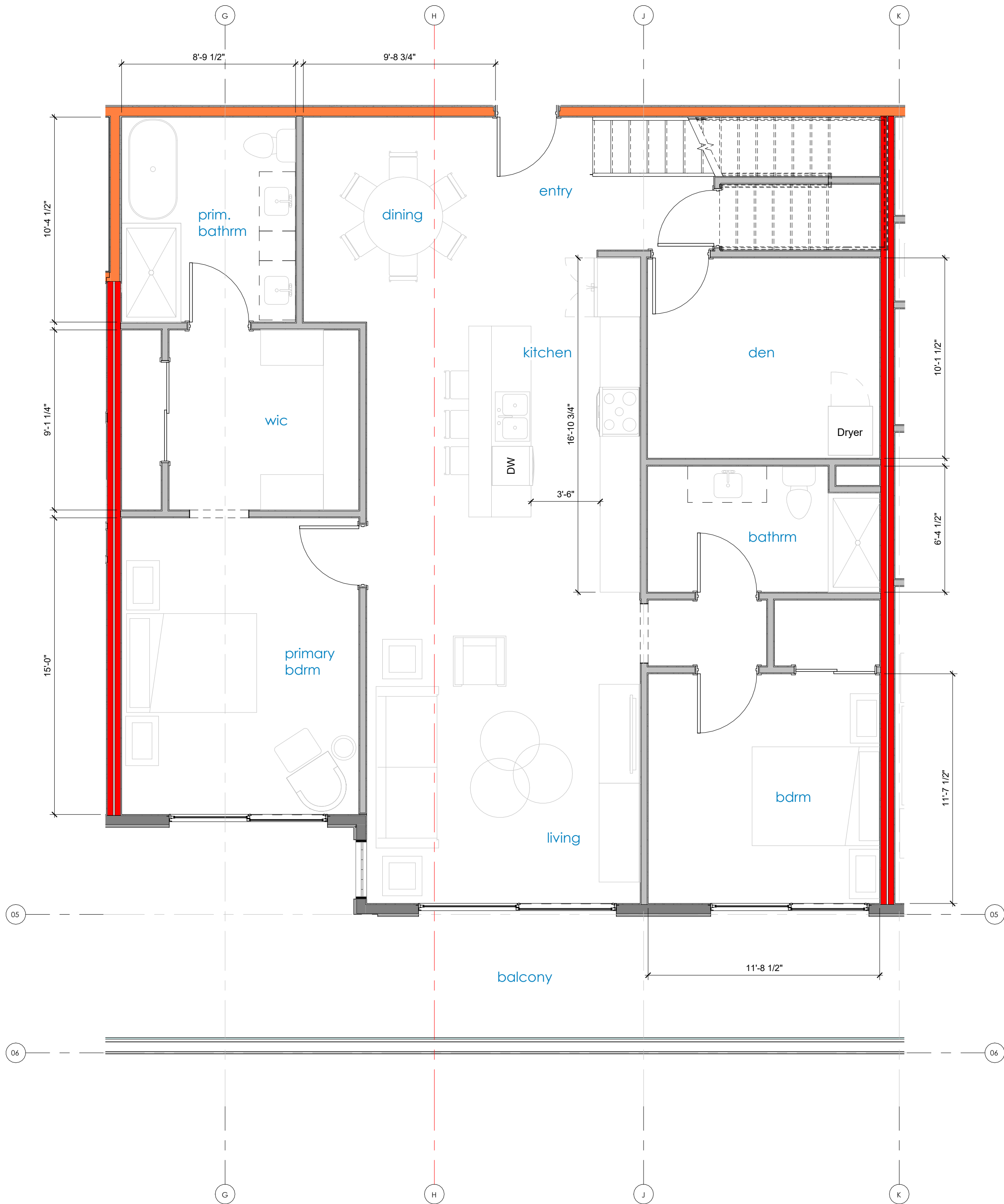
THREE DOG VENTURES
LTD.

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SCALE	1/4" = 1'-0"
DRAWN: JP	CHECKED: JRT
APPROVED: JRT	

PENTHOUSE

A206



4 PH 04
1/4" = 1'-0"



3 PH 03
1/4" = 1'-0"

AREA SCHEDULE (GFA - UNITS)		
NAME	AREA	COMMENTS

UNIT 202	1131 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1151 SF	A1 - 1 BDRM + DEN - ADAPT.
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UNIT 102	987 SF	A1-ALT - 1 BDRM + DEN
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UNIT 203	1472 SF	B2 - 2 BDRM
UNIT 303	1472 SF	B2 - 2 BDRM
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UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1424 SF	B4 - 2 BDRM + DEN
UNIT 305	1424 SF	B4 - 2 BDRM + DEN
UNIT 405	1424 SF	B4 - 2 BDRM + DEN
UNIT 505	1424 SF	B4 - 2 BDRM + DEN

UNIT 106	1260 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1262 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1262 SF	B5 - 2 BDRM + DEN - ADAPT.

UNIT 207	1710 SF	B6 - 2 BDRM + DEN
UNIT 307	1707 SF	B6 - 2 BDRM + DEN
UNIT 407	1707 SF	B6 - 2 BDRM + DEN
UNIT 507	1707 SF	B6 - 2 BDRM + DEN

UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1945 SF	B7 - 2 BDRM + DEN
UNIT 408	1948 SF	B7 - 2 BDRM + DEN
UNIT 508	1707 SF	B7 - 2 BDRM + DEN

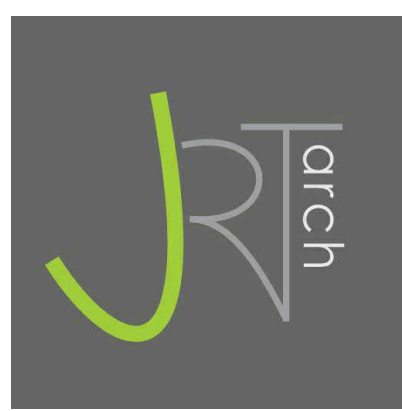
PH 03	1688 SF	B8 - 2 BDRM + DEN
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PH 02	1584 SF	B8 ALT - 2 BDRM + DEN
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PH 04	1528 SF	B9 - 2 BDRM + DEN
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PH 05	2110 SF	B10 - 2 BDRM + DEN
PH 06	2110 SF	B10 - 2 BDRM + DEN

PH 01	1462 SF	C1 - 3 BDRM
TOTAL UNITS: 44		



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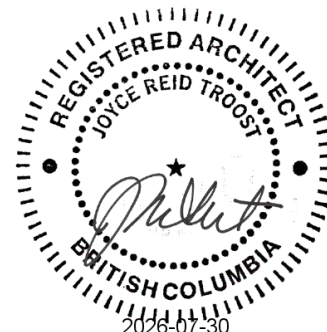
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DATE MAR 31, 2026

SCALE 1/4" = 1'-0"

DRAWN: IP CHECKED: JRT APPROVED: JRT

PENTHOUSE

A207

ELEVATION MATERIALS	
NOTE #	DESCRIPTION
1	GLASS GUARD (FRAMELESS; SPANDREL GLAZING AT BALC FASCIAS)
2	ROOFTOP GLASS GUARD (BLACK FRAME)
3	FIBRE CEMENT PANEL (LIGHT GREY)
4	FIBRE CEMENT PANEL (IRON GREY)
5	METAL CLADDING - LUXPRO SIDING - "HEMLOCK" COLOUR
6	VINYL PATIO SLIDERS & WINDOWS (BLACK EXT / WHITE INT)
7	ARCH. FINISH CONCRETE
8	STOREFRONT GLAZING (FINISH TO MATCH WINDOWS)
9	FIBRE CEMENT PANEL (WHITE)

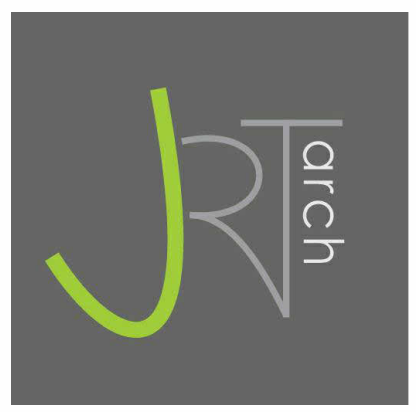
TYPICAL KEYNOTES



1 SOUTH ELEVATION
1" = 10'-0"



2 EAST ELEVATION
1" = 10'-0"



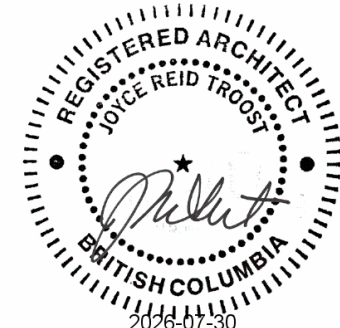
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DRAWN: JP CHECKED: JRT APPROVED: JRT

EAST/SOUTH ELEVATIONS

A300

ELEVATION MATERIALS	
NOTE #	DESCRIPTION
1	GLASS GUARD (FRAMELESS; SPANDREL GLAZING AT BALC FASCIAS)
2	ROOFTOP GLASS GUARD (BLACK FRAME)
3	FIBRE CEMENT PANEL (LIGHT GREY)
4	FIBRE CEMENT PANEL (IRON GREY)
5	METAL CLADDING - LUXPRO SIDING - "HEMLOCK" COLOUR
6	VINYL PATIO SLIDERS & WINDOWS (BLACK EXT / WHITE INT)
7	ARCH. FINISH CONCRETE
8	STOREFRONT GLAZING (FINISH TO MATCH WINDOWS)
9	FIBRE CEMENT PANEL (WHITE)

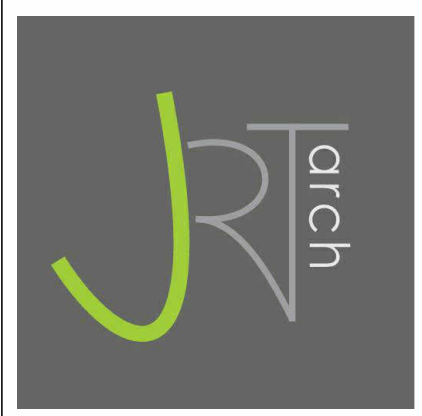
TYPICAL KEYNOTES



② NORTH ELEVATION
1" = 10'-0"



① WEST ELEVATION
1" = 10'-0"



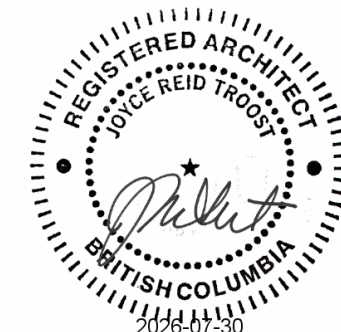
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CLIENT

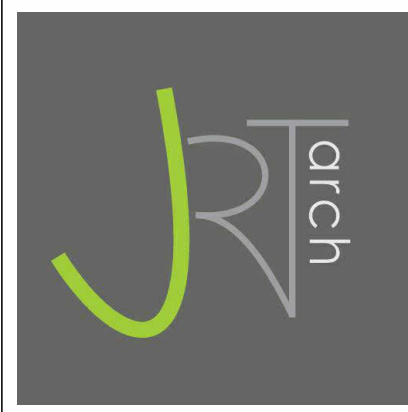
THREE DOG VENTURES
LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CLIENT REVIEW
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SCALE	1" = 10'-0"
DRAWN: JP	CHECKED: JRT
APPROVED: JRT	

WEST/NORTH ELEVATIONS

A301



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BY A THIRD PARTY, THE THIRD PARTY
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ARCHITECT RESPONSIBLE.

ARCH. STAMP



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DRAWN: JP CHECKED: JRT APPROVED: JRT

LONG. SECTION

A400



VIEW FROM STREET RIGHT



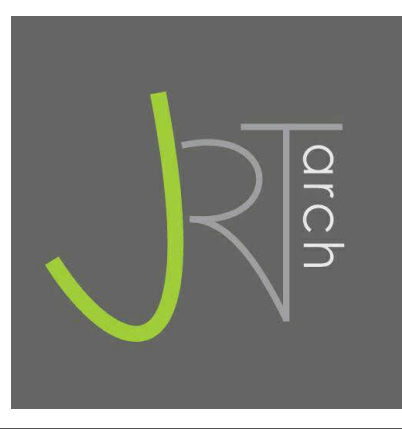
VIEW FROM REAR



VIEW FROM STREET LEFT



VIEW FROM ENTRANCE APPROACH



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26-0730	3	DP

DATE		MAR 31, 2026	
SCALE			
DRAWN	Author	CHECKED	Becker
APPROVED		APPROVED	

3D IMAGES

A500

P# 19-055