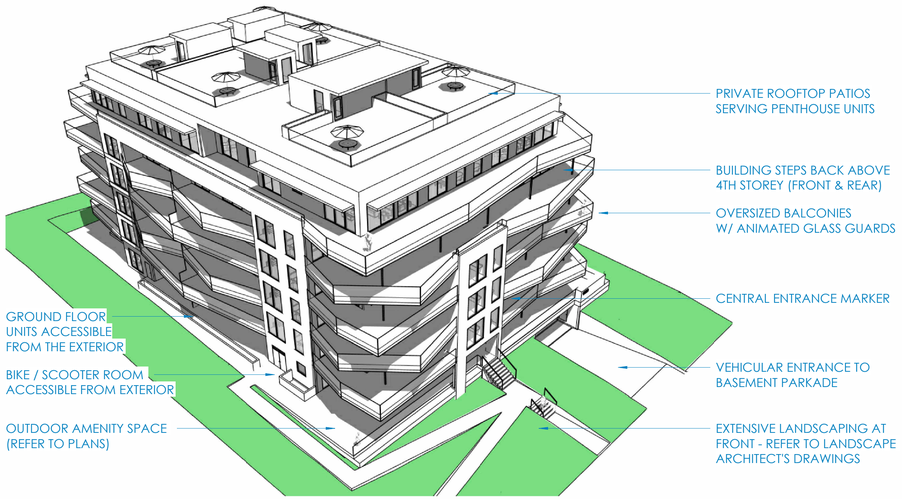




1890 COMOX AVE., COMOX, BC

	PERMITTED	PROPOSED
ZONING -	MR-3	
LOT AREA	29,536 SF (.274 HA) 1,598 SF (148.5 m²) ROAD DEDICATION	
GFA (ZONING/ FAR)	70,886 SF	66,289 SF
DENSITY	MIN. 80 UNITS / HA	44 UNITS / 0.27 HA OR 163 UNITS / HA
FAR	MAX 2.40	**2.23**
LOT COVERAGE	70% (20,793 ft²) 80% (23,747 ft²) Lot Coverage w/ Impervious Surfaces	70 % (20,791 ft²) 77 % (22,672 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	44 (1 SPACE PER DWELLING UNIT) **25% OF TOTAL REQ'D (11)**	**48** **11**
SMALL CAR BARRIER FREE EV- PREPARED	SMALL CAR - 35% (20) 2 SPACES (1 RESIDENT; 1 VISITOR) 5% OF ALL SPACES (3)	20 SPACES 2 (INCL. IN TOTAL) 44 RES. SPACES + 1 VISITOR SPACE
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. 2 LARGE & 1 MEDIUM TREE)	



Sheet Index

Sheet #	Sheet Name	Revision Current	Revision Date	Revision Desc.
A000	COVER SHEET	5	29-0921	DP - REV 01
A001	BLDG AREAS	5	29-0921	DP - REV 01
A002	UNIT AREAS	5	29-0921	DP - REV 01
A101	PARKING LEVEL & SITE	5	29-0921	DP - REV 01
A102	LEVEL 1	5	29-0921	DP - REV 01
A103	LEVEL 2	5	29-0921	DP - REV 01
A104	LEVEL 3	5	29-0921	DP - REV 01
A105	LEVEL 4	5	29-0921	DP - REV 01
A106	LEVEL 5	5	29-0921	DP - REV 01
A107	LEVEL 6	5	29-0921	DP - REV 01
A108	ROOF PLAN	5	29-0921	DP - REV 01
A110	SLAB EDGE PLANS	5	29-0921	DP - REV 01
A201	UNIT PLANS	5	29-0921	DP - REV 01
A202	UNIT PLANS	5	29-0921	DP - REV 01
A203	UNIT PLANS	5	29-0921	DP - REV 01
A204	UNIT PLANS	5	29-0921	DP - REV 01
A205	PENTHOUSE	5	29-0921	DP - REV 01
A206	PENTHOUSE	5	29-0921	DP - REV 01
A207	PENTHOUSE	5	29-0921	DP - REV 01
A300	EAST/SOUTH ELEVATIONS	5	29-0921	DP - REV 01
A301	WEST/NORTH ELEVATIONS	5	29-0921	DP - REV 01
A400	LONG. SECTION	5	29-0921	DP - REV 01
A600	3D IMAGES	5	29-0921	DP - REV 01

CONSULTANTS:

ARCHITECT:
Joyce Troost
JRT Architecture
joyce@jrtarchitecture.com
250-714-8749

LANDSCAPE ARCHITECT:
Nigel Gray
MacDonald Gray Consultants Inc.
nigel@macdonaldgray.ca
250-228-1516

CIVIL ENGINEER
Brayden Hughes
Newcastle Engineering Ltd.
Brayden.Hughes@newcastleengineering.com
250-616-1700

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

joyce@jrtarchitecture.com
250.714.8749

jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT
JOYCE REID TROOST
BRITISH COLUMBIA
2026-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

DATE MAR 31, 2026

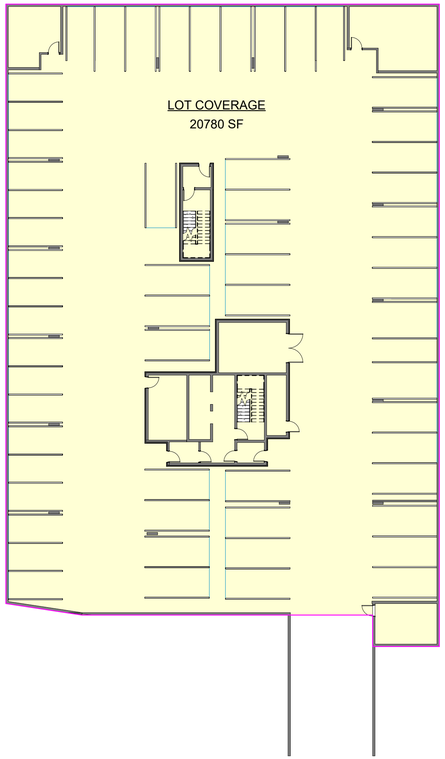
SCALE 1" = 30'-0"

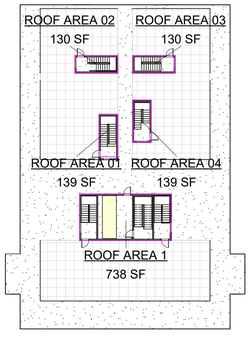
DRAWN: IP | CHECKED: JRT | APPROVED: JRT

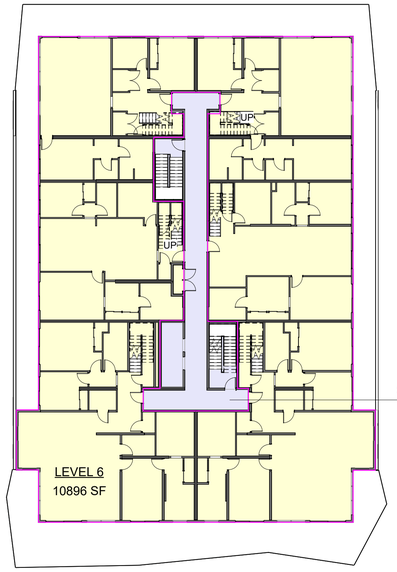
COVER SHEET

A000

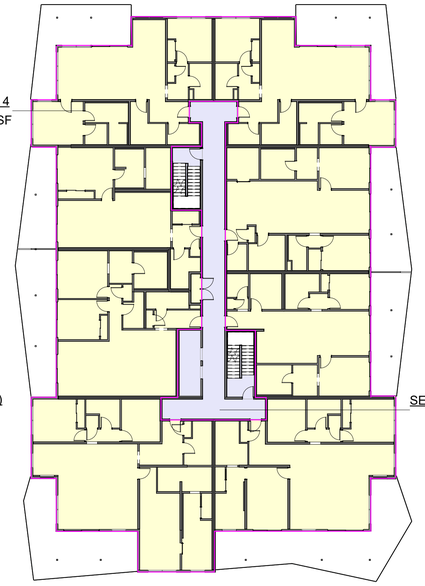
C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261022_1890 COMOX AVE.rvt



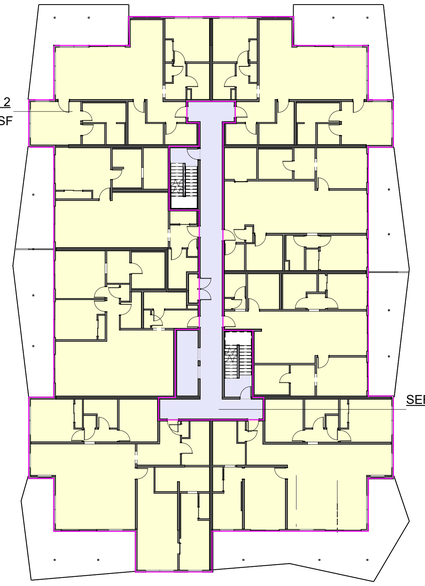




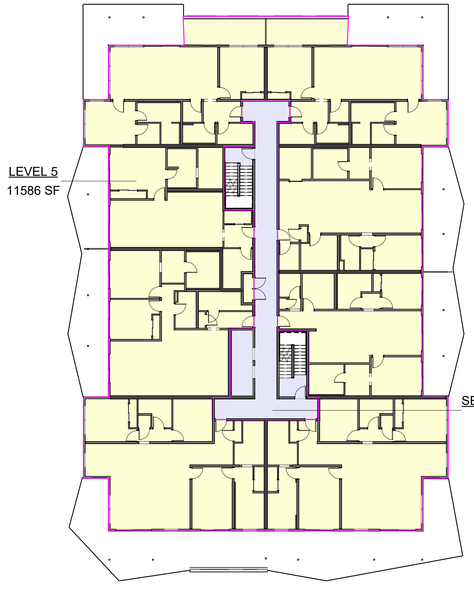
6 LEVEL 6
1" = 20'-0"



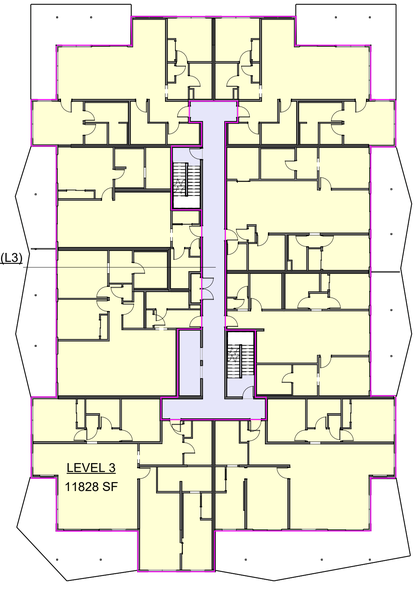
4 LEVEL 4
1" = 20'-0"



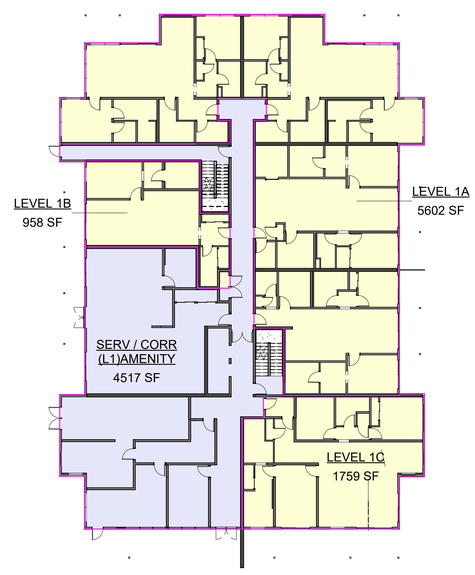
2 LEVEL 2
1" = 20'-0"



5 LEVEL 5
1" = 20'-0"



3 LEVEL 3
1" = 20'-0"



1 LEVEL 1
1" = 20'-0"

GROSS FLOOR AREA - RESIDENTIAL

NAME	AREA
LEVEL 1A	5602 SF
LEVEL 1B	958 SF
LEVEL 1C	1759 SF
LEVEL 2	11830 SF
LEVEL 3	11828 SF
LEVEL 4	11830 SF
LEVEL 5	11586 SF
LEVEL 6	10896 SF
Grand total	66289 SF

GROSS AREA - CIRCULATION & SERVICES

NAME	AREA
SERV / CORR (L1)AMENITY	4517 SF
SERV / CORR (L2)	1210 SF
SERV / CORR (L3)	1210 SF
SERV / CORR (L4)	1210 SF
SERV / CORR (L5)	1210 SF
SERV / CORR (L6)	1210 SF
Grand total	10565 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.

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

joyce@jrtarchitecture.com
250.714.8749
jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT JOYCE REID TROOST BRITISH COLUMBIA
2025-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

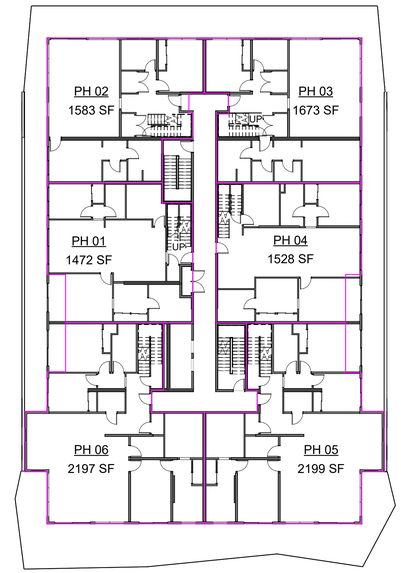
DATE MAR 31, 2026
SCALE As indicated

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

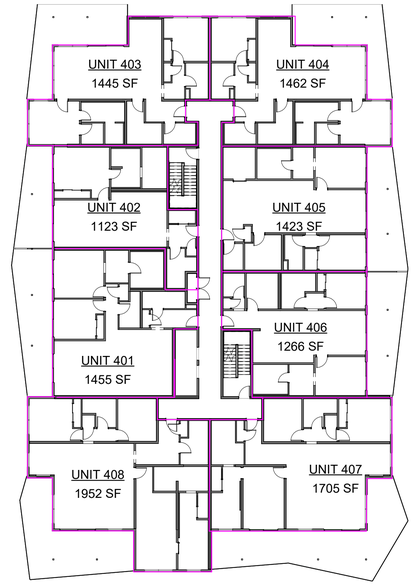
BLDG AREAS

A001

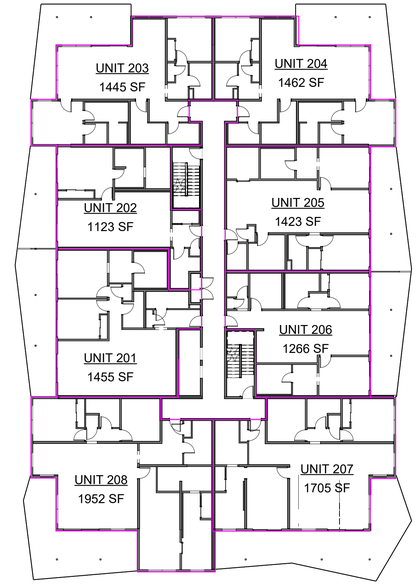
C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261015_1890 COMOX AVE.rvt



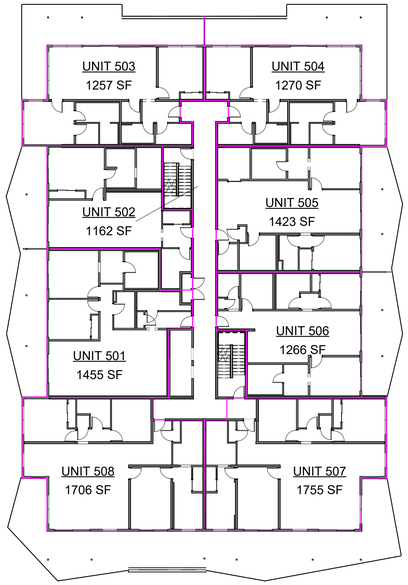
5 LEVEL 6
1" = 20'-0"



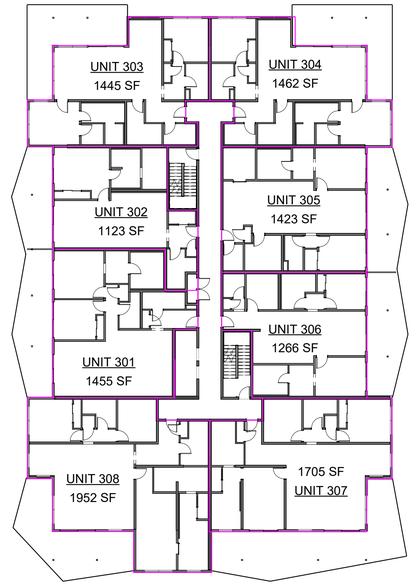
3 LEVEL 4
1" = 20'-0"



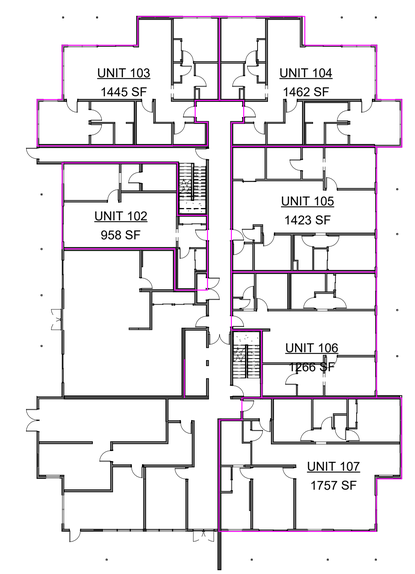
2 LEVEL 2
1" = 20'-0"



4 LEVEL 5
1" = 20'-0"



1 LEVEL 3
1" = 20'-0"



6 LEVEL 1
1" = 20'-0"

AREA SCHEDULE (GFA - UNITS)

NAME	AREA	COMMENTS
UNIT 202	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 402	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 502	1162 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 102	958 SF	A1-ALT - 1 BDRM + DEN
UNIT 101	Not Placed	B1 - 2 BDRM + DEN
UNIT 201	1455 SF	B1 - 2 BDRM + DEN
UNIT 301	1455 SF	B1 - 2 BDRM + DEN
UNIT 401	1455 SF	B1 - 2 BDRM + DEN
UNIT 501	1455 SF	B1 - 2 BDRM + DEN
UNIT 203	1445 SF	B2 - 2 BDRM
UNIT 303	1445 SF	B2 - 2 BDRM
UNIT 403	1445 SF	B2 - 2 BDRM
UNIT 503	1257 SF	B2 - 2 BDRM
UNIT 103	1445 SF	B2 - ALT - 2 BDRM
UNIT 104	1462 SF	B3 - 2 BDRM
UNIT 204	1462 SF	B3 - 2 BDRM
UNIT 304	1462 SF	B3 - 2 BDRM
UNIT 404	1462 SF	B3 - 2 BDRM
UNIT 504	1270 SF	B3 - 2 BDRM
UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1423 SF	B4 - 2 BDRM + DEN
UNIT 305	1423 SF	B4 - 2 BDRM + DEN
UNIT 405	1423 SF	B4 - 2 BDRM + DEN
UNIT 505	1423 SF	B4 - 2 BDRM + DEN
UNIT 106	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 207	1705 SF	B6 - 2 BDRM + DEN
UNIT 307	1705 SF	B6 - 2 BDRM + DEN
UNIT 407	1705 SF	B6 - 2 BDRM + DEN
UNIT 507	1755 SF	B6 - 2 BDRM + DEN
UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1952 SF	B7 - 2 BDRM + DEN
UNIT 408	1952 SF	B7 - 2 BDRM + DEN
UNIT 508	1706 SF	B7 - 2 BDRM + DEN
PH 03	1673 SF	B8 - 2 BDRM + DEN
PH 02	1583 SF	B8 ALT - 2 BDRM + DEN
PH 04	1528 SF	B9 - 2 BDRM + DEN
PH 05	2199 SF	B10 - 2 BDRM + DEN
PH 06	2197 SF	B10 - 2 BDRM + DEN
PH 01	1472 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

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT
JOYCE REID TROOST
BRITISH COLUMBIA
2025-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

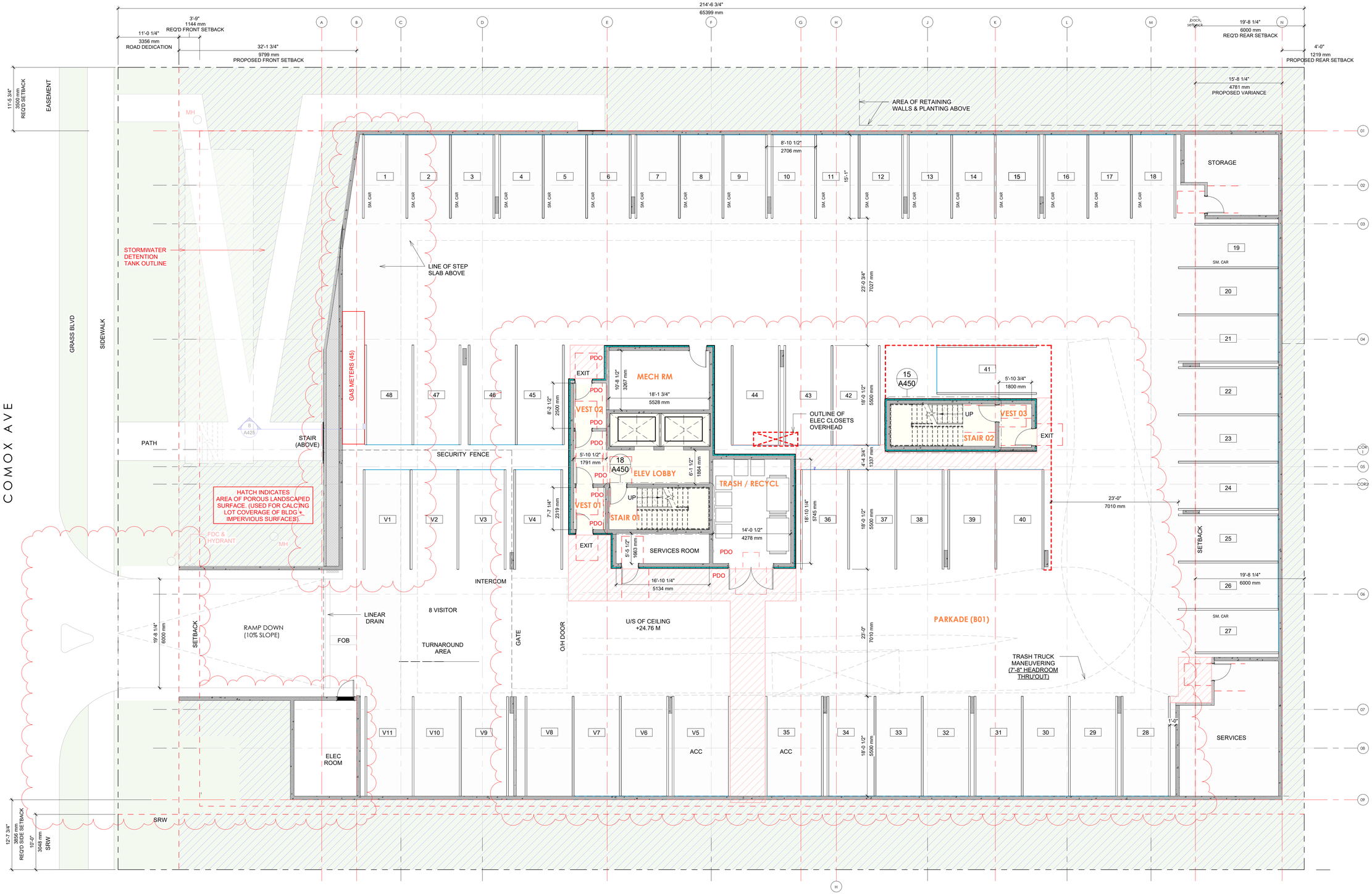
DATE MAR 31, 2026
SCALE 1" = 20'-0"

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

UNIT AREAS

A002

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261013_1890 COMOX AVE.rvt



GROSS FLOOR AREA - RESIDENTIAL	
NAME	AREA
LEVEL 1A	5602 SF
LEVEL 1B	958 SF
LEVEL 1C	1759 SF
LEVEL 2	11830 SF
LEVEL 3	11828 SF
LEVEL 4	11830 SF
LEVEL 5	11586 SF
LEVEL 6	10896 SF
Grand total	66289 SF

PARKING	
#	TYPE
1	SMALL CAR
2	SMALL CAR
3	SMALL CAR
4	SMALL CAR
5	SMALL CAR
6	SMALL CAR
7	SMALL CAR
8	SMALL CAR
9	SMALL CAR
10	SMALL CAR
11	SMALL CAR
12	SMALL CAR
13	SMALL CAR
14	SMALL CAR
15	SMALL CAR
16	SMALL CAR
17	SMALL CAR
18	SMALL CAR
19	SMALL CAR
27	SMALL CAR
SMALL CAR: 20	
20	STANDARD
21	STANDARD
22	STANDARD
23	STANDARD
24	STANDARD
25	STANDARD
26	STANDARD
28	STANDARD
29	STANDARD
30	STANDARD
31	STANDARD
32	STANDARD
33	STANDARD
34	STANDARD
36	STANDARD
39	STANDARD
40	STANDARD
41	STANDARD
42	STANDARD
43	STANDARD
44	STANDARD
45	STANDARD
46	STANDARD
47	STANDARD
48	STANDARD
STANDARD: 25	
V5	STANDARD - ACC - VISITOR
STANDARD - ACC - VISITOR: 1	
35	STANDARD - ACCESSIBLE
STANDARD - ACCESSIBLE: 1	
V1	STANDARD - VISITOR
V2	STANDARD - VISITOR
V3	STANDARD - VISITOR
V4	STANDARD - VISITOR
V6	STANDARD - VISITOR
V7	STANDARD - VISITOR
V8	STANDARD - VISITOR
V9	STANDARD - VISITOR
V10	STANDARD - VISITOR
V11	STANDARD - VISITOR
STANDARD - VISITOR: 10	
37	STANDARD EV PREPARED
38	STANDARD EV PREPARED
STANDARD EV PREPARED: 2	
59	

JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9
joyce@jrtarchitecture.com
250.714.8749
jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT JOYCE REID TROOST BRITISH COLUMBIA 2025-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
26-0802	4	STRUCT. COOR
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

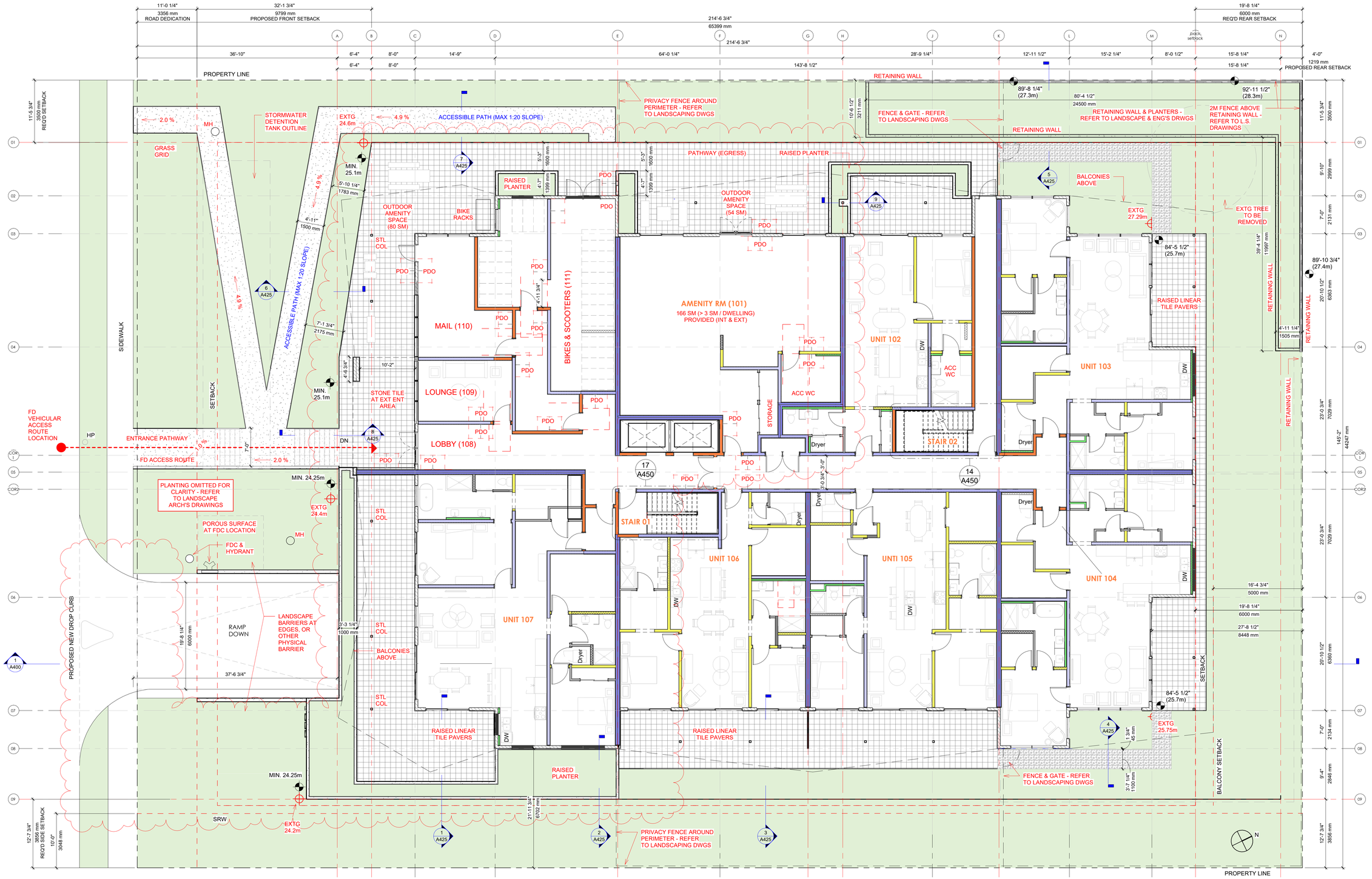
DATE MAR 31, 2026
SCALE 1/8" = 1'-0"

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

PARKING LEVEL & SITE

A101

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261022_1890 COMOX AVE.rvt



TYPICAL KEYNOTES

NOTES

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

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

joyce@jrtarchitecture.com
250.714.8749

jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT · JOYCE REID TROOST · BRITISH COLUMBIA
2026-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0615	2	REVISED SITE PLAN
26-0730	3	DP
26-0802	4	STRUCT. COOR
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

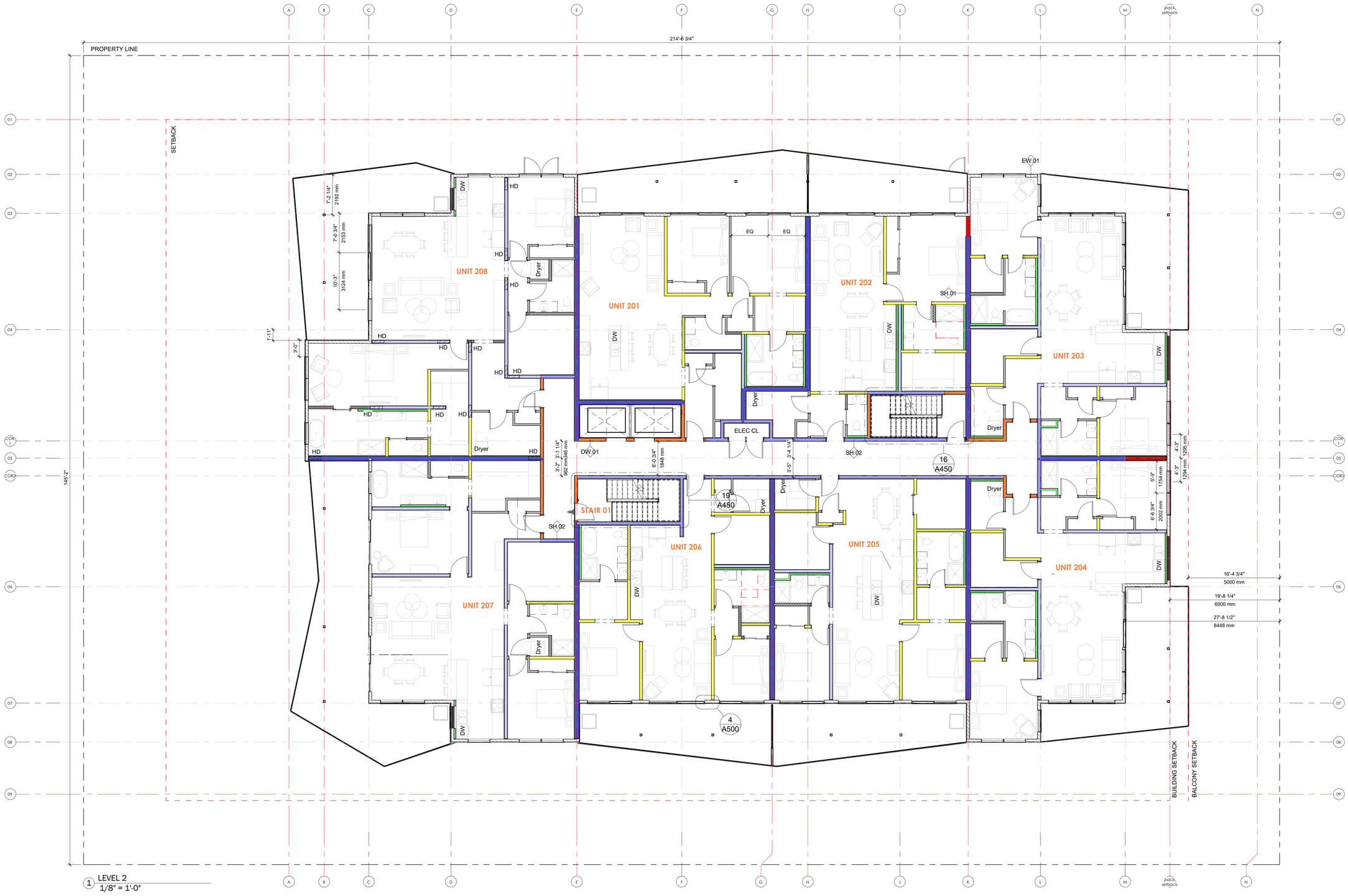
DATE MAR 31, 2026
SCALE 1/8" = 1'-0"
DRAWN: IP CHECKED: JRT APPROVED: JRT

LEVEL 1

A102

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261022_1890 COMOX AVE.rvt

TYPICAL KEYNOTES



1 LEVEL 2
1/8" = 1'-0"

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

joyce@jrtarchitecture.com
250.714.8749
jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT JOYCE REID TROOST BRITISH COLUMBIA 2026-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
26-0802	4	STRUCT. COOR
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

DATE MAR 31, 2026
SCALE 1/8" = 1'-0"

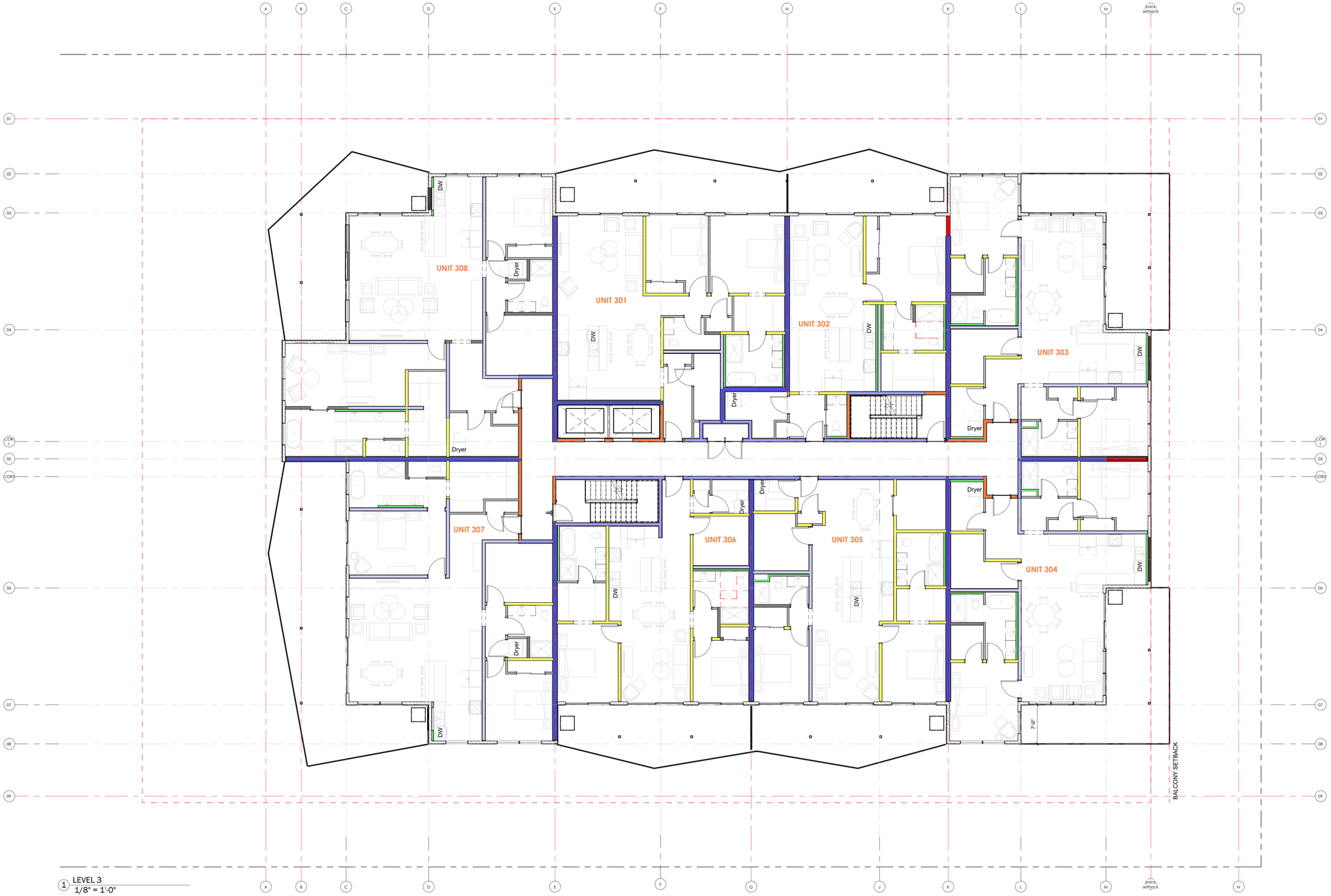
DRAWN: IP | CHECKED: JRT | APPROVED: JRT

LEVEL 2

A103

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261015_1890 COMOX AVE.rvt

TYPICAL KEYNOTES



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

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 PARTION 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

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

joyce@jrtarchitecture.com
250.714.8749

jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT · JOYCE REID TROOST · BRITISH COLUMBIA · 2025-10-22

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
26-0802	4	STRUCT. COOR
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

DATE MAR 31, 2026
SCALE 1/8" = 1'-0"

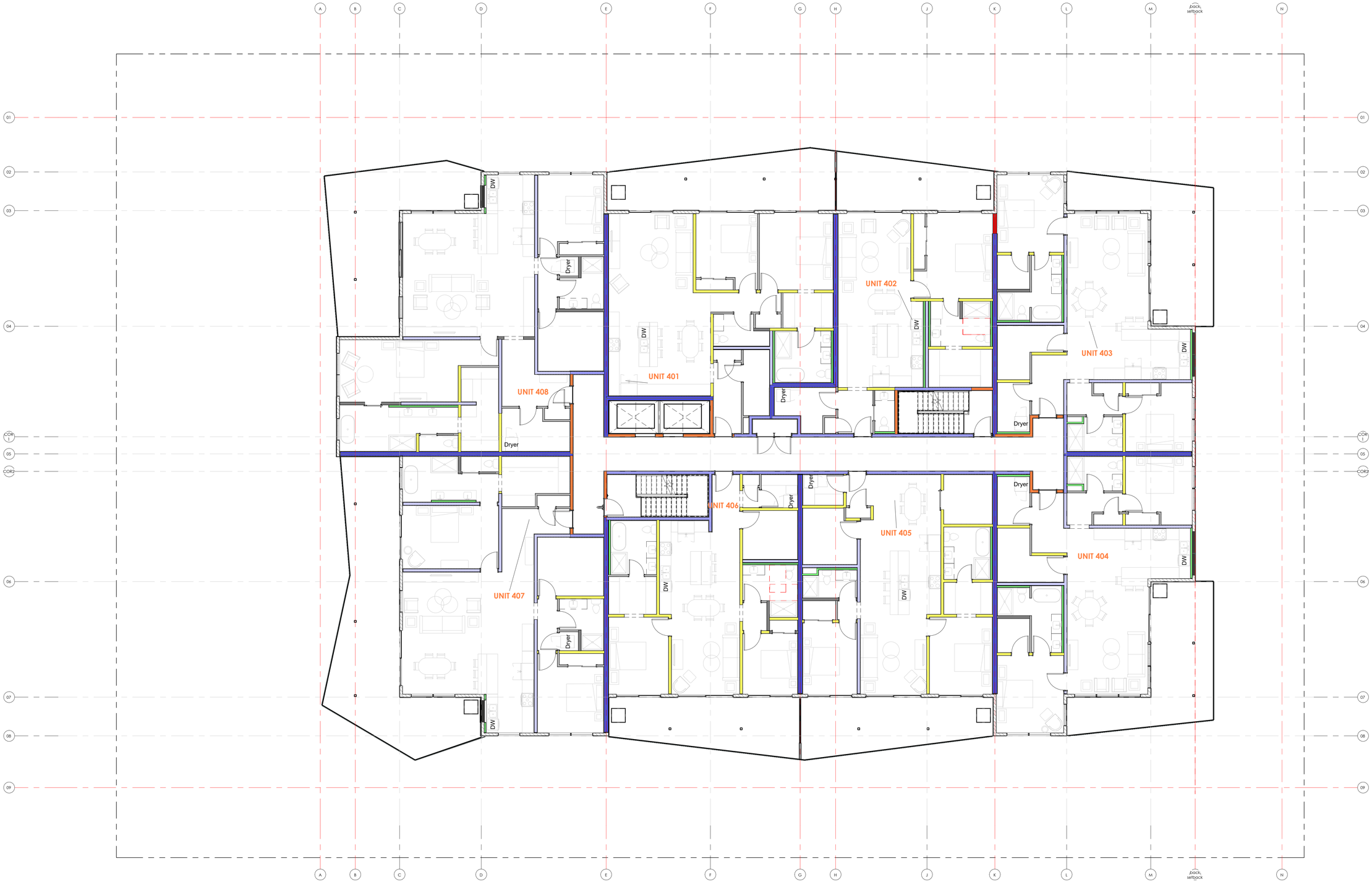
DRAWN: IP | CHECKED: JRT | APPROVED: JRT

LEVEL 3

A104

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261015_1890 COMOX AVE.rvt

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 PARTION 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 4**
1/8" = 1'-0"

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

joyce@jrtarchitecture.com
250.714.8749

jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT JOYCE REID TROOST BRITISH COLUMBIA 2025-10-22

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
26-0802	4	STRUCT. COOR
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

DATE MAR 31, 2026
SCALE 1/8" = 1'-0"

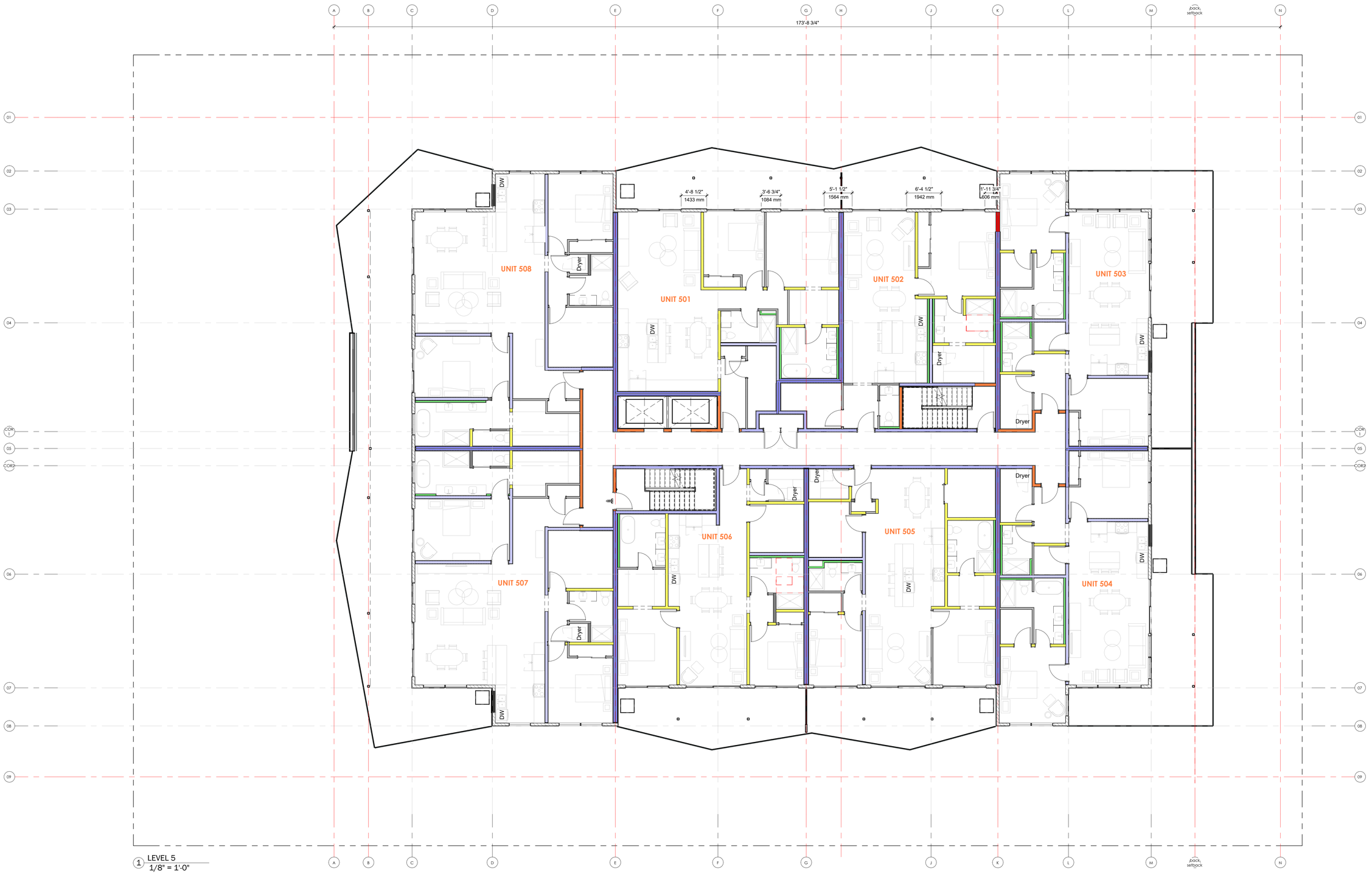
DRAWN: IP | CHECKED: JRT | APPROVED: JRT

LEVEL 4

A105

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261015_1890 COMOX AVE.rvt

TYPICAL KEYNOTES



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

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 PARTION 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

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

joyce@jrtarchitecture.com
250.714.8749
jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT JOYCE REID TROOST BRITISH COLUMBIA 2026-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
26-0802	4	STRUCT. COOR
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

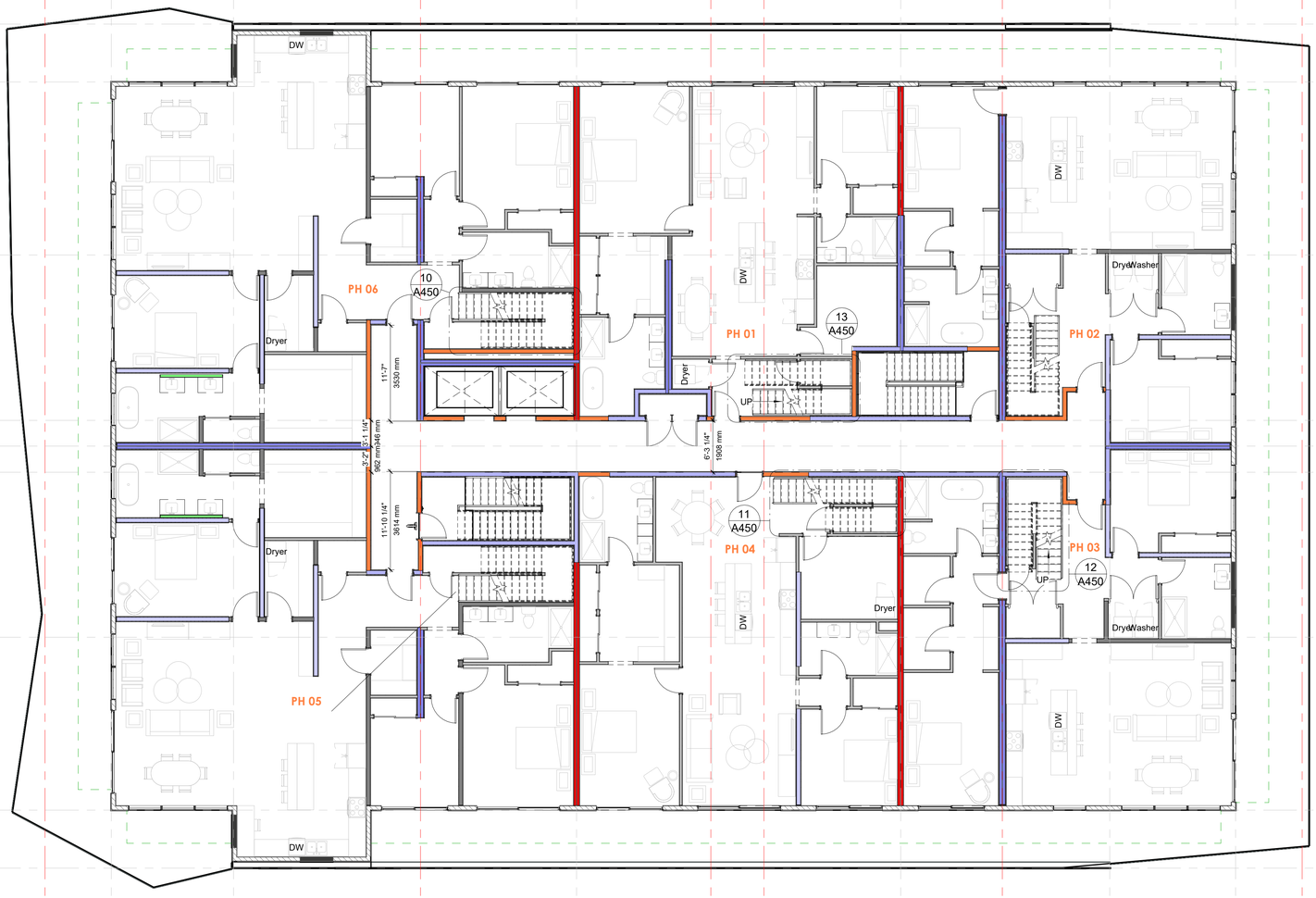
DATE	MAR 31, 2026
SCALE	1/8" = 1'-0"

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

LEVEL 5

A106

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261015_1890 COMOX AVE.rvt



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

AREA SCHEDULE (GFA - UNITS)

NAME	AREA	COMMENTS
UNIT 202	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 402	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 502	1162 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 102	958 SF	A1-ALT - 1 BDRM + DEN
UNIT 101	Not Placed	B1 - 2 BDRM + DEN
UNIT 201	1455 SF	B1 - 2 BDRM + DEN
UNIT 301	1455 SF	B1 - 2 BDRM + DEN
UNIT 401	1455 SF	B1 - 2 BDRM + DEN
UNIT 501	1455 SF	B1 - 2 BDRM + DEN
UNIT 203	1445 SF	B2 - 2 BDRM
UNIT 303	1445 SF	B2 - 2 BDRM
UNIT 403	1445 SF	B2 - 2 BDRM
UNIT 503	1257 SF	B2 - 2 BDRM
UNIT 103	1445 SF	B2 - ALT - 2 BDRM
UNIT 104	1462 SF	B3 - 2 BDRM
UNIT 204	1462 SF	B3 - 2 BDRM
UNIT 304	1462 SF	B3 - 2 BDRM
UNIT 404	1462 SF	B3 - 2 BDRM
UNIT 504	1270 SF	B3 - 2 BDRM
UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1423 SF	B4 - 2 BDRM + DEN
UNIT 305	1423 SF	B4 - 2 BDRM + DEN
UNIT 405	1423 SF	B4 - 2 BDRM + DEN
UNIT 505	1423 SF	B4 - 2 BDRM + DEN
UNIT 106	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 207	1705 SF	B6 - 2 BDRM + DEN
UNIT 307	1705 SF	B6 - 2 BDRM + DEN
UNIT 407	1705 SF	B6 - 2 BDRM + DEN
UNIT 507	1755 SF	B6 - 2 BDRM + DEN
UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1952 SF	B7 - 2 BDRM + DEN
UNIT 408	1952 SF	B7 - 2 BDRM + DEN
UNIT 508	1706 SF	B7 - 2 BDRM + DEN
PH 03	1673 SF	B8 - 2 BDRM + DEN
PH 02	1583 SF	B8 ALT - 2 BDRM + DEN
PH 04	1528 SF	B9 - 2 BDRM + DEN
PH 05	2199 SF	B10 - 2 BDRM + DEN
PH 06	2197 SF	B10 - 2 BDRM + DEN
PH 01	1472 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

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT JOYCE REID TROOST BRITISH COLUMBIA
2026-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
26-0802	4	STRUCT. COOR
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

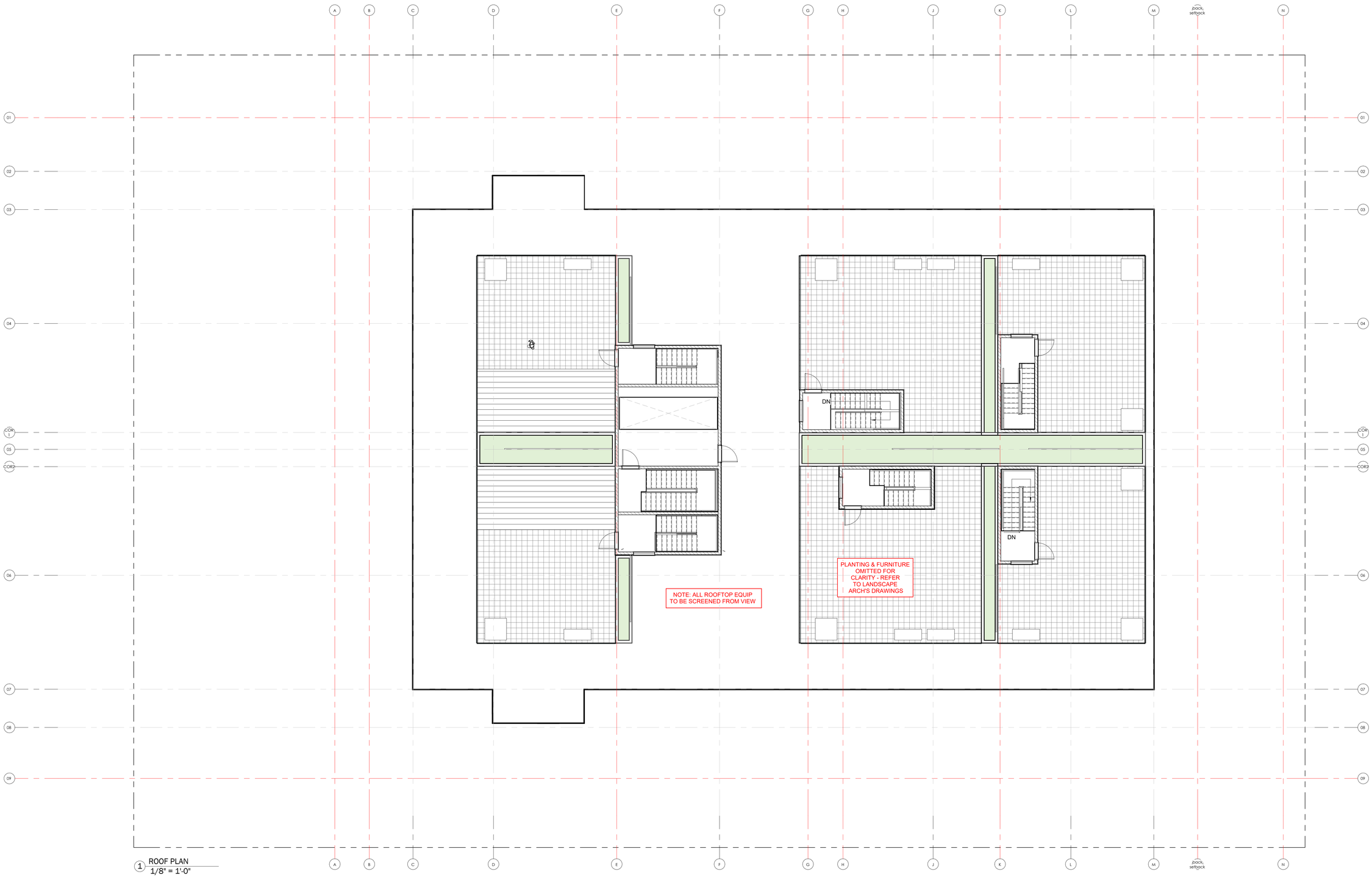
DATE MAR 31, 2026
SCALE 1/8" = 1'-0"

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

LEVEL 6

A107

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261015_1890 COMOX AVE.rvt



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

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

joyce@jrtarchitecture.com
250.714.8749

jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT
JOYCE REID TROOST
BRITISH COLUMBIA
2026-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
26-0802	4	STRUCT. COOR
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

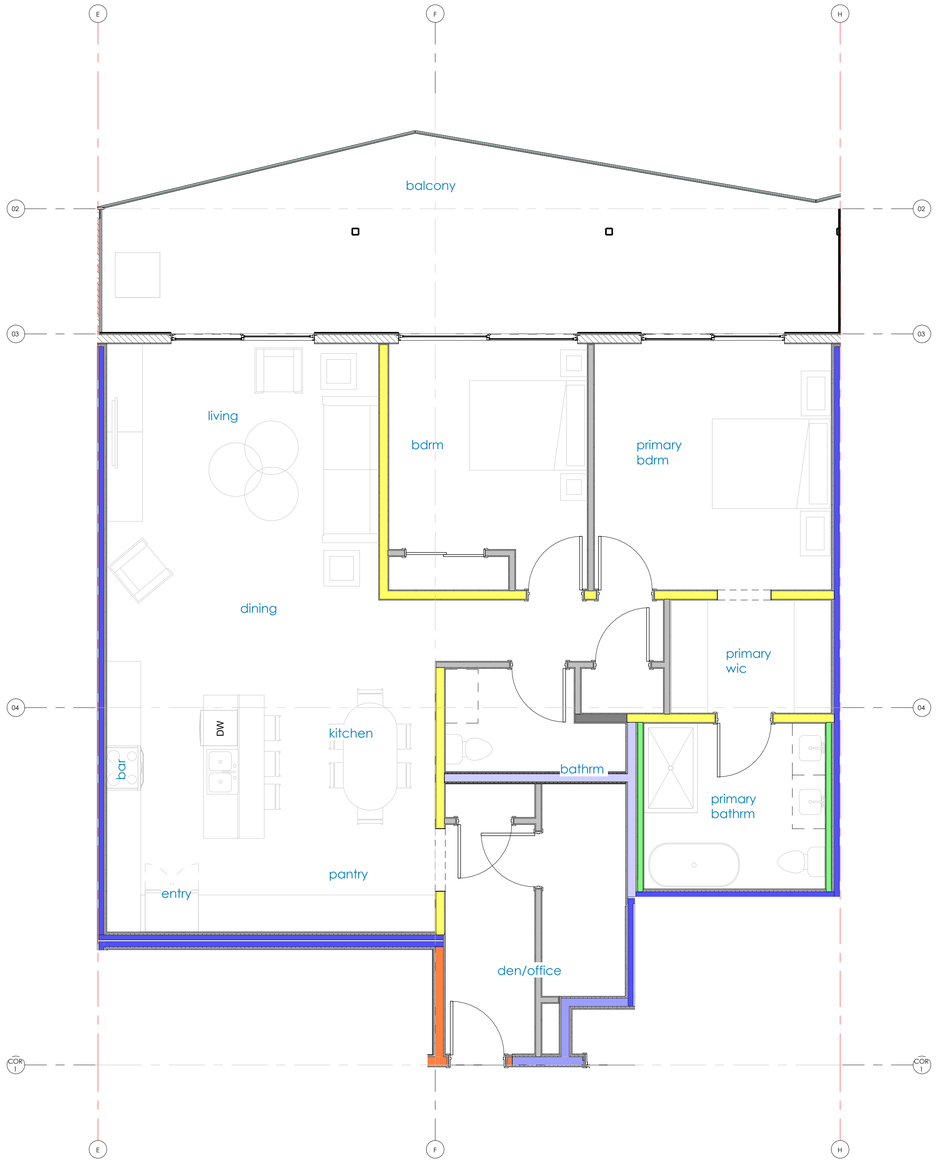
DATE MAR 31, 2026
SCALE 1/8" = 1'-0"

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

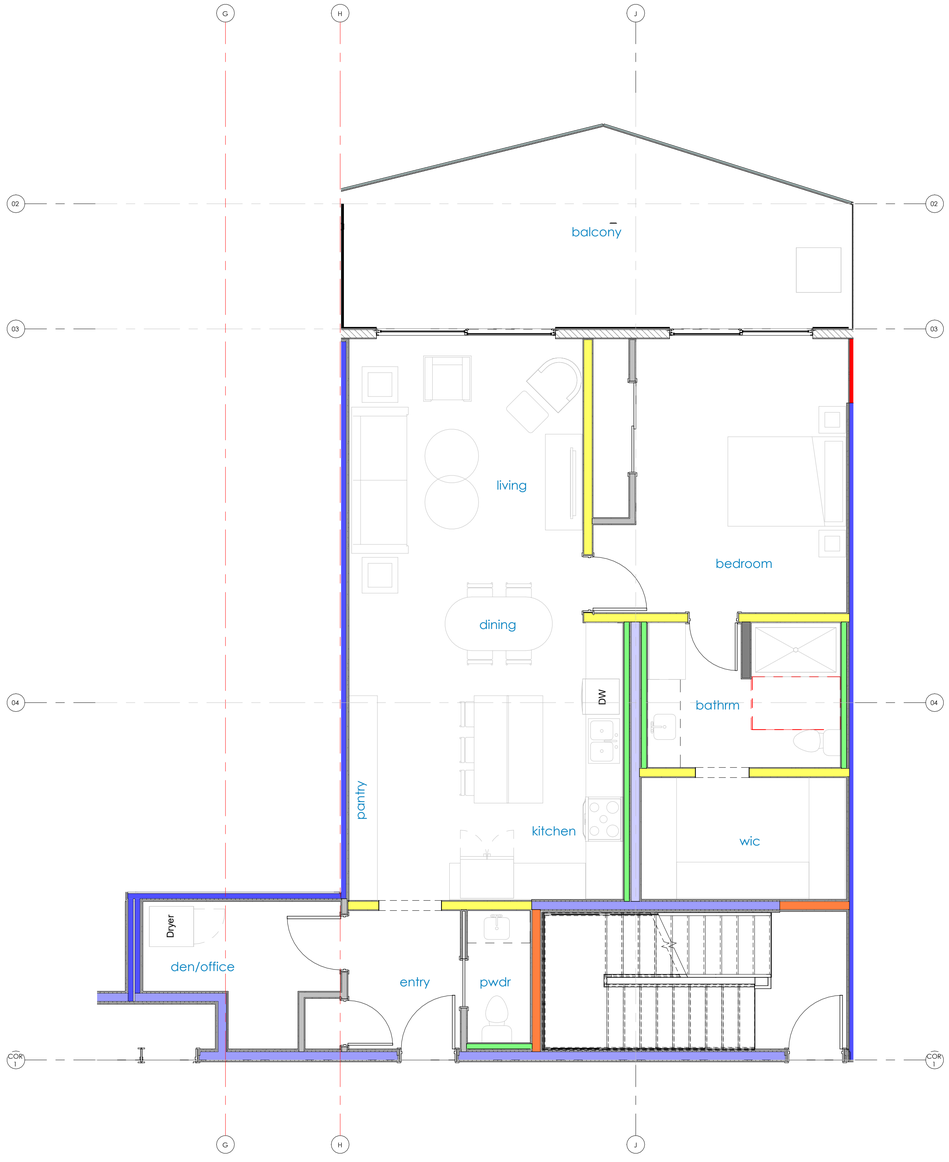
ROOF PLAN

A108

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261015_1890 COMOX AVE.rvt



1 UNIT 301
1/4" = 1'-0"



2 UNIT 302
1/4" = 1'-0"

AREA SCHEDULE (GFA - UNITS)

NAME	AREA	COMMENTS
UNIT 202	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 402	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 502	1162 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 102	958 SF	A1-ALT - 1 BDRM + DEN
UNIT 101	Not Placed	B1 - 2 BDRM + DEN
UNIT 201	1455 SF	B1 - 2 BDRM + DEN
UNIT 301	1455 SF	B1 - 2 BDRM + DEN
UNIT 401	1455 SF	B1 - 2 BDRM + DEN
UNIT 501	1455 SF	B1 - 2 BDRM + DEN
UNIT 203	1445 SF	B2 - 2 BDRM
UNIT 303	1445 SF	B2 - 2 BDRM
UNIT 403	1445 SF	B2 - 2 BDRM
UNIT 503	1257 SF	B2 - 2 BDRM
UNIT 103	1445 SF	B2 - ALT - 2 BDRM
UNIT 104	1462 SF	B3 - 2 BDRM
UNIT 204	1462 SF	B3 - 2 BDRM
UNIT 304	1462 SF	B3 - 2 BDRM
UNIT 404	1462 SF	B3 - 2 BDRM
UNIT 504	1270 SF	B3 - 2 BDRM
UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1423 SF	B4 - 2 BDRM + DEN
UNIT 305	1423 SF	B4 - 2 BDRM + DEN
UNIT 405	1423 SF	B4 - 2 BDRM + DEN
UNIT 505	1423 SF	B4 - 2 BDRM + DEN
UNIT 106	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 207	1705 SF	B6 - 2 BDRM + DEN
UNIT 307	1705 SF	B6 - 2 BDRM + DEN
UNIT 407	1705 SF	B6 - 2 BDRM + DEN
UNIT 507	1755 SF	B6 - 2 BDRM + DEN
UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1952 SF	B7 - 2 BDRM + DEN
UNIT 408	1952 SF	B7 - 2 BDRM + DEN
UNIT 508	1706 SF	B7 - 2 BDRM + DEN
PH 03	1673 SF	B8 - 2 BDRM + DEN
PH 02	1583 SF	B8 ALT - 2 BDRM + DEN
PH 04	1528 SF	B9 - 2 BDRM + DEN
PH 05	2199 SF	B10 - 2 BDRM + DEN
PH 06	2197 SF	B10 - 2 BDRM + DEN
PH 01	1472 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

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT JOYCE REID TROOST BRITISH COLUMBIA 2025-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

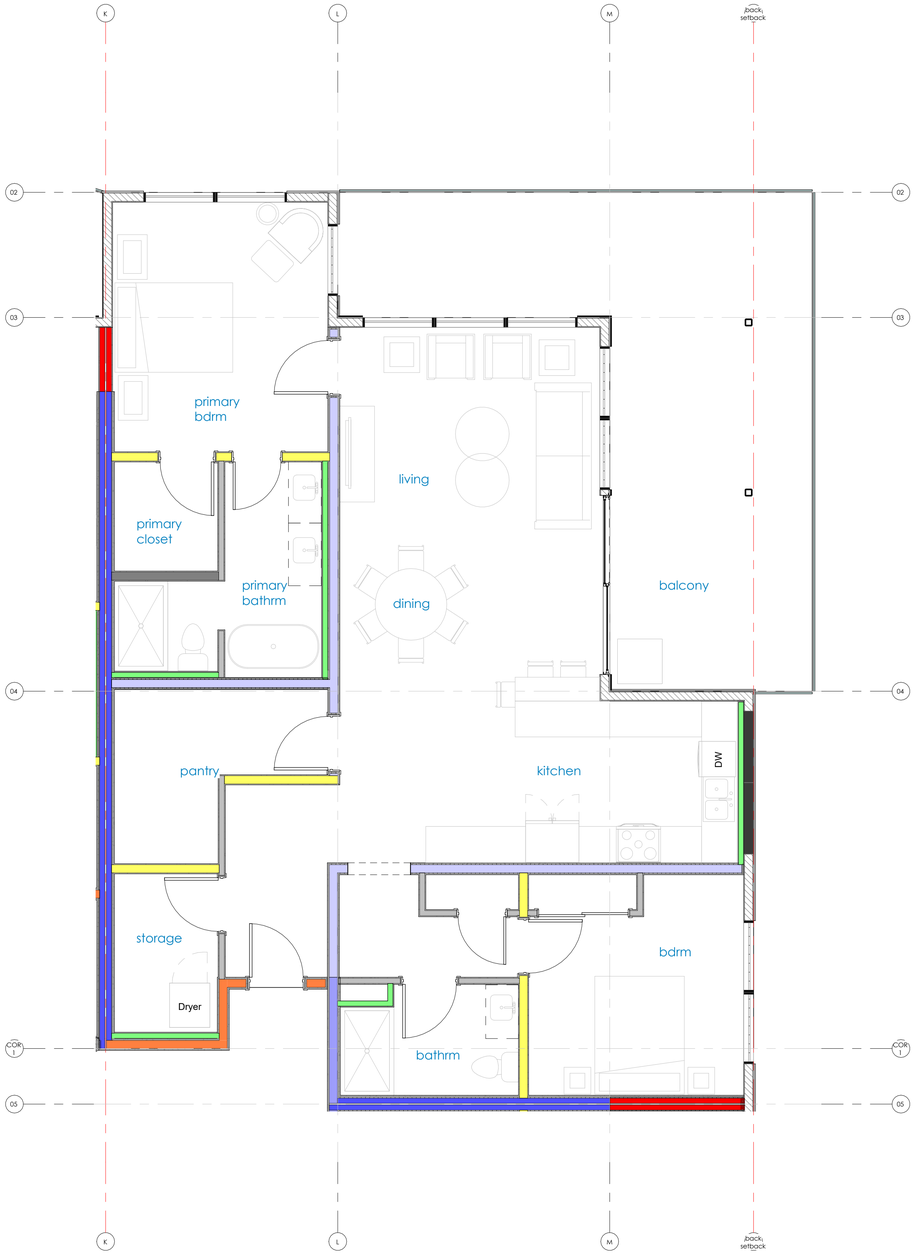
DATE MAR 31, 2026
SCALE 1/4" = 1'-0"

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

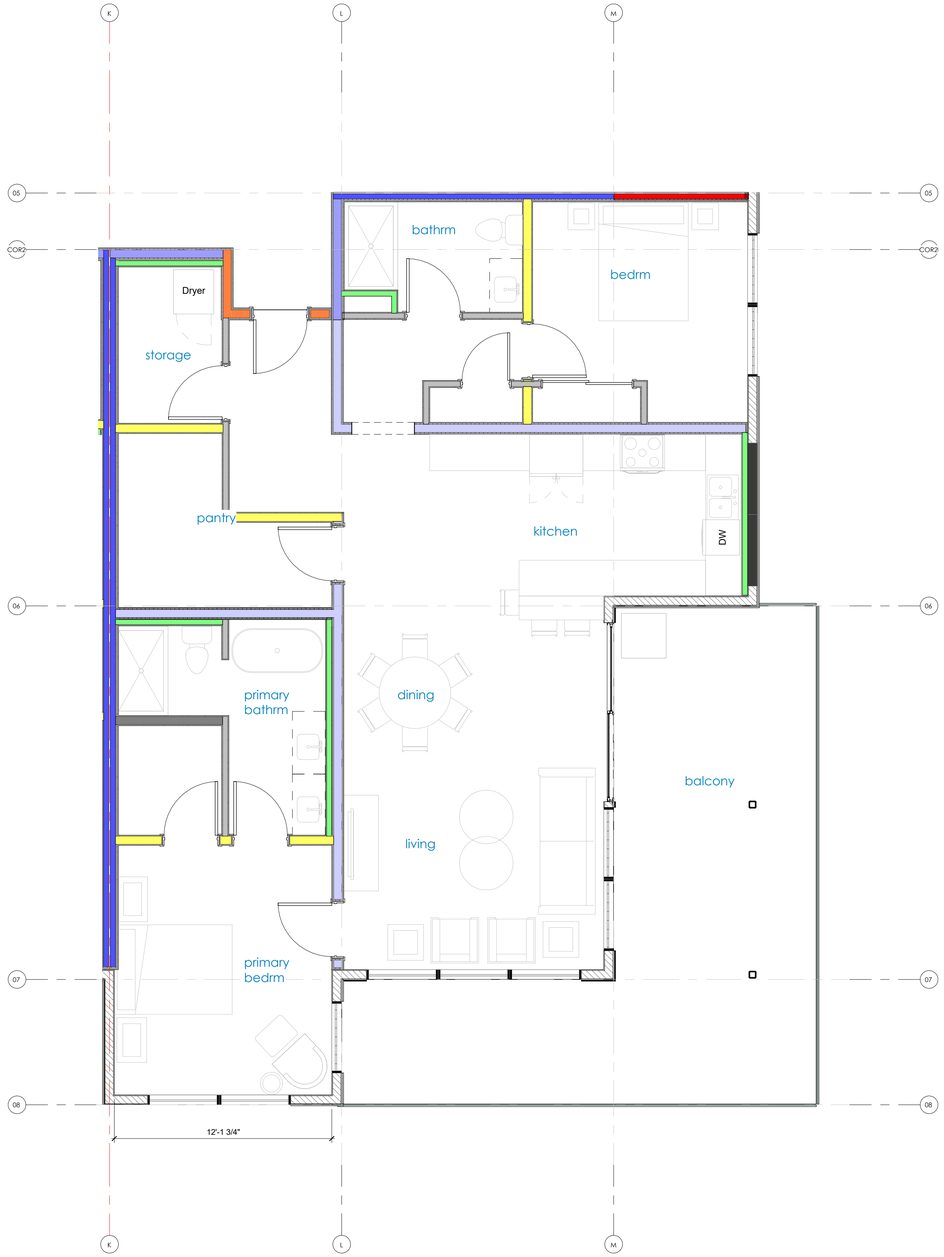
UNIT PLANS

A201

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261013_1890 COMOX AVE.rvt



2 UNIT 303
1/4" = 1'-0"



1 UNIT 304
1/4" = 1'-0"

AREA SCHEDULE (GFA - UNITS)

NAME	AREA	COMMENTS
UNIT 202	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 402	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 502	1162 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 102	958 SF	A1-ALT - 1 BDRM + DEN
UNIT 101	Not Placed	B1 - 2 BDRM + DEN
UNIT 201	1455 SF	B1 - 2 BDRM + DEN
UNIT 301	1455 SF	B1 - 2 BDRM + DEN
UNIT 401	1455 SF	B1 - 2 BDRM + DEN
UNIT 501	1455 SF	B1 - 2 BDRM + DEN
UNIT 203	1445 SF	B2 - 2 BDRM
UNIT 303	1445 SF	B2 - 2 BDRM
UNIT 403	1445 SF	B2 - 2 BDRM
UNIT 503	1257 SF	B2 - 2 BDRM
UNIT 103	1445 SF	B2 - ALT - 2 BDRM
UNIT 104	1462 SF	B3 - 2 BDRM
UNIT 204	1462 SF	B3 - 2 BDRM
UNIT 304	1462 SF	B3 - 2 BDRM
UNIT 404	1462 SF	B3 - 2 BDRM
UNIT 504	1270 SF	B3 - 2 BDRM
UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1423 SF	B4 - 2 BDRM + DEN
UNIT 305	1423 SF	B4 - 2 BDRM + DEN
UNIT 405	1423 SF	B4 - 2 BDRM + DEN
UNIT 505	1423 SF	B4 - 2 BDRM + DEN
UNIT 106	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 207	1705 SF	B6 - 2 BDRM + DEN
UNIT 307	1705 SF	B6 - 2 BDRM + DEN
UNIT 407	1705 SF	B6 - 2 BDRM + DEN
UNIT 507	1755 SF	B6 - 2 BDRM + DEN
UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1952 SF	B7 - 2 BDRM + DEN
UNIT 408	1952 SF	B7 - 2 BDRM + DEN
UNIT 508	1706 SF	B7 - 2 BDRM + DEN
PH 03	1673 SF	B8 - 2 BDRM + DEN
PH 02	1583 SF	B8 ALT - 2 BDRM + DEN
PH 04	1528 SF	B9 - 2 BDRM + DEN
PH 05	2199 SF	B10 - 2 BDRM + DEN
PH 06	2197 SF	B10 - 2 BDRM + DEN
PH 01	1472 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

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT JOYCE REID TROOST BRITISH COLUMBIA 2024-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

DATE MAR 31, 2026
SCALE 1/4" = 1'-0"

DRAWN: IP CHECKED: JRT APPROVED: JRT

UNIT PLANS

A202

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261013_1890 COMOX AVE.rvt



1 UNIT 305 & 306
1/4" = 1'-0"

AREA SCHEDULE (GFA - UNITS)

NAME	AREA	COMMENTS
UNIT 202	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 402	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 502	1162 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 102	958 SF	A1-ALT - 1 BDRM + DEN
UNIT 101	Not Placed	B1 - 2 BDRM + DEN
UNIT 201	1455 SF	B1 - 2 BDRM + DEN
UNIT 301	1455 SF	B1 - 2 BDRM + DEN
UNIT 401	1455 SF	B1 - 2 BDRM + DEN
UNIT 501	1455 SF	B1 - 2 BDRM + DEN
UNIT 203	1445 SF	B2 - 2 BDRM
UNIT 303	1445 SF	B2 - 2 BDRM
UNIT 403	1445 SF	B2 - 2 BDRM
UNIT 503	1257 SF	B2 - 2 BDRM
UNIT 103	1445 SF	B2 - ALT - 2 BDRM
UNIT 104	1462 SF	B3 - 2 BDRM
UNIT 204	1462 SF	B3 - 2 BDRM
UNIT 304	1462 SF	B3 - 2 BDRM
UNIT 404	1462 SF	B3 - 2 BDRM
UNIT 504	1270 SF	B3 - 2 BDRM
UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1423 SF	B4 - 2 BDRM + DEN
UNIT 305	1423 SF	B4 - 2 BDRM + DEN
UNIT 405	1423 SF	B4 - 2 BDRM + DEN
UNIT 505	1423 SF	B4 - 2 BDRM + DEN
UNIT 106	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 207	1705 SF	B6 - 2 BDRM + DEN
UNIT 307	1705 SF	B6 - 2 BDRM + DEN
UNIT 407	1705 SF	B6 - 2 BDRM + DEN
UNIT 507	1755 SF	B6 - 2 BDRM + DEN
UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1952 SF	B7 - 2 BDRM + DEN
UNIT 408	1952 SF	B7 - 2 BDRM + DEN
UNIT 508	1706 SF	B7 - 2 BDRM + DEN
PH 03	1673 SF	B8 - 2 BDRM + DEN
PH 02	1583 SF	B8 ALT - 2 BDRM + DEN
PH 04	1528 SF	B9 - 2 BDRM + DEN
PH 05	2199 SF	B10 - 2 BDRM + DEN
PH 06	2197 SF	B10 - 2 BDRM + DEN
PH 01	1472 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

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT
JOYCE REID TROOST
BRITISH COLUMBIA
2025-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

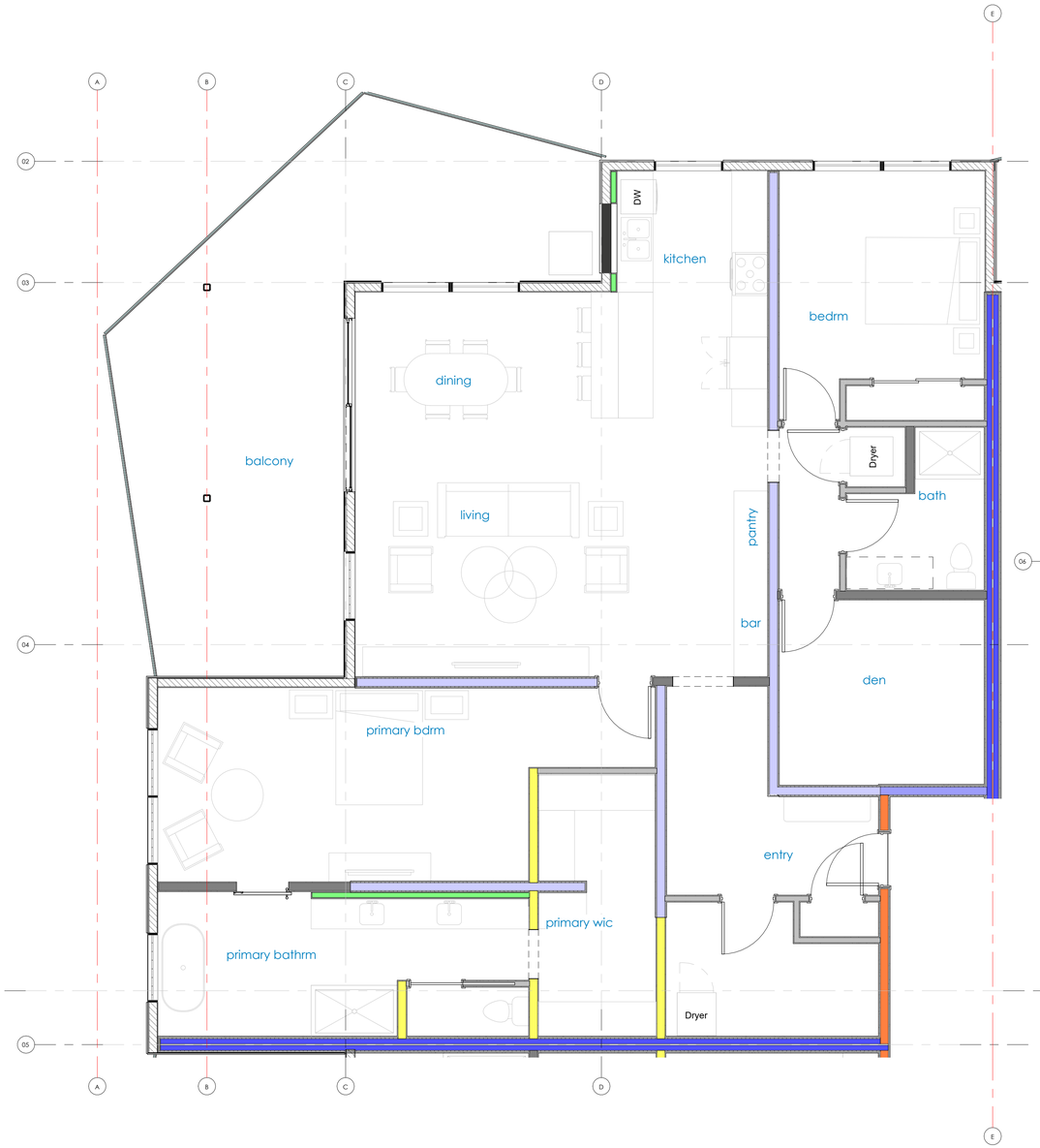
DATE MAR 31, 2026
SCALE 1/4" = 1'-0"

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

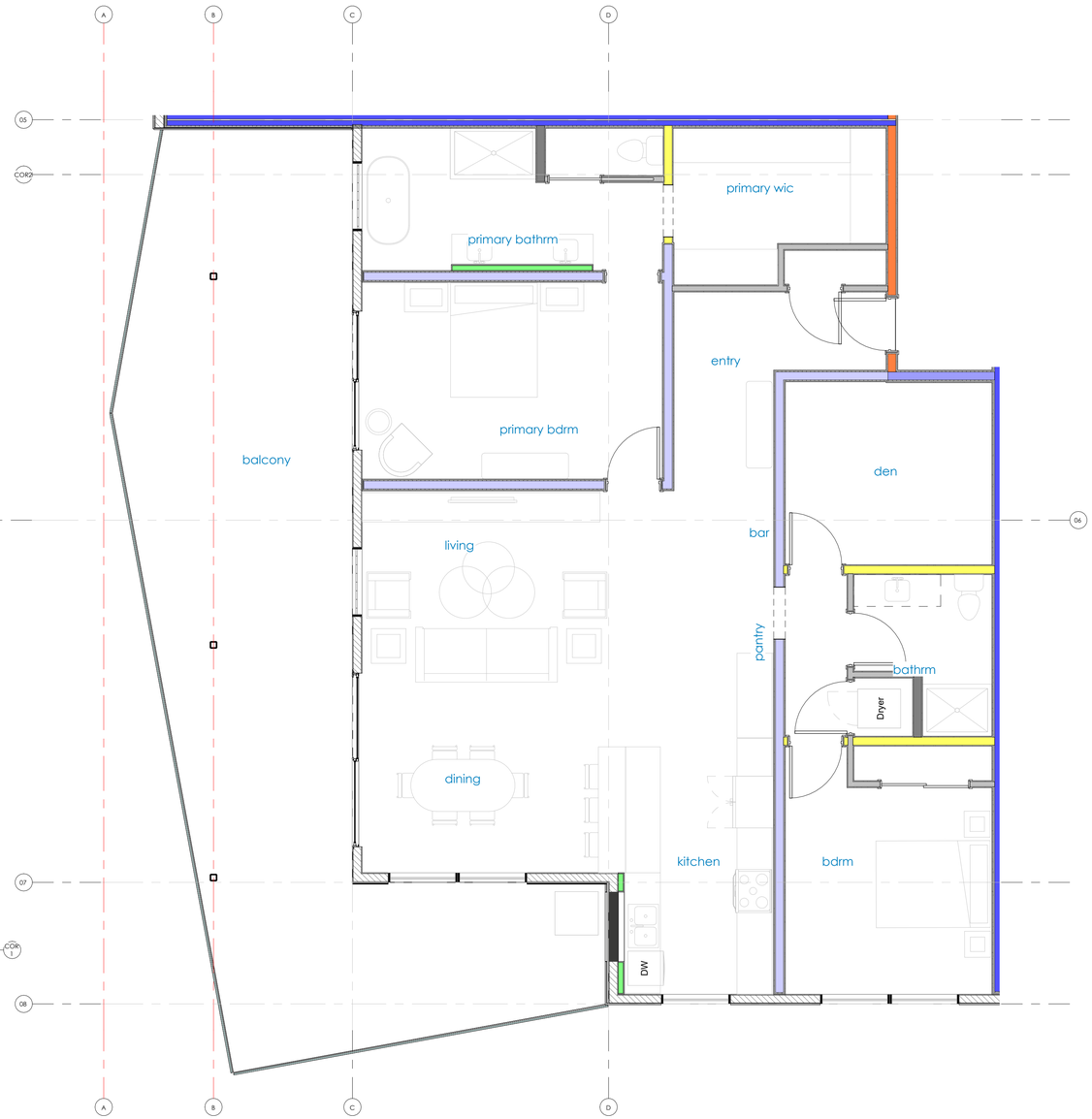
UNIT PLANS

A203

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261013_1890 COMOX AVE.rvt



2 UNIT 308
1/4" = 1'-0"



1 UNIT 307
1/4" = 1'-0"

AREA SCHEDULE (GFA - UNITS)

NAME	AREA	COMMENTS
UNIT 202	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 402	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 502	1162 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 102	958 SF	A1-ALT - 1 BDRM + DEN
UNIT 101	Not Placed	B1 - 2 BDRM + DEN
UNIT 201	1455 SF	B1 - 2 BDRM + DEN
UNIT 301	1455 SF	B1 - 2 BDRM + DEN
UNIT 401	1455 SF	B1 - 2 BDRM + DEN
UNIT 501	1455 SF	B1 - 2 BDRM + DEN
UNIT 203	1445 SF	B2 - 2 BDRM
UNIT 303	1445 SF	B2 - 2 BDRM
UNIT 403	1445 SF	B2 - 2 BDRM
UNIT 503	1257 SF	B2 - 2 BDRM
UNIT 103	1445 SF	B2 - ALT - 2 BDRM
UNIT 104	1462 SF	B3 - 2 BDRM
UNIT 204	1462 SF	B3 - 2 BDRM
UNIT 304	1462 SF	B3 - 2 BDRM
UNIT 404	1462 SF	B3 - 2 BDRM
UNIT 504	1270 SF	B3 - 2 BDRM
UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1423 SF	B4 - 2 BDRM + DEN
UNIT 305	1423 SF	B4 - 2 BDRM + DEN
UNIT 405	1423 SF	B4 - 2 BDRM + DEN
UNIT 505	1423 SF	B4 - 2 BDRM + DEN
UNIT 106	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 207	1705 SF	B6 - 2 BDRM + DEN
UNIT 307	1705 SF	B6 - 2 BDRM + DEN
UNIT 407	1705 SF	B6 - 2 BDRM + DEN
UNIT 507	1755 SF	B6 - 2 BDRM + DEN
UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1952 SF	B7 - 2 BDRM + DEN
UNIT 408	1952 SF	B7 - 2 BDRM + DEN
UNIT 508	1706 SF	B7 - 2 BDRM + DEN
PH 03	1673 SF	B8 - 2 BDRM + DEN
PH 02	1583 SF	B8 ALT - 2 BDRM + DEN
PH 04	1528 SF	B9 - 2 BDRM + DEN
PH 05	2199 SF	B10 - 2 BDRM + DEN
PH 06	2197 SF	B10 - 2 BDRM + DEN
PH 01	1472 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

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT JOYCE REID TROOST BRITISH COLUMBIA
2025-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

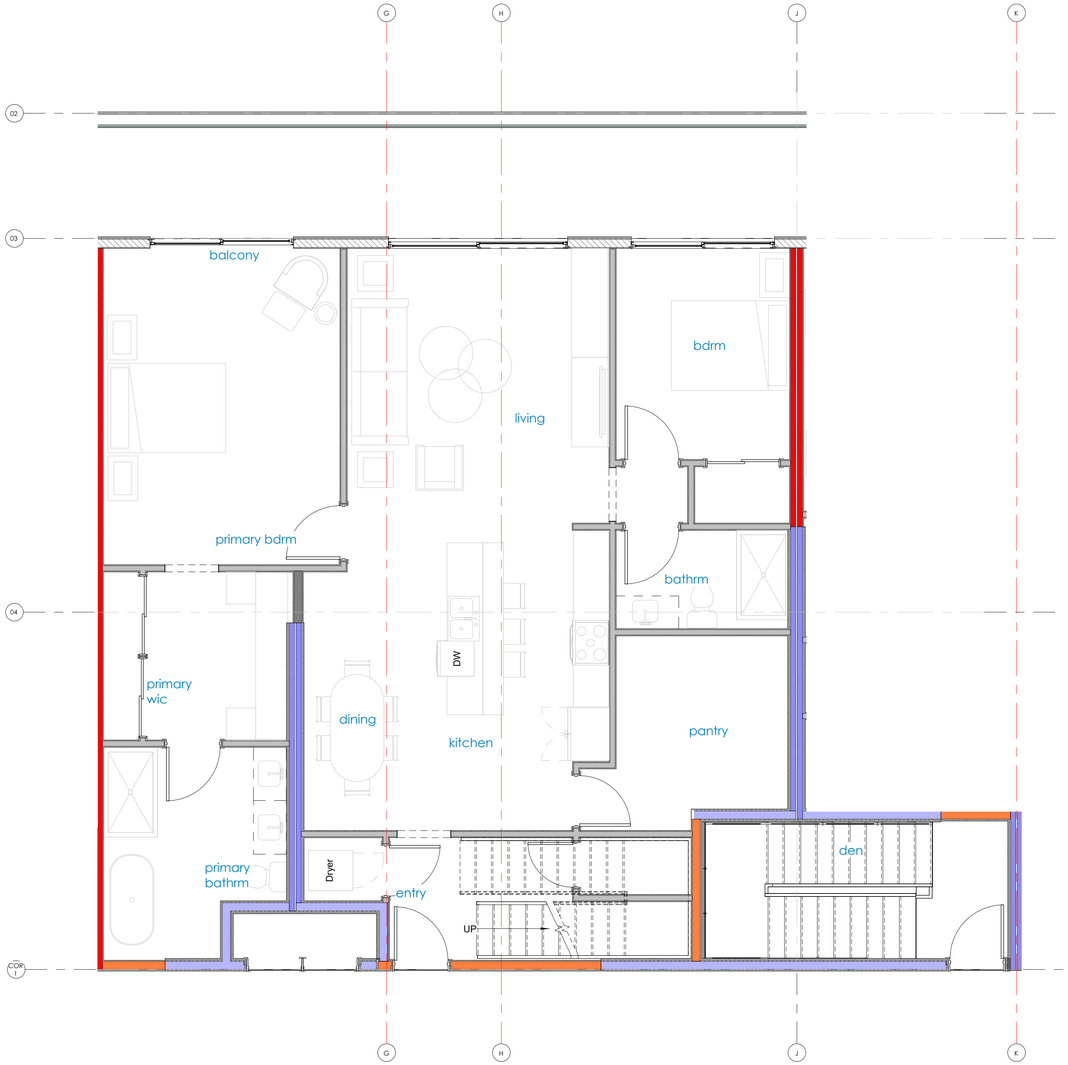
DATE MAR 31, 2026
SCALE 1/4" = 1'-0"

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

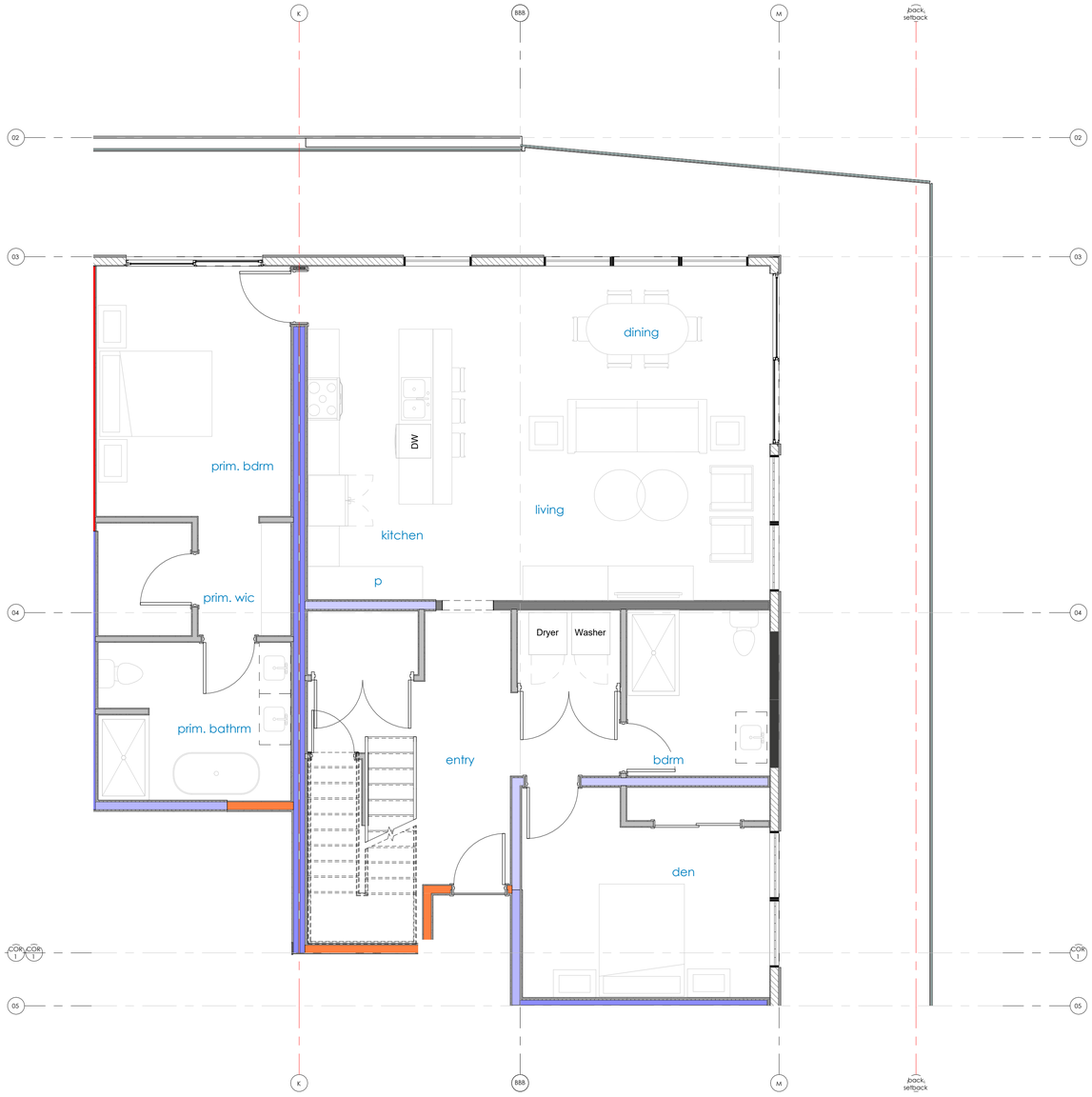
UNIT PLANS

A204

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261013_1890 COMOX AVE.rvt



1 PH01
1/4" = 1'-0"



3 PH 02
1/4" = 1'-0"

AREA SCHEDULE (GFA - UNITS)

NAME	AREA	COMMENTS
UNIT 202	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 402	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 502	1162 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 102	958 SF	A1-ALT - 1 BDRM + DEN
UNIT 101	Not Placed	B1 - 2 BDRM + DEN
UNIT 201	1455 SF	B1 - 2 BDRM + DEN
UNIT 301	1455 SF	B1 - 2 BDRM + DEN
UNIT 401	1455 SF	B1 - 2 BDRM + DEN
UNIT 501	1455 SF	B1 - 2 BDRM + DEN
UNIT 203	1445 SF	B2 - 2 BDRM
UNIT 303	1445 SF	B2 - 2 BDRM
UNIT 403	1445 SF	B2 - 2 BDRM
UNIT 503	1257 SF	B2 - 2 BDRM
UNIT 103	1445 SF	B2 - ALT - 2 BDRM
UNIT 104	1462 SF	B3 - 2 BDRM
UNIT 204	1462 SF	B3 - 2 BDRM
UNIT 304	1462 SF	B3 - 2 BDRM
UNIT 404	1462 SF	B3 - 2 BDRM
UNIT 504	1270 SF	B3 - 2 BDRM
UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1423 SF	B4 - 2 BDRM + DEN
UNIT 305	1423 SF	B4 - 2 BDRM + DEN
UNIT 405	1423 SF	B4 - 2 BDRM + DEN
UNIT 505	1423 SF	B4 - 2 BDRM + DEN
UNIT 106	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 207	1705 SF	B6 - 2 BDRM + DEN
UNIT 307	1705 SF	B6 - 2 BDRM + DEN
UNIT 407	1705 SF	B6 - 2 BDRM + DEN
UNIT 507	1755 SF	B6 - 2 BDRM + DEN
UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1952 SF	B7 - 2 BDRM + DEN
UNIT 408	1952 SF	B7 - 2 BDRM + DEN
UNIT 508	1706 SF	B7 - 2 BDRM + DEN
PH 03	1673 SF	B8 - 2 BDRM + DEN
PH 02	1583 SF	B8 ALT - 2 BDRM + DEN
PH 04	1528 SF	B9 - 2 BDRM + DEN
PH 05	2199 SF	B10 - 2 BDRM + DEN
PH 06	2197 SF	B10 - 2 BDRM + DEN
PH 01	1472 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

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT
JOYCE REID TROOST
BRITISH COLUMBIA
2026-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

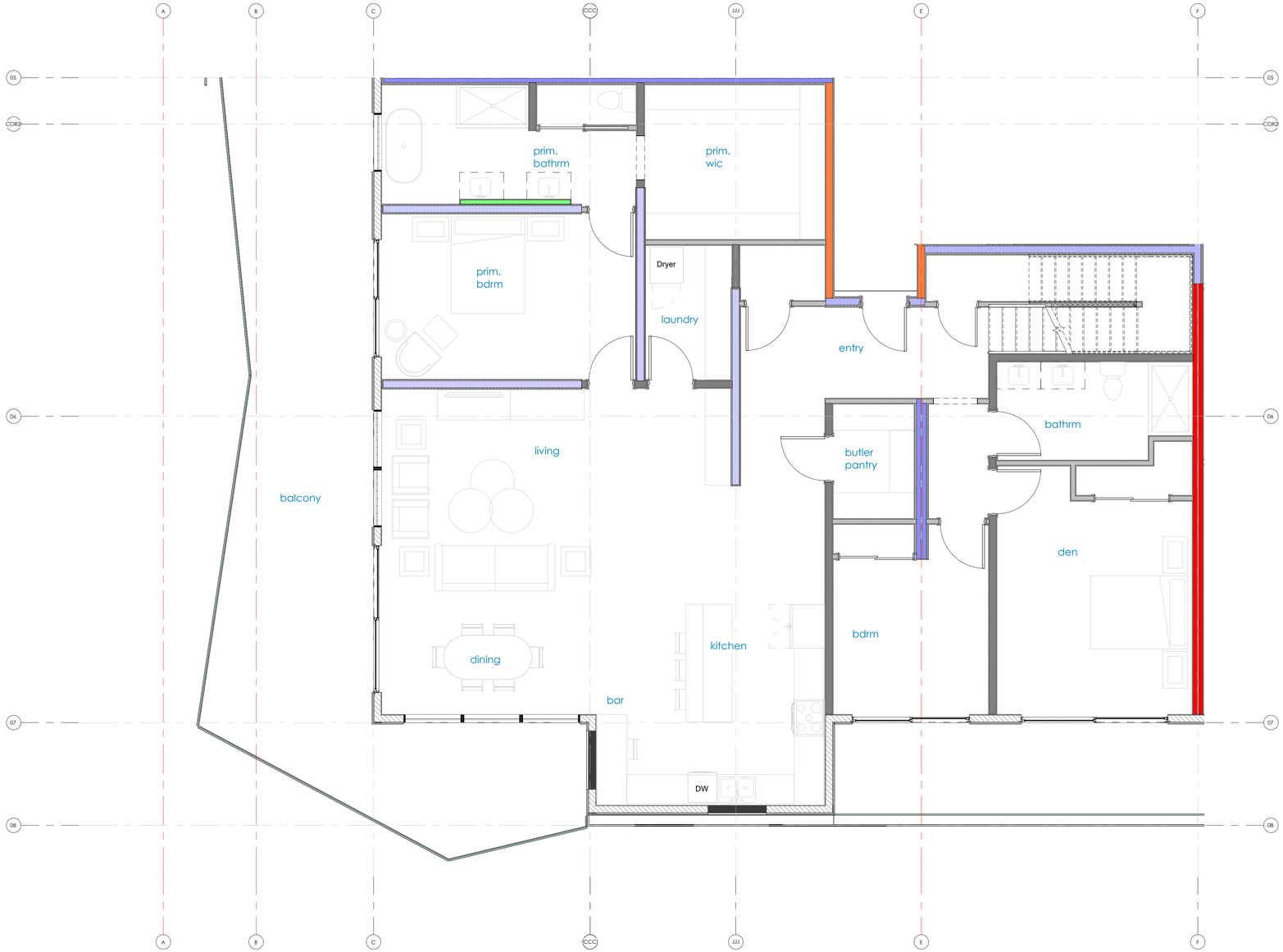
DATE MAR 31, 2026
SCALE 1/4" = 1'-0"

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

PENTHOUSE

A205

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261013_1890 COMOX AVE.rvt



1 PH 05 & PH 06
1/4" = 1'-0"

AREA SCHEDULE (GFA - UNITS)

NAME	AREA	COMMENTS
UNIT 202	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 402	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 502	1162 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 102	958 SF	A1-ALT - 1 BDRM + DEN
UNIT 101	Not Placed	B1 - 2 BDRM + DEN
UNIT 201	1455 SF	B1 - 2 BDRM + DEN
UNIT 301	1455 SF	B1 - 2 BDRM + DEN
UNIT 401	1455 SF	B1 - 2 BDRM + DEN
UNIT 501	1455 SF	B1 - 2 BDRM + DEN
UNIT 203	1445 SF	B2 - 2 BDRM
UNIT 303	1445 SF	B2 - 2 BDRM
UNIT 403	1445 SF	B2 - 2 BDRM
UNIT 503	1257 SF	B2 - 2 BDRM
UNIT 103	1445 SF	B2 - ALT - 2 BDRM
UNIT 104	1462 SF	B3 - 2 BDRM
UNIT 204	1462 SF	B3 - 2 BDRM
UNIT 304	1462 SF	B3 - 2 BDRM
UNIT 404	1462 SF	B3 - 2 BDRM
UNIT 504	1270 SF	B3 - 2 BDRM
UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1423 SF	B4 - 2 BDRM + DEN
UNIT 305	1423 SF	B4 - 2 BDRM + DEN
UNIT 405	1423 SF	B4 - 2 BDRM + DEN
UNIT 505	1423 SF	B4 - 2 BDRM + DEN
UNIT 106	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 207	1705 SF	B6 - 2 BDRM + DEN
UNIT 307	1705 SF	B6 - 2 BDRM + DEN
UNIT 407	1705 SF	B6 - 2 BDRM + DEN
UNIT 507	1755 SF	B6 - 2 BDRM + DEN
UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1952 SF	B7 - 2 BDRM + DEN
UNIT 408	1952 SF	B7 - 2 BDRM + DEN
UNIT 508	1706 SF	B7 - 2 BDRM + DEN
PH 03	1673 SF	B8 - 2 BDRM + DEN
PH 02	1583 SF	B8 ALT - 2 BDRM + DEN
PH 04	1528 SF	B9 - 2 BDRM + DEN
PH 05	2199 SF	B10 - 2 BDRM + DEN
PH 06	2197 SF	B10 - 2 BDRM + DEN
PH 01	1472 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

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT
JOYCE REID TROOST
BRITISH COLUMBIA
2026-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

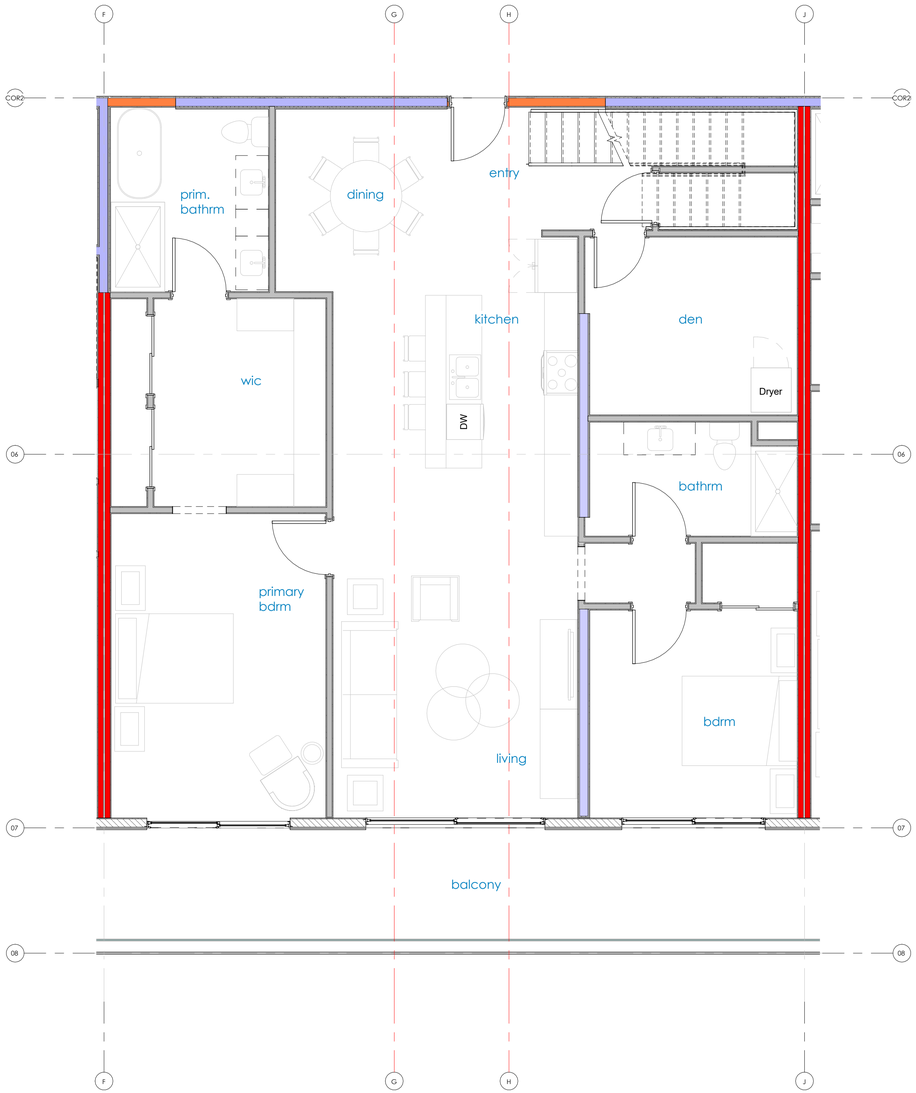
DATE MAR 31, 2026
SCALE 1/4" = 1'-0"

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

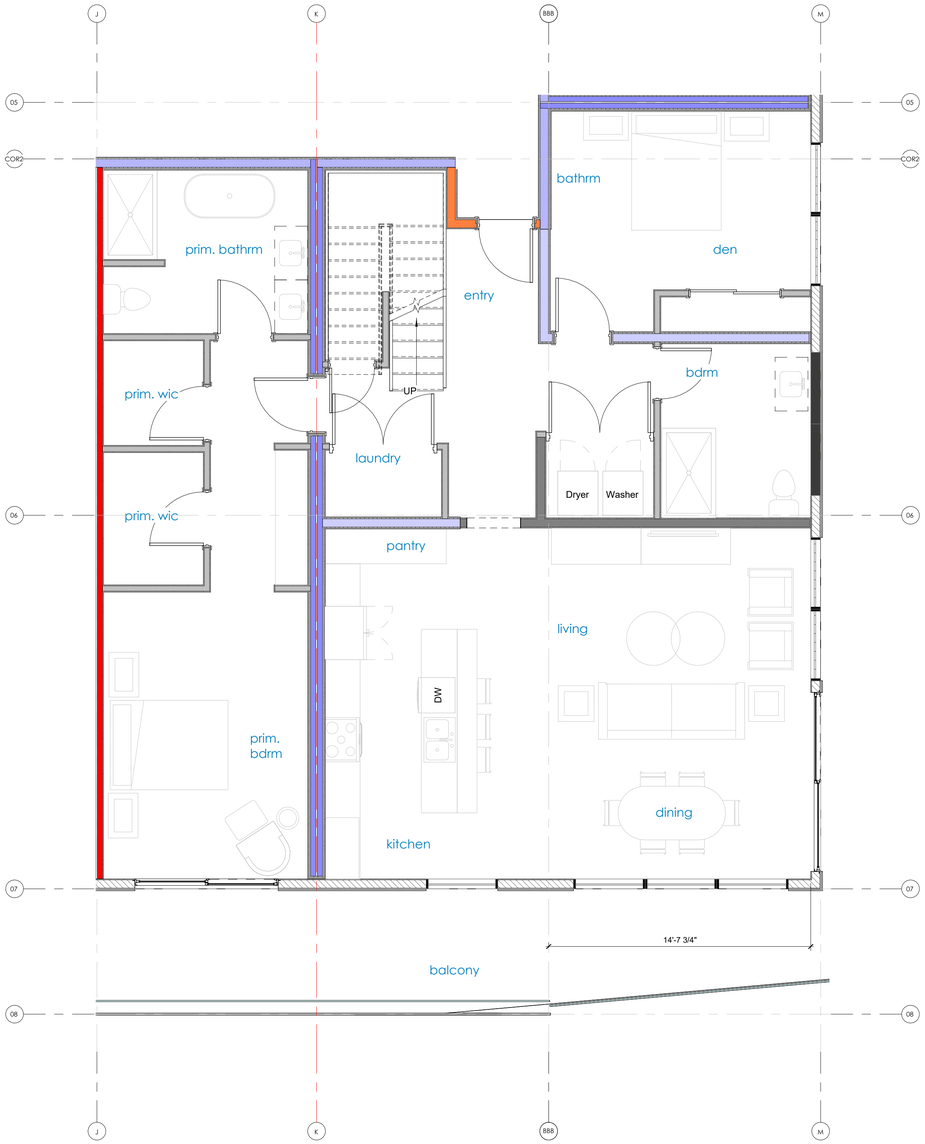
PENTHOUSE

A206

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261013_1890 COMOX AVE.rvt



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



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

AREA SCHEDULE (GFA - UNITS)

NAME	AREA	COMMENTS
UNIT 202	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 302	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 402	1123 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 502	1162 SF	A1 - 1 BDRM + DEN - ADAPT.
UNIT 102	958 SF	A1-ALT - 1 BDRM + DEN
UNIT 101	Not Placed	B1 - 2 BDRM + DEN
UNIT 201	1455 SF	B1 - 2 BDRM + DEN
UNIT 301	1455 SF	B1 - 2 BDRM + DEN
UNIT 401	1455 SF	B1 - 2 BDRM + DEN
UNIT 501	1455 SF	B1 - 2 BDRM + DEN
UNIT 203	1445 SF	B2 - 2 BDRM
UNIT 303	1445 SF	B2 - 2 BDRM
UNIT 403	1445 SF	B2 - 2 BDRM
UNIT 503	1257 SF	B2 - 2 BDRM
UNIT 103	1445 SF	B2 - ALT - 2 BDRM
UNIT 104	1462 SF	B3 - 2 BDRM
UNIT 204	1462 SF	B3 - 2 BDRM
UNIT 304	1462 SF	B3 - 2 BDRM
UNIT 404	1462 SF	B3 - 2 BDRM
UNIT 504	1270 SF	B3 - 2 BDRM
UNIT 105	1423 SF	B4 - 2 BDRM + DEN
UNIT 205	1423 SF	B4 - 2 BDRM + DEN
UNIT 305	1423 SF	B4 - 2 BDRM + DEN
UNIT 405	1423 SF	B4 - 2 BDRM + DEN
UNIT 505	1423 SF	B4 - 2 BDRM + DEN
UNIT 106	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 206	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 306	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 406	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 506	1266 SF	B5 - 2 BDRM + DEN - ADAPT.
UNIT 207	1705 SF	B6 - 2 BDRM + DEN
UNIT 307	1705 SF	B6 - 2 BDRM + DEN
UNIT 407	1705 SF	B6 - 2 BDRM + DEN
UNIT 507	1755 SF	B6 - 2 BDRM + DEN
UNIT 208	1952 SF	B7 - 2 BDRM + DEN
UNIT 308	1952 SF	B7 - 2 BDRM + DEN
UNIT 408	1952 SF	B7 - 2 BDRM + DEN
UNIT 508	1706 SF	B7 - 2 BDRM + DEN
PH 03	1673 SF	B8 - 2 BDRM + DEN
PH 02	1583 SF	B8 ALT - 2 BDRM + DEN
PH 04	1528 SF	B9 - 2 BDRM + DEN
PH 05	2199 SF	B10 - 2 BDRM + DEN
PH 06	2197 SF	B10 - 2 BDRM + DEN
PH 01	1472 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

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT
JOYCE REID TROOST
BRITISH COLUMBIA
2026-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

DATE MAR 31, 2026
SCALE 1/4" = 1'-0"

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

PENTHOUSE

A207

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261013_1890 COMOX AVE.rvt

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)



1 SOUTH ELEVATION
1" = 10'-0"



2 EAST ELEVATION
1" = 10'-0"

TYPICAL KEYNOTES

JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9
joyce@jrtarchitecture.com
250.714.8749
jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT JOYCE REID TROOST BRITISH COLUMBIA 2026-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
26-0802	4	STRUCT. COOR
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

DATE MAR 31, 2026
SCALE 1" = 10'-0"

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

EAST/SOUTH ELEVATIONS

A300

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261022_1890 COMOX AVE.rvt

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"

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

joyce@jrtarchitecture.com
250.714.8749
jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT JOYCE REID TROOST BRITISH COLUMBIA 2025-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
26-0802	4	STRUCT. COOR
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

DATE MAR 31, 2026
SCALE 1" = 10'-0"

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

WEST/NORTH ELEVATIONS

A301

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261013_1890 COMOX AVE.rvt



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

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

joyce@jrtarchitecture.com
250.714.8749
jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT
JOYCE REID TROOST
BRITISH COLUMBIA
2025-10-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0516	1	CIENT REVIEW
26-0730	3	DP
26-0802	4	STRUCT. COOR
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

DATE MAR 31, 2026
SCALE 1" = 10'-0"

DRAWN: IP | CHECKED: JRT | APPROVED: JRT

LONG. SECTION

A400

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261013_1890 COMOX AVE.rvt



VIEW FROM STREET RIGHT



VIEW FROM REAR



VIEW FROM STREET LEFT



VIEW FROM ENTRANCE APPROACH

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

joyce@jrtarchitecture.com
250.714.8749

jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ARCH. STAMP

REGISTERED ARCHITECT
JOYCE REID TROOST
BRITISH COLUMBIA
2026-03-23

COMOX CONDO

1890 COMOX AVE
COMOX, BC

P# 19-055

CLIENT

THREE DOG VENTURES LTD.

REV. DATE	NUMBER	DESCRIPTION
26-0730	3	DP
29-0921	5	DP - REV 01
26-1023	6	DP - REV 02

DATE MAR 31, 2026

SCALE

DRAWN IP | CHECKED JRT | APPROVED JRT

3D IMAGES

A600

C:\Users\ian\JRT Architecture Dropbox\JRT\000_PROJECTS\C\COMOX (1890)\3 - 3D\261013_1890 COMOX AVE.rvt