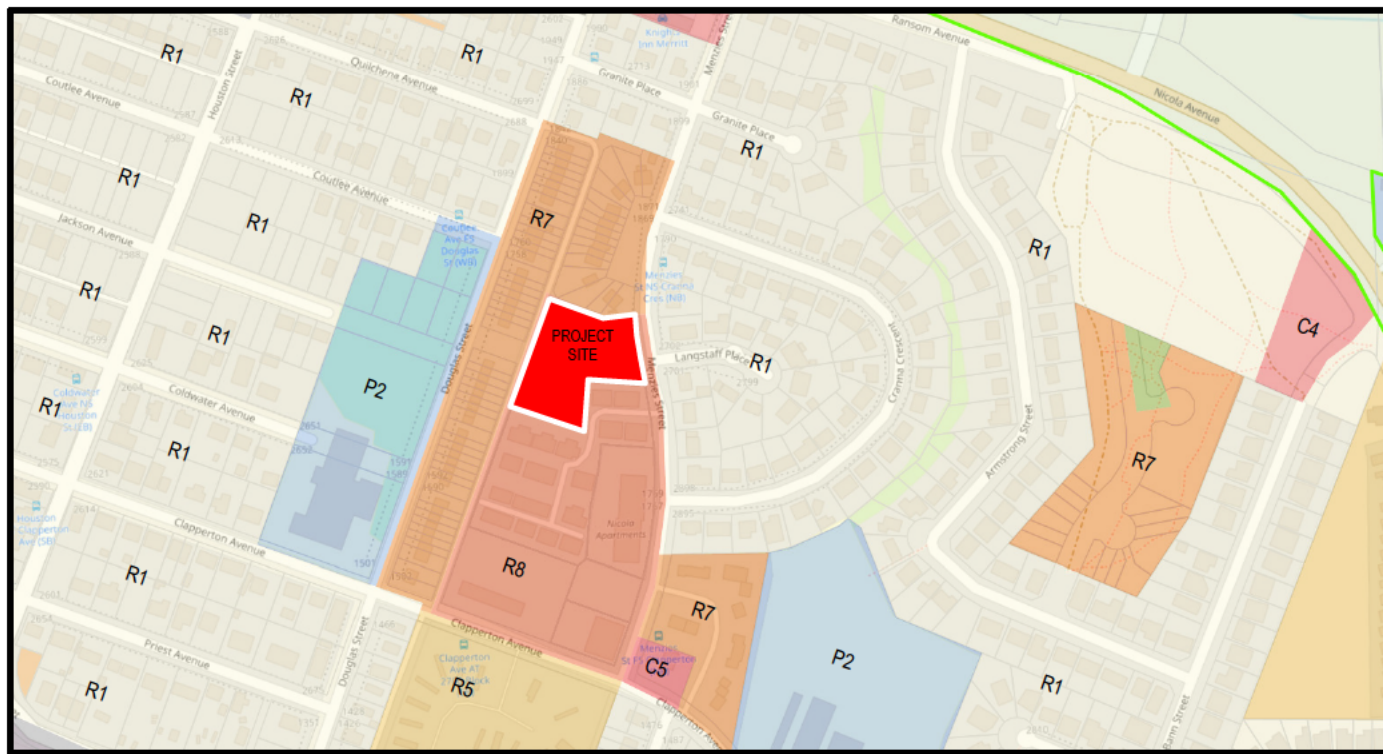
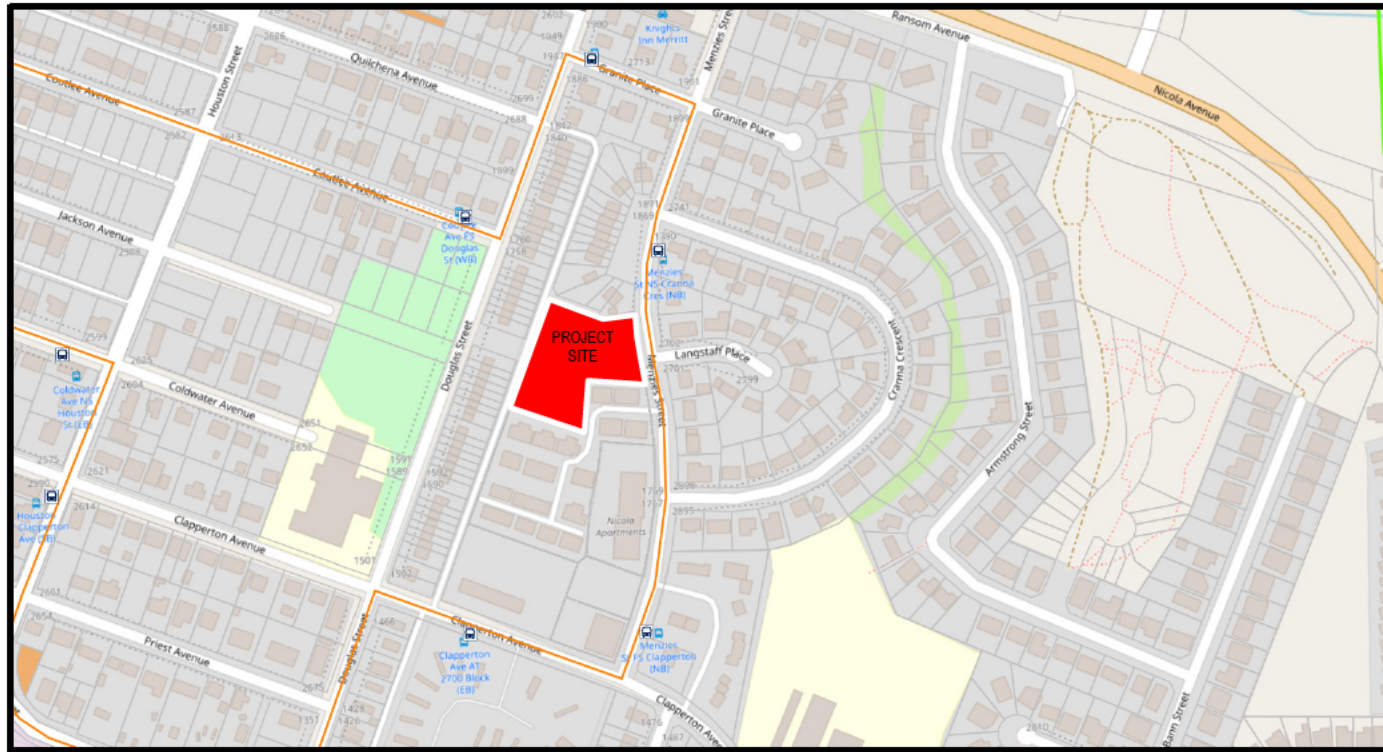




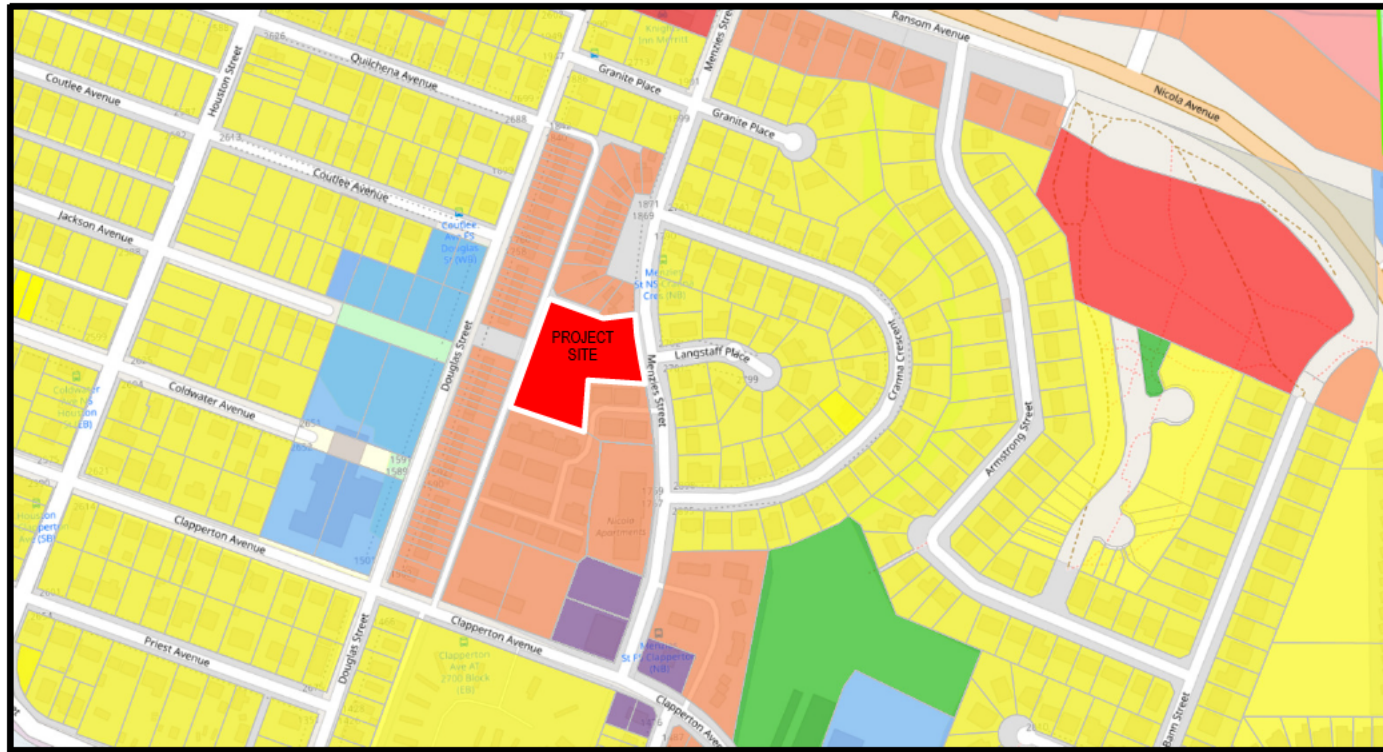
EXTERIOR AMENITY AREA LEGEND:		
	NEW AMENITY AREA WITHIN SETBACK AREA	4,016 FT²
	NEW & EXISTING HARD SURFACE AREA	23,698 FT²
	EXISTING BUILDINGS AREA	5,795 FT²
	EXISTING PRIVATE OPEN SPACE AREA	1,214 FT²



1 CURRENT ZONING PLAN
A1.01 1:5000



2 CURRENT & FUTURE TRANSPORTATION PLAN
A1.01 1:5000



3 FUTURE LAND USE PLAN (OFFICIAL COMMUNITY PLAN)
A1.01 1:5000



11 VIEW 2: VIEW SOUTH WEST FROM MENZIES ST.
A1.01 N.T.S.



10 VIEW 1: VIEW NORTH EAST FROM MENZIES ST.
A1.01 N.T.S.

1. PROJECT DATA			
EXISTING CIVIC ADDRESSES	1799 MENZIES STREET, MERRITT, BC V1Y 1A7		
LEGAL DESCRIPTIONS	LOT A, DL 122, KDYD, PLAN 35800		
BUILDING CODE EDITION	BRITISH COLUMBIA BUILDING CODE 2024		
NUMBER OF BUILDINGS	ONE		
AUTHORITY HAVING JURISDICTION	CITY OF MERRITT		
COORDINATING PROFESSIONAL	COLLIN CRABBE, ARCHITECT AIBC		
2. BUILDING CLASSIFICATION			
FLOOR LEVELS	LEVELS 1-5		
MAJOR OCCUPANCY	GROUP C - RESIDENTIAL		
BUILDING CLASSIFICATION	3.2.2.50		
BUILDING INFORMATION		CODE REQUIREMENTS	PROPOSED
NUMBER OF STOREYS		6 STOREYS MAX.	5 STOREYS
NEW BUILDING AREA		1,800.0 sm max.	1,013.7 sm
EXISTING BUILDING AREA (3 TOWNHOUSES)		1,800.0 sm max.	538.4 sm
TOTAL BUILDING AREA		1,800.0 sm max.	1,552.1 sm
CONSTRUCTION TYPE		COMB. & NON-COMB.	COMBUSTIBLE (COMB.)
SPRINKLERED		YES	YES
NUMBER OF STREETS FACING		N/A	ONE
FIRE RESISTANCE RATINGS			
FLOORS & MEZZANINES		1-HR.	1-HR.
WALLS & BEARING STRUCTURE		1-HR.	1-HR.
ROOFS & ROOF DECKS		1-HR.	1-HR.

3. SITE SUMMARY		ZONING REQUIREMENTS	PROPOSED
SITE DIMENSIONS			
SITE AREA (PRE DEDICATION)	900.0 sm min.	9,688 sf min.	6,250.0 sm 67,274 sf
LOT WIDTH (SIDE TO SIDE)	40	131.2 ft min.	87.8 m 288.0 ft
LOT DEPTH (FRONT TO REAR)	30	98.4 ft min.	93.4 m 306.4 ft
SITE COVERAGE			
SITE COVERAGE - EXISTING BLDGS BY AREA			538.4 m 5795.0 ft
SITE COVERAGE - NEW BLDGS BY AREA			1013.7 m 10910.0 ft
SITE COVERAGE - TOTAL BLDGS BY AREA	5,000.0 sm max.	53,819 sf max.	1,552.1 sm 16,705 sf
SITE COVERAGE - BLDGS BY %	80% MAX		25%
SITE COVERAGE - BLDGS & SURFACES BY...	5,625.0 sm max.	60,547 sf max.	2,776.4 sm 29,885 sf
SITE COVERAGE - BLDGS & SURFACES BY %	95% MAX		44%
HEIGHT			
HEIGHT OF BUILDINGS (m)	22.0 m max.	72.2 ft max.	16.4 m 53.8 ft
HEIGHT (# OF STOREYS)	5 STOREYS		5 STOREYS
SETBACKS			
FRONT YARD (EAST)	0.0 m min.	0.0 ft min.	61.3 m 11.2 ft
SIDE YARD (EXTERIOR)	N/A	N/A	N/A
SIDE YARD (INTERIOR)	1.2 m min.	3.9 ft min.	3.1 m 13.8 ft
REAR YARD (WEST)	3.0 m min.	9.8 ft min.	3.2 m 13.8 ft
SITE DENSITY			
SITE DENSITY - EXISTING UNITS			9
SITE DENSITY - NEW UNITS			50
DENSITY TOTAL			225 units per hectare 94.4 units per hectare

4. FLOOR AREA SUMMARY		GROSS AREA	NET AREA	NET/GROSS	NOTES
LEVEL 1 APARTMENTS	1,013.6 sm	10,910 sf	772.6 sm	8,316 sf	76.2%
LEVEL 2 APARTMENTS	1,013.6 sm	10,910 sf	772.6 sm	8,316 sf	76.2%
LEVEL 3 APARTMENTS	1,013.6 sm	10,910 sf	772.6 sm	8,316 sf	76.2%
LEVEL 4 APARTMENTS	1,013.6 sm	10,910 sf	772.6 sm	8,316 sf	76.2%
LEVEL 5 APARTMENTS	918.8 sm	9,890 sf	772.6 sm	8,316 sf	84.1%
TOTAL PROPOSED FLOOR AREA (FAR)	4,973.1 sm	53,530 sf	3,863.0 sm	41,581 sf	77.7%

5. UNIT AREA SUMMARY		UNIT NET AREA	UNIT COUNT	NOTES
1 BED (UNIT A)	53.8 sm	579 sf	5	
1 BED (UNIT D)	67.9 sm	731 sf	4	
1 BED ACC. (UNIT D1)	67.9 sm	731 sf	4	
1 BED (UNIT E)	65.9 sm	710 sf	4	
1 BED ACC. (UNIT E1)	66.3 sm	713 sf	1	
2 BED (UNIT B)	78.6 sm	846 sf	23	
2 BED ACC. (UNIT B1)	78.6 sm	846 sf	2	
3 BED (UNIT C)	95.9 sm	1032 sf	10	
TOTAL # OF UNITS			50	

6. UNIT MIX SUMMARY		FLOOR LEVELS				UNIT COUNT	NOTES
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4-5			
1 BED (UNIT A)	1	1	1	2		5	
1 BED (UNIT D)	0	1		2		4	
1 BED ACC. (UNIT D1)	1	0	0	0		1	
1 BED (UNIT E)	0	1	1	2		4	
1 BED ACC. (UNIT E1)	1	0	0	0		1	
2 BED (UNIT B)	3	5	5	10		23	
2 BED ACC. (UNIT B1)	2	0	0	0		2	
3 BED (UNIT C)	2	2	2	4		10	
TOTAL # OF UNITS	10	10	10	20		50	

7. EXTERIOR OPEN SPACE SUMMARY		AREA PER UNIT	# OF UNITS	SUBTOTAL (sm)	SUBTOTAL (sf)	BYLAW #	NOTES
REQUIRED AREA SUMMARY							
1 BEDROOM UNITS	5.0 sm	15	75	807 sf	7.11.6f		
2 BEDROOM UNITS	7.5 sm	25	187.5	2,018 sf	7.11.6f		
3 BEDROOM UNITS	10.0 sm	10	100	1,076 sf	7.11.6f		
EXISTING 3 BEDROOM TOWNHOMES	10.0 sm	9	90	969 sf	7.11.6f		
TOTAL OPEN SPACE REQUIRED				452.5 sm	4,871 sf		
EXISTING OPEN SPACE				112.8 sm	1,214 sf		
NEW OPEN SPACE				373.1 sm	4,016 sf		
TOTAL OPEN SPACE PROVIDED				485.9 sm	5,230 sf		

8. INTERIOR AMENITY SPACE SUMMARY		SUBTOTAL (sm)	SUBTOTAL (sf)
PROVIDED AREA SUMMARY			
LEVEL 2 ELDERS ROOM		27.0 sm	291 sf
LEVEL 3 ELDERS ROOM		27.0 sm	291 sf
LEVEL 4 AMENITY ROOM		91.0 sm	980 sf
TOTAL AMENITY SPACE PROVIDED		145.1 sm	1,562 sf

9. VEHICLE PARKING SUMMARY		EXISTING UNITS	1-3 BED UNITS	4 BED UNITS	BYLAW #	NOTES
REQUIRED SPACES SUMMARY		3 units total	50 units total	0 units total		
APARTMENTS (UNITS)	1.5 per unit min.	4.5	50	0	Table 5.18	
APARTMENT (VISITORS)	50 UNITS * 0.1				5	Table 5.18
LOADING SPACES	50 UNITS * 0.02				1	Table 5.18
MOTORCYCLE STALL	(50-20 UNITS) * 0.1				3	
TOTAL SPACES REQUIRED					64	
ACCESSIBLE SPACES REQUIRED	PROVIDED AS PART OF THE TOTAL SPACES REQUIRED (10%...				6	5.15.1c
REGULAR STALLS	PROVIDED AS PART OF THE TOTAL SPACES REQUIRED				41	Table 5.18
SMALL STALLS	PROVIDED AS PART OF THE TOTAL SPACES REQUIRED				14	Table 5.18
MOTORCYCLE STALLS	PROVIDED AS PART OF THE TOTAL SPACES REQUIRED				3	Table 5.18

PROVIDED SPACES SUMMARY		REGULAR SPACE	SMALL SPACE	ACCESS. SPACES		
EXTERIOR PARKING LOT		41	14	6	61	
% OF SMALL CAR STALLS PROVIDED FOR...			35% (MAX. 50%)			5.6.2 4
MOTORCYCLE STALLS			(50-20 UNITS) * 0.1		3	5.6.2 4
TOTAL SPACES PROVIDED					64	

10. BICYCLE PARKING SUMMARY		# OF UNITS	SPACE PER UNIT	TOTAL REQUIRED	BYLAW #	NOTES
REQUIRED LONG TERM SPACES SUMMARY		50	0.50 per unit	25	Table 5.18	
TOTAL LONG TERM SPACES REQUIRED				25		

PROVIDED LONG TERM SPACES SUMMARY		TOTAL PROVIDED	BYLAW #	NOTES
ALL BIKE STORAGE ROOMS	25	25	Table 5.18	
TOTAL LONG TERM SPACES PROVIDED		25		

SHORT TERM SPACE SUMMARY	0.2 SPACES PER UNIT		Table 5.18
# OF SHORT TERM SPACES REQUIRED	50 UNITS * 0.2	10	Table 5.18
# OF SHORT TERM SPACES PROVIDED	REFER TO LANDSCAPE FOR BIKE RACK TYPES & LOCATIONS	10	

11. TENANT STORAGE SUMMARY		TENANT STORAGE ROOM		BYLAW #	NOTES
	# OF LOCKERS	TOTAL AREA			
LEVEL 2 STORAGE ROOMS	10	420 sf			
LEVEL 3 STORAGE ROOMS	10	420 sf			
TOTALS LOCKERS AND AREAS PROVIDED		839 sf			

- NOTES
- CALCULATIONS USING PRE-DEDICATION LOT AREA (NOTED AS PRE).
 - UNIT NET AREA CALCULATED PER: WALLS BETWEEN UNITS: CIL OF WALL, CORRIDOR WALLS: CIL OF WALL, EXT. WALLS: OUTSIDE FACE OF SHEATHING.
 - STORAGE FOR TENANTS NOT REGULATED PER ZONING BY-LAW NOR SHOWN IN DETAIL - AREA SUMMARY PROVIDED FOR INFORMATION ONLY.
 - THE 50% REGULAR AND 50% SMALL VEHICLE RATIO APPLIES TO RESIDENTIAL UNIT PARKING ONLY AND DOES NOT CARRY OVER TO VISITOR.
 - THE 50% REGULAR AND 50% SMALL VEHICLE RATIO APPLIES TO RESIDENTIAL UNIT PARKING ONLY AND DOES NOT CARRY OVER TO VISITOR PARKING.



4 3D VIEW LOOKING NORTH
A1.01 N.T.S.



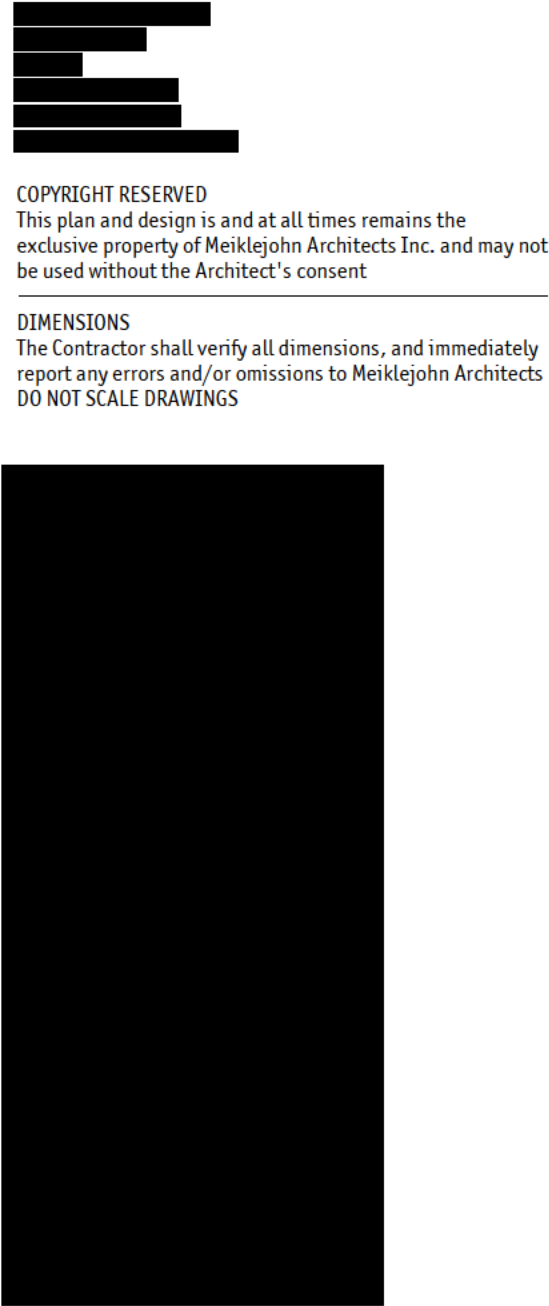
6 3D VIEW LOOKING EAST
A1.01 N.T.S.





5 3D VIEW LOOKING SOUTH
A1.01 N.T.S.



7 3D VIEW LOOKING WEST
A1.01 N.T.S.



PROGRESS
DRAWINGS
2025-06-27

PROJECT NORTH		TRUE NORTH	
			
Issued		Issued For	
No.	Date		
1	2025-04-16	BC HOUSING REVIEW	
2	2025-04-30	DEVELOPMENT PERMIT	
3	2025-06-04	50% CONSTRUCTION DRAWINGS	
4	2025-06-27	75% CONSTRUCTION DRAWINGS	
Revision			
No.	Date	Revision	

Project Title
CONAYT FRIENDSHIP
SOCIETY MENZIES ST.
DEVELOPMENT

1799 Menzies St, Merritt, BC V1K 1A7

Drawing Number Revision

A1.01

Drawing Title

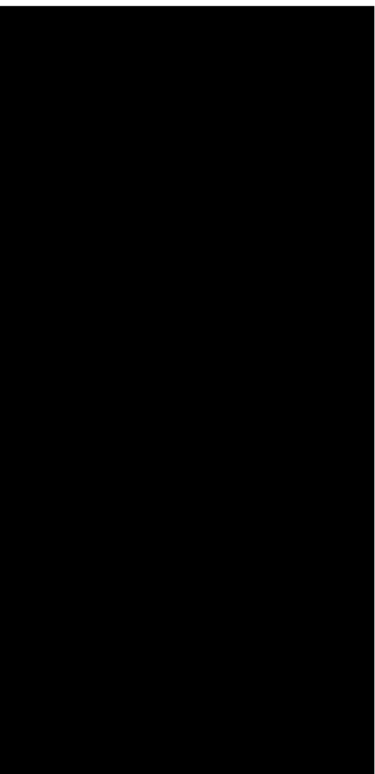
ZONING SUMMARY,
MAPS & PHOTOS

Job No.	1908
Scale	As Indicated
Drawn	BN
Checked	CC

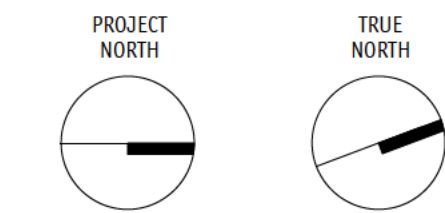


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DIMENSIONS
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Meislegohn Architects
DO NOT SCALE DRAWINGS



PROGRESS
DRAWINGS
2025-06-27



Issued		
No.	Date	Issued For
1	2025-04-16	BC HOUSING REVIEW
2	2025-04-30	DEVELOPMENT PERMIT
3	2025-06-04	50% CONSTRUCTION DRAWINGS
4	2025-06-27	75% CONSTRUCTION DRAWINGS

Revision		
No.	Date	Revision

Project Title
**CONAYT FRIENDSHIP
SOCIETY MENZIES ST.
DEVELOPMENT**

1799 Menzies St, Merritt, BC V1K 1A7

Drawing Number Revision

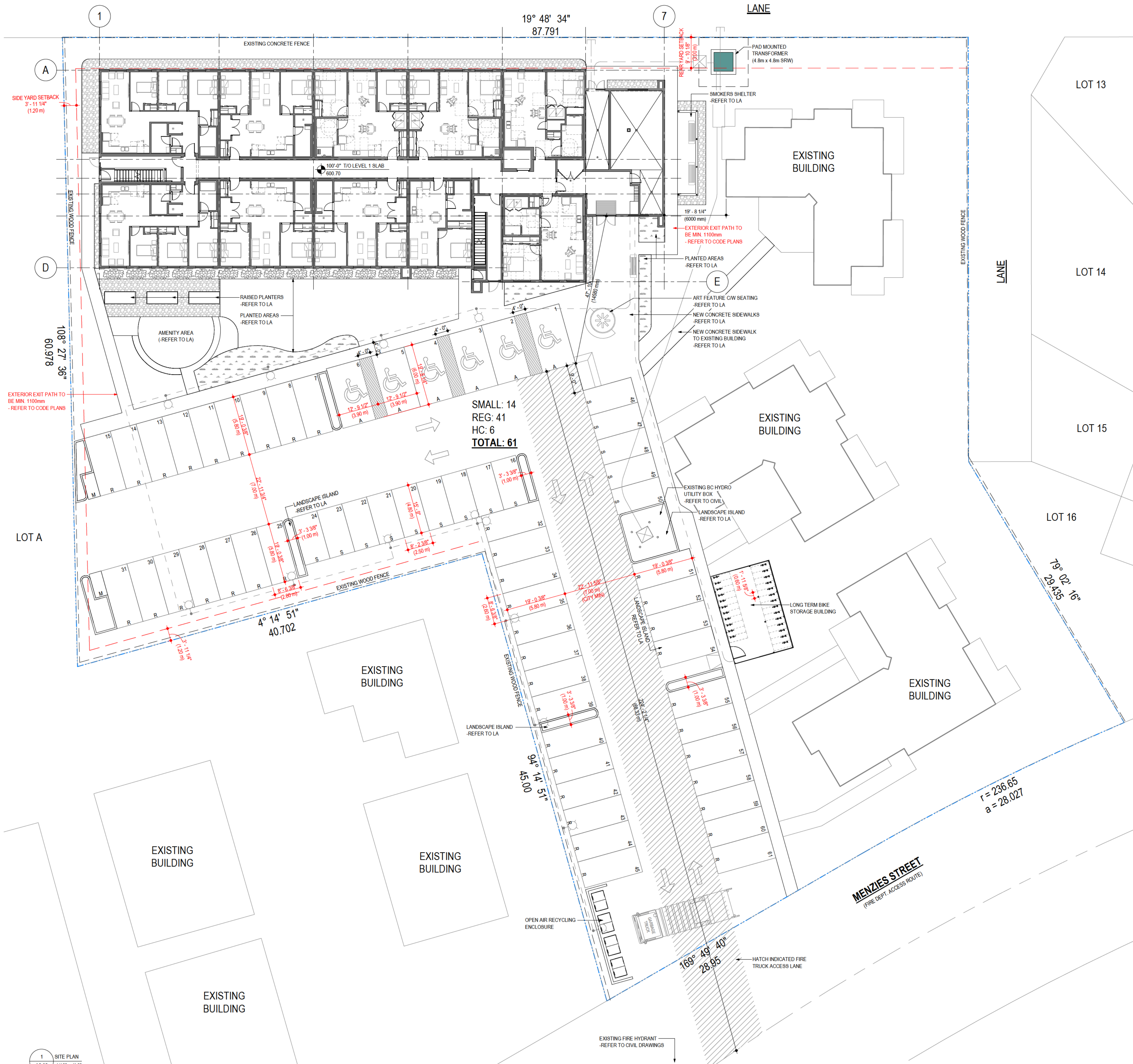
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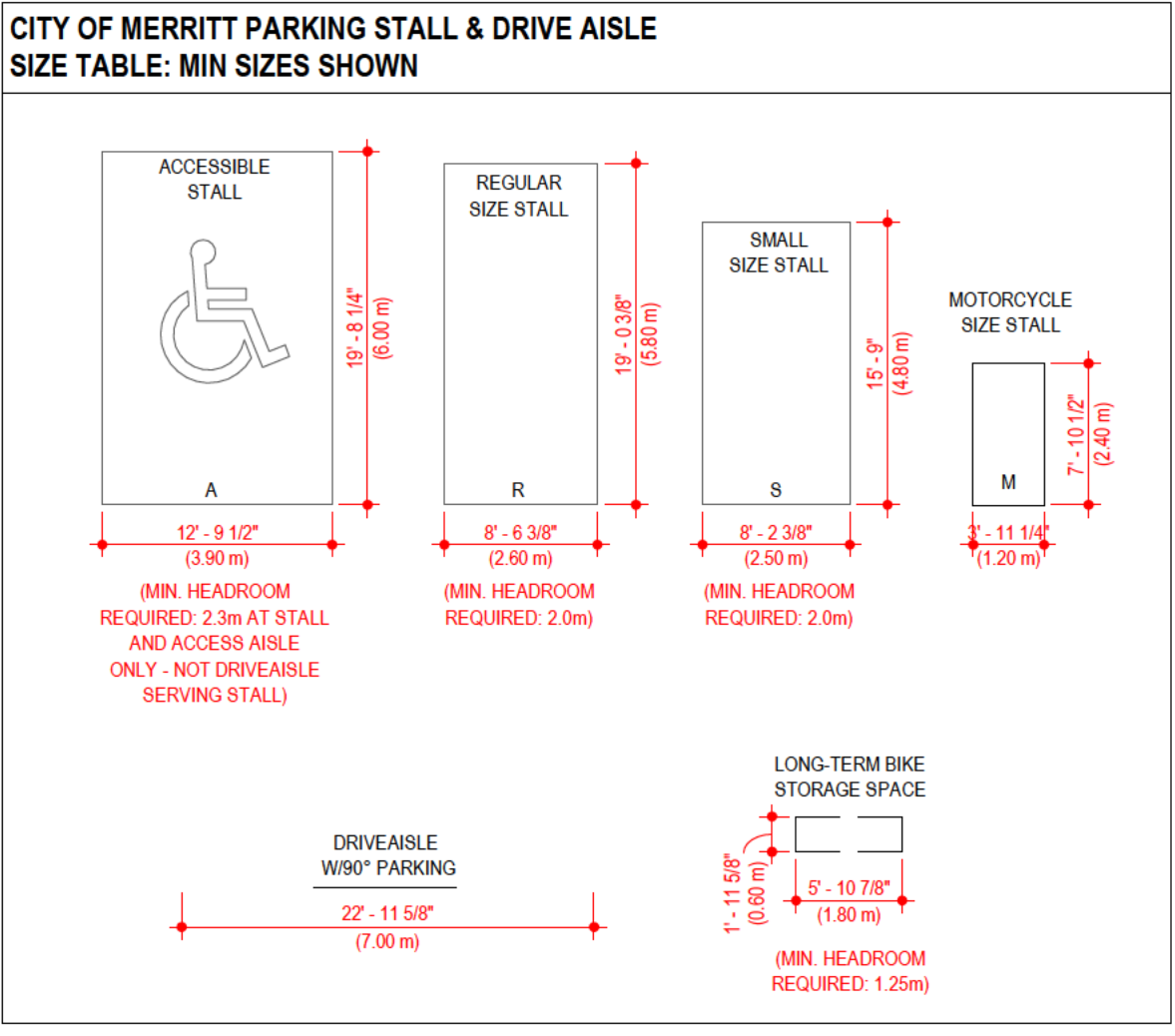
DEMO SITE PLAN

Job No.	1908
Scale	1/16" = 1'-0"
Drawn	BN
Checked	CC





- SITE PLAN CODE AND CONSTRUCTION NOTES:**
- NOTES FOR ACTION - REFER TO NOTE 1 FROM GENERAL NOTES ON DRAWING A1.11.
- DISTANCE FROM HYDRANT TO FIRE DEPARTMENT CONNECTION:**
THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED SO THAT THE DISTANCE FROM THE FIRE DEPARTMENT CONNECTION TO THE HYDRANT IS NOT MORE THAN 45 M AND IS UNOBSTRUCTED PER BCBC 3.2.5.15 (1).
 - FIRE TRUCK LOCATION ADJACENT TO HYDRANT:**
FOR A BUILDING PROVIDED WITH A FIRE DEPARTMENT CONNECTION, ACCESS ROUTE DESIGN SHALL ALLOW A FIRE DEPARTMENT PUMPER VEHICLE TO BE LOCATED ADJACENT TO THE HYDRANTS PER BCBC 3.2.5.5 (2A).
 - ACCESS ROUTE:**
A BUILDING WHICH IS MORE THAN 3 STOREYS IN BUILDING HEIGHT OR MORE THAN 600 SM IN BUILDING AREA SHALL BE PROVIDED WITH ACCESS ROUTES FOR FIRE DEPARTMENT VEHICLES TO THE BUILDING FACE HAVING A PRINCIPAL ENTRANCE PER BCBC 3.2.5.4 (1).
 - DISTANCE FROM ACCESS ROUTE TO PRINCIPAL ENTRANCE:**
ACCESS ROUTES SHALL BE LOCATED SO THAT THE PRINCIPAL ENTRANCE AND EVERY ACCESS OPENING REQUIRED BY ARTICLES 3.2.5.1 AND 3.2.5.2 ARE LOCATED NOT LESS THAN 3M AND NOT MORE THAN 15 M FROM THE CLOSEST PORTION OF THE ACCESS ROUTE REQUIRED FOR FIRE DEPARTMENT USE, MEASURED HORIZONTALLY FROM THE FACE OF THE BUILDING PER BCBC 3.2.5.5 (1).
 - ACCESS ROUTE DESIGN:**
PER BCBC 3.2.5.6. A PORTION OF A ROADWAY OR YARD PROVIDED AS A REQUIRED ACCESS ROUTE FOR FIRE DEPARTMENT USE SHALL:
A. HAVE A CLEAR WIDTH NOT LESS THAN 6 M, UNLESS IT CAN BE SHOWN THAT LESSER WIDTHS ARE SATISFACTORY.
B. HAVE A CENTRE-LINE RADIUS NOT LESS THAN 12 M.
C. HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5 M.
D. HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 (8%) OVER A MINIMUM DISTANCE OF 15 M.
E. BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE, ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS.
F. HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90 M LONG, AND BE CONNECTED WITH A PUBLIC THOROUGHFARE.
 - ACCESS ROUTE SLOPE:**
PER BCBC INTERPRETATION #18-0084 THE MINIMUM DISTANCE FOR THE CHANGE IN GRADIENT IS INTENDED TO REDUCE THE POSSIBILITY OF A FIRE DEPARTMENT VEHICLE BOTTOMING OUT ON THE TRANSITION BETWEEN ROADWAY SECTIONS THAT HAVE DIFFERENT SLOPES. PER FIGURE 3 OF THE INTERPRETATION THE SLOPE MAY BE MADE OUT OF TWO OR MORE SLOPED SECTIONS WITH DIFFERENT SLOPES AS LONG AS THE AGGREGATE IS NOT MORE THAN 8% WITH A SLOPE LENGTH LESS THAN 15M. THE MAXIMUM SLOPE IS 8% REGARDLESS OF SLOPED SECTION LENGTH.
 - MUNICIPAL FIRE DEPARTMENT CONSULTATION:**
PER NOTES TO BCBC A-3.2.5.6 (1) THE DESIGN AND CONSTRUCTION OF FIRE DEPARTMENT ACCESS ROUTES INVOLVES THE CONSIDERATION OF MANY VARIABLES, SOME OF WHICH ARE SPECIFIED IN THE REQUIREMENTS IN THE CODE. ALL THESE VARIABLES SHOULD BE CONSIDERED IN RELATION TO THE TYPE AND SIZE OF FIRE DEPARTMENT VEHICLES AVAILABLE IN THE MUNICIPALITY OR AREA WHERE THE BUILDING WILL BE CONSTRUCTED. IT IS APPROPRIATE, THEREFORE, THAT THE LOCAL FIRE DEPARTMENT BE CONSULTED PRIOR TO THE DESIGN AND CONSTRUCTION OF ACCESS ROUTES.
 - ANNUNCIATOR LOCATION:**
AN ANNUNCIATOR SHALL BE INSTALLED IN CLOSE PROXIMITY TO A BUILDING ENTRANCE THAT FACES A STREET OR AN ACCESS ROUTE FOR FIRE DEPARTMENT VEHICLES PER BCBC 3.2.4.8 (1).
- SITE PLAN CONSTRUCTION NOTES:**
- NOTES FOR ACTION - REFER TO NOTE 1 FROM GENERAL NOTES ON DRAWING A1.11.
- ARCHITECTURE:**
A. **STAIRS AND RAMPS:**
REFER TO ARCHITECTURE FOR ALL EXTERIOR STAIR & RAMP INFORMATION SUCH AS RISE & RUN, HANDRAILS, TACTILE WARNING INDICATORS, DIMS ETC.
B. **LANDSCAPE ARCHITECTURE:**
REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR MORE INFORMATION.
C. **SOFTSCAPE GRADING:**
REFER TO L.A. DRAWINGS FOR FINISH GRADES.
D. **CIVIL ENGINEERING:**
A. **CIVIL DRAWINGS:**
REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
B. **SIDEWALK & HARDSCAPE GRADING:**
REFER TO CIVIL FOR GRADING FOR SIDEWALKS & HARDSCAPE.
E. **SERVICE TIE-INS:**
ALL TIE-IN LOCATIONS ARE APPROXIMATE - REFER TO CIVIL AND MECHANICAL.



2 CITY OF MERRITT CAR PARKING STALL & DRIVEABLE SIZE TABLE
A2.02 3/32" = 1'-0"

PROGRESS DRAWINGS
2025-06-27

PROJECT NORTH

TRUE NORTH

Issued

No.	Date	Issued For
1	2025-04-16	BC HOUSING REVIEW
2	2025-04-30	DEVELOPMENT PERMIT
3	2025-06-04	50% CONSTRUCTION DRAWINGS
4	2025-06-27	75% CONSTRUCTION DRAWINGS

Revision

No.	Date	Revision

Project Title
CONAYT FRIENDSHIP SOCIETY MENZIES ST. DEVELOPMENT

1799 Menzies St, Merritt, BC V1K 1A7

Drawing Number
A2.02

Revision
1

Drawing Title
SITE PLAN

Job No. 1908
Scale As indicated
Drawn BN
Checked CC



1 3D FROM SOUTH EAST
A4.03



2 3D VIEW FROM NORTH EAST
A4.03



4 3D VIEW FROM SOUTH
A4.03



3 3D VIEW FROM NORTH WEST
A4.03

PROGRESS
DRAWINGS
2025-06-27

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