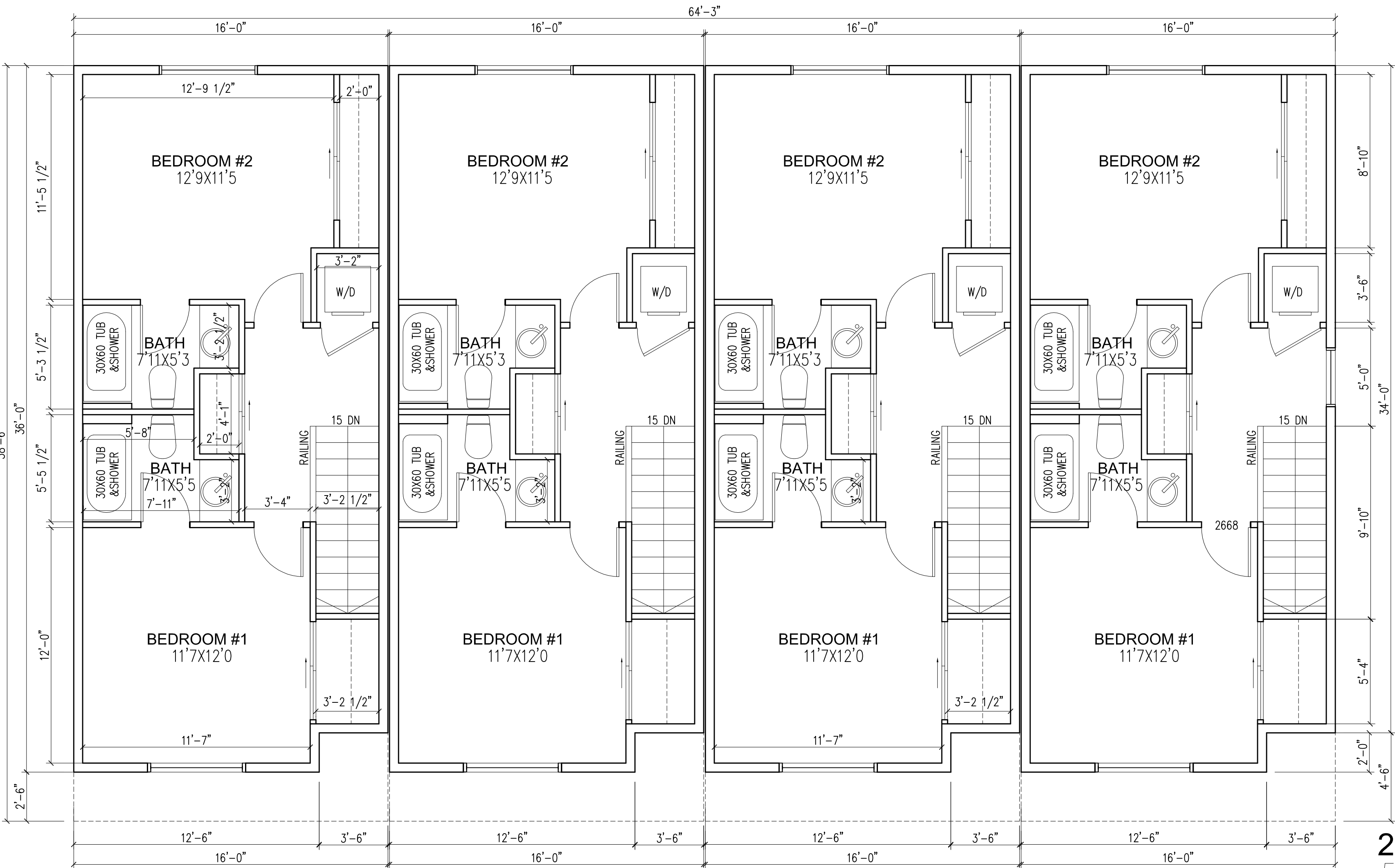




FRONT ELEVATION
SCALE: 1/4"=1'-0"



2ND FLOOR PLAN
535 SQFT(PER UNIT)
SCALE: 1/4"=1'-0"



MAIN FLOOR PLAN
FINISHED 480 SQFT
PORCH=72 SQFT
(PER UNIT)
SCALE: 1/4"=1'-0"

ISSUED FOR DEVELOPMENT PERMIT
- NOT FOR CONSTRUCTION -

PROJECT:
NEW MULTI FAMILY HOME

DRAWING:
ELEVATION
FLOOR PLANS

SCALE:
1/4" = 1' - 0"
(36"X24")

DRAWING NO:
1 OF 2

PROJECT BY:

KAILA QUALITY
ROOFING LTD.

LOCATION:

1805 UPLAND ST
PRINCE GEORGE, BC

CONTRACTOR / BUILDER shall
check and verify and be responsible
for all dimensions, details,
specifications and site conditions
before proceeding with
construction.
Any error shall be submitted to the
consultant for correction.

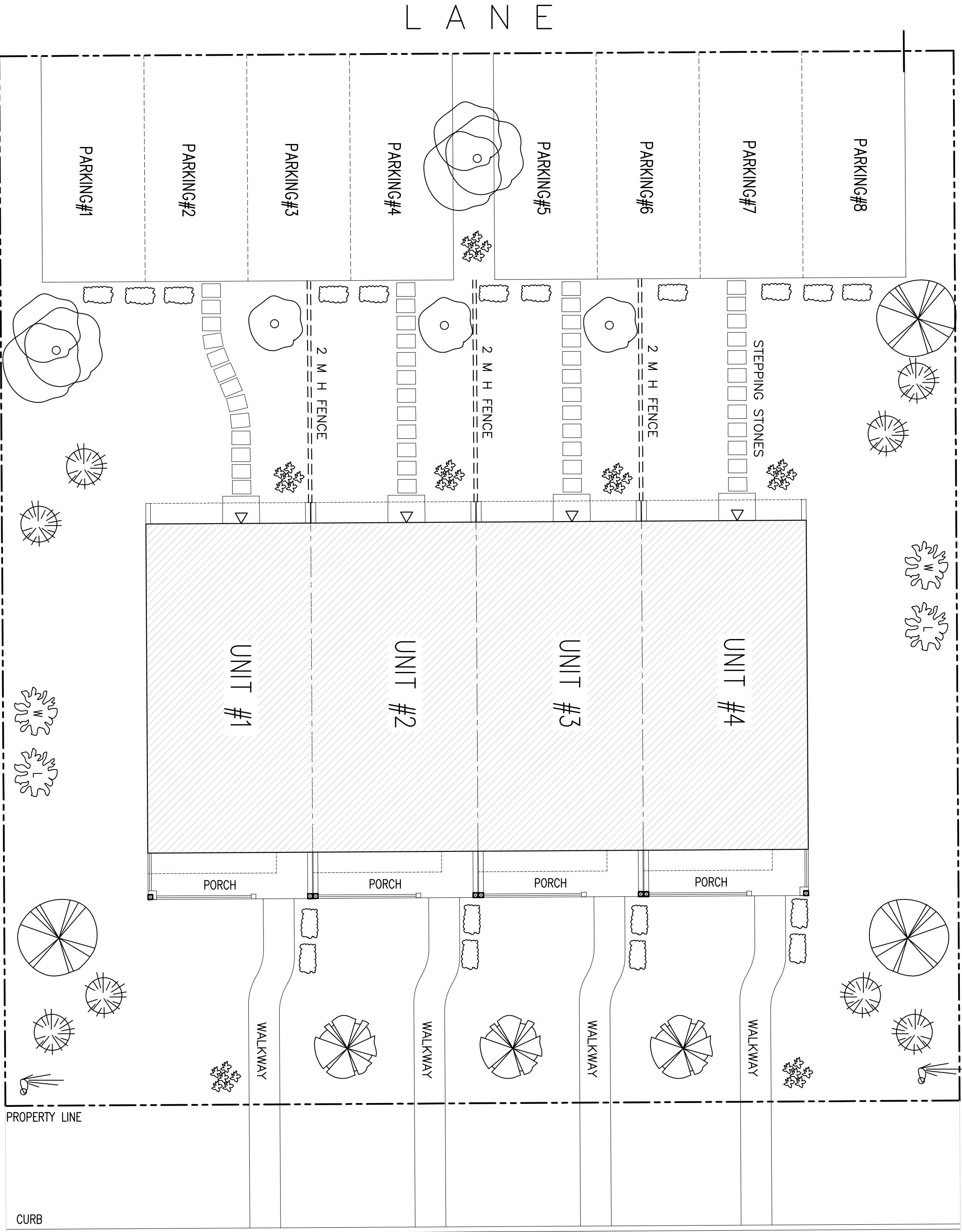
DATE: MAR 28 2022

DRAWN: EH 008-22

studio 12
design and drafting
250- 960- 8311
elisahorvath@yahoo.ca

PROPOSED LANDSCAPE PLAN

SCALE: 1/8"=1'-0"



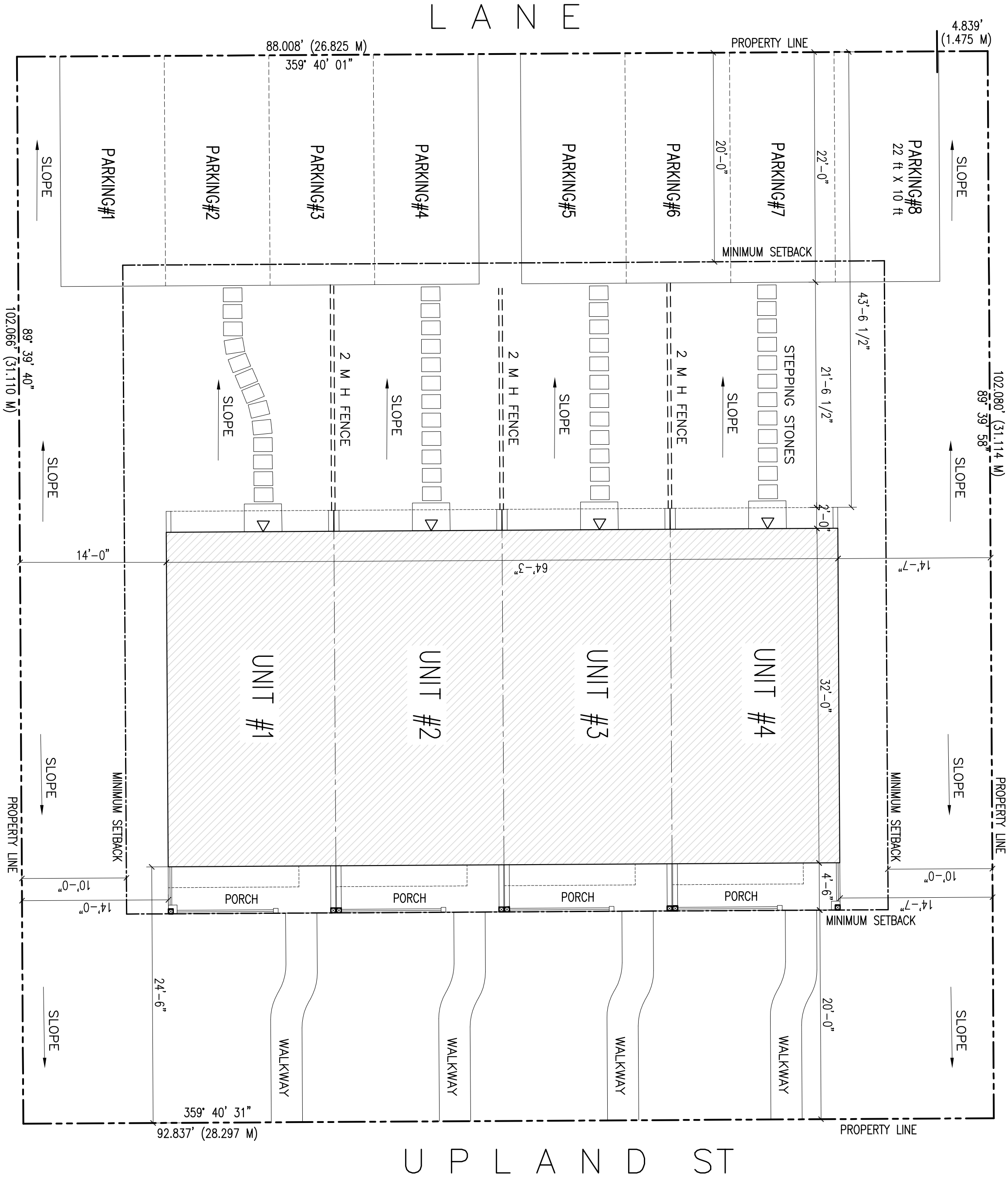
PLANT LIST

SHRUBS	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	ZONE	LIGHT NEED	PROPOSED NUMBER
	CRIMSON PIGNY DWARF JAPANESE BARBERRY	BARBERRY CONCORDIE BORCANDY	1-2'	3'	4-8	FULL SUN	19
	NEARLY WILD ROSE	FLORIBUNDA	2-3'	2-3'	3-9	FULL SUN	7
	COMMON ILAC WHITE (W) LANTERN (L)	SPRINGA VILGARIS	8-10'	7-8'	3-7	FULL SUN	4
	TALL GRASS W/RIER ROCK	KARL FORSTER FEATHER REED	20'	15'	3	FULL SUN	2
				TOTAL			32

ISSUED FOR DEVELOPMENT PERMIT
- NOT FOR CONSTRUCTION -

PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"



PLANT LIST

TREES	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	ZONE	LIGHT NEED	PROPOSED NUMBER
	ROCKY MONTAN JUNIPER	JUNIPERUS SCOPULORUM	12-30'	3-6'	1-8	FULL SUN	8
	SIBALPINE FIR	ABIES LASIOCARPA	30-(75')	12-(30')	5-8	FULL SUN PART SUN	3

TREES	DECIDUOUS					TOTAL	12
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	PAPER BIRCH	BETULA PAPERIFERA	30-(75')	12-(35')	2-7	FULL SUN PART SUN	3
	DWARF CHERRY BLOSSOM TREE	PRUNUS CURSAR	6-10'	6-10'	6-8	FULL SUN PART SUN	3
	ROCKY MONTAN MAPLE	ACER GLABRUM	16-20'	16-20'	4-8	FULL SUN PART SUN	3

						TOTAL	8
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PROPOSED LANDSCAPING

PG ZONING BYLAW 7850, 2007 SECTION 8, 9
LANDSCAPING REQUIREMENTS: LOT SIZE: 879.6 m ² = 9,467 sqft PROPOSED BUILDING = 2,056 sqft = 191 sqm PROPOSED PORCH = 289 sqft = 26 sqm PARKING = 1760 sqft = 163 sqm WALKWAY = 248 sqft = 24 sqm PROP SITE COVERAGE = 4,353 sqft = 404 sqm
YARD AREA= 475 m ² 19 TREES (1 TREE/ 25 sqm) 12 CONIFEROUS TREES (60%) (MIN. 2 M HIGH W/ 5 M CROWN) 7 DECIDUOUS TREES (40 %) (MIN. 60 MM CALIPER) 32 SHRUBS (1 SHRUB/ 15 sqm) (MIN. 300 MM SPREAD / 300 MM HIGH)

SITE COVERAGE

LEGAL ADDRESS PARCEL ID 011 607 543 LT A, BLK DL 343 EPP 116994 CIVIC ADDRESS 1805 UPLAND ST PRINCE GEORGE BC	PG ZONING CITY OF PG FRONT YARD SET BACK (6 m) 20' REAR SET BACK (6 m) 20' INTERIOR SIDE SET BACK (3 m) 10' MAX. HEIGHT= (12 m) = 39 ft PROPOSED HEIGHT = 24'-10" SITE COVERAGE: LOT SIZE: (879.6 m ²) = 9,467 sqft MAXIMUM SITE COVERAGE: 55% = 5,206 sqft PROPOSED BUILDING = 2,056 sqft PROPOSED PORCH = 289 sqft PROP SITE COVERAGE = 2,345 sqft = 24.7 % NUMBER OF UNITS: 4 (1.015sqft FINISHED AREA) REQUIRED PARKING: (MIN. 4 X 1.5 = 6) REQUIRED PROPOSED : 4 X 2 = 8 FLOOR AREA RATIO = 0.42 NET FLOOR AREA= 4 X 1,015 = 4,060 sqft SITE AREA= 9,467 sqft
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PROJECT: NEW MULTI FAMILY HOME

DRAWING: SITE PLAN
LANDSCAPING PLAN

SCALE: 1/8" = 1' - 0"
(36"X24")

DRAWING NO: 2 OF 2

PROJECT BY:

KAILA QUALITY
ROOFING LTD.

LOCATION:

1805 UPLAND ST
PRINCE GEORGE, BC

CONTRACTOR / BUILDER shall check and verify and be responsible for all dimensions, details, specifications and site conditions before proceeding with construction. The designer assumes no liability for any errors or omissions in these plans. Any error shall be submitted to the consultant for correction.

DATE: MAR 28 2022

DRAWN: EH 008-22

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