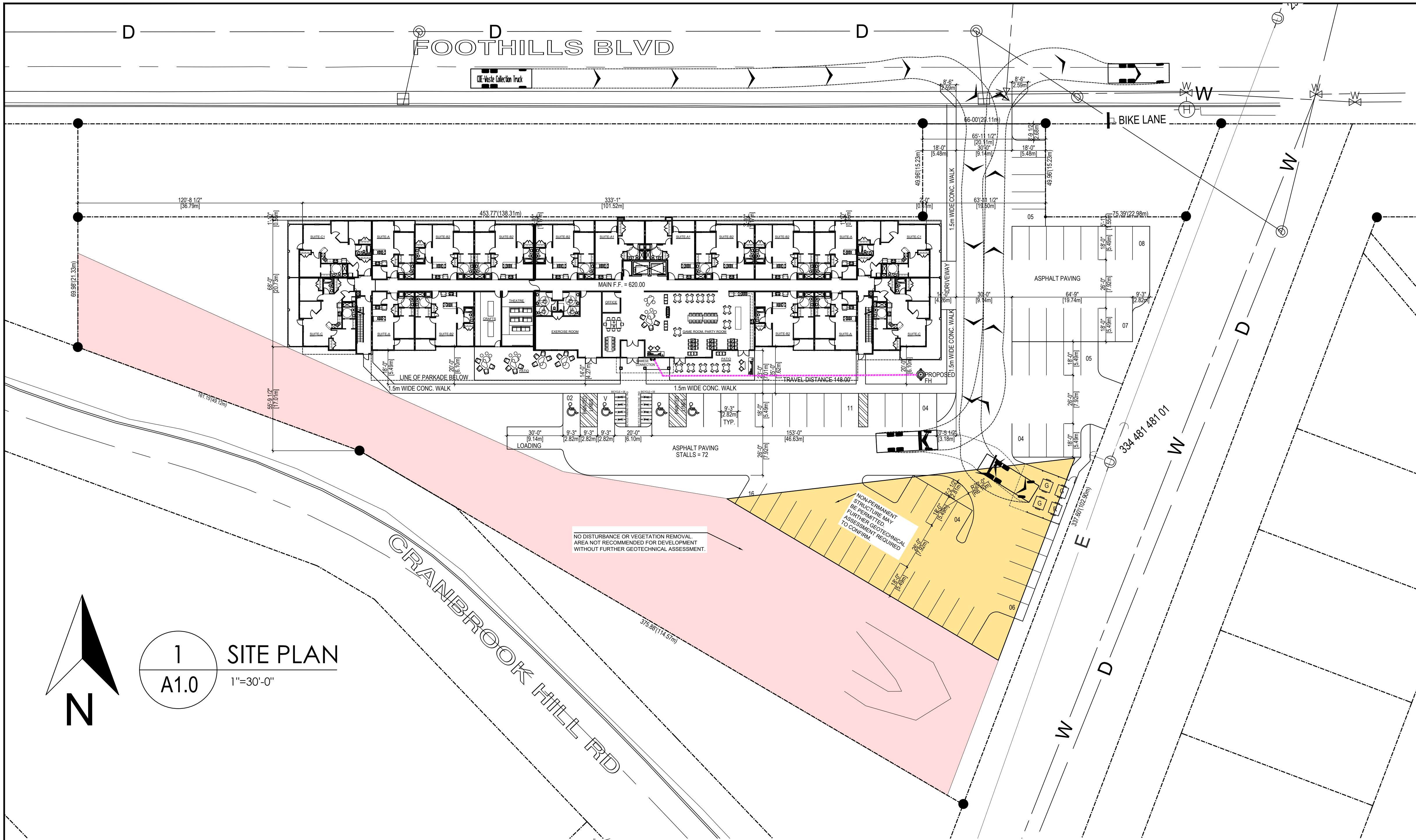




ADDRESS
1177 FOOTHILLS BLVD.
PRINCE GEORGE, B.C.

LEGAL DESCRIPTION
LOT - 104 DISTRICT LOTS 2507 AND 2609 CARIBOO DISTRICT
PLAN - 22809

SITE AREA
TOTAL SITE AREA : 108,528 S.F. = 2.491 ACRES = 1.008ha

ZONING RM6

PERMITTED DENSITY 140X1.008ha = 141

PROPOSED DENSITY = 125

DP NUMBER = -----

SUITE COUNT
1 BEDROOM - A = 14 (664 S.F.)
1 BEDROOM -A1 = 10 (664 S.F.)
2 BEDROOM - B = 10 (769 S.F.)
2 BED+DEN -B2 = 47 (915 S.F.)
2 BEDROOM -B3 = 10 (742 S.F.)
2 BED+DEN -C = 12 (1,140 S.F.)
2 BED+DEN -C1= 12 (1,140 S.F.)
2 BEDROOM -D = 10 (1,133 S.F.)
TOTAL = 125

BUILDING AREA
MAIN = 22,574 S.F.
TYPICAL 22,233X4 = 88,932 S.F.
SIXTH = 21,709 S.F.
TOTAL = 133,215 S.F.
PARKADE = 29,039 S.F.

F.A.R.
BUILDING AREA = 133,215 S.F.
SITE AREA = 108,528 S.F. = 1.227

SITE COVERAGE
BUILDING AREA MAIN = 22,574 S.F. = 20.80%
SITE AREA = 108,528 S.F.

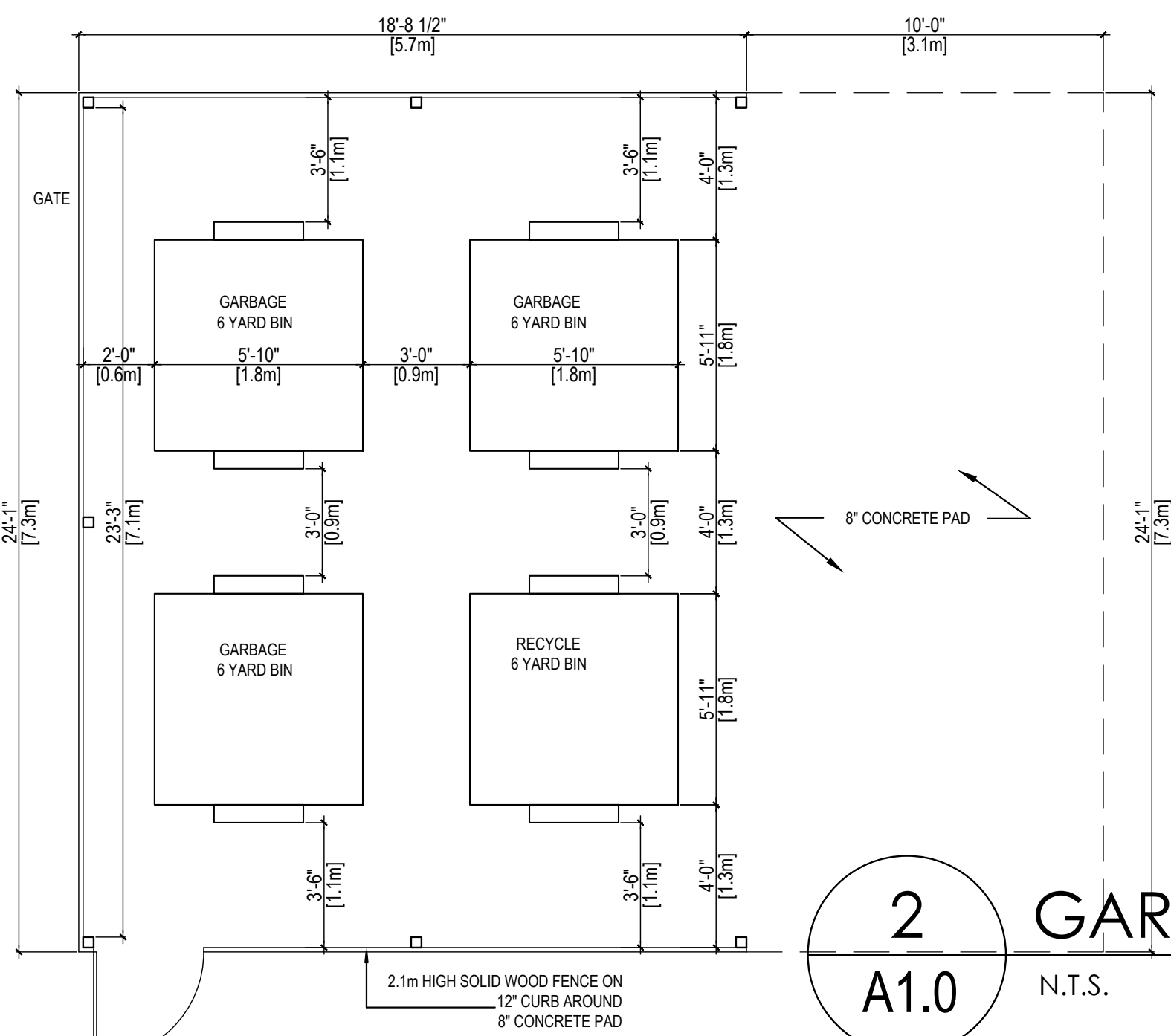
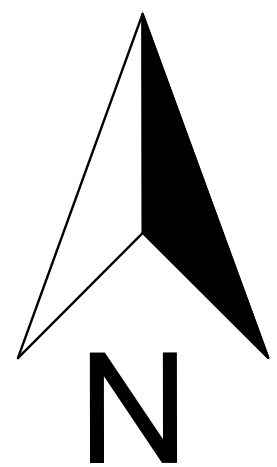
PARKING
PARKING REQUIRED
1 BEDROOM 24X1.0 = 24.00
2 BEDROOM 101X1.5 = 151.50
VISITORS 125/7 = 17.85
TOTAL = 193.35
PARKING PROVIDED
SURFACE STALL = 72
UGROUND STALL = 78
TOTAL = 150
(08 VISITORS INCLUDED)

BICYCLE PARKING REQUIRED
CLASS I = 194/5% = 10
CLASS II = 05
BICYCLE PARKING PROVIDED
CLASS I = 10
CLASS II = 06

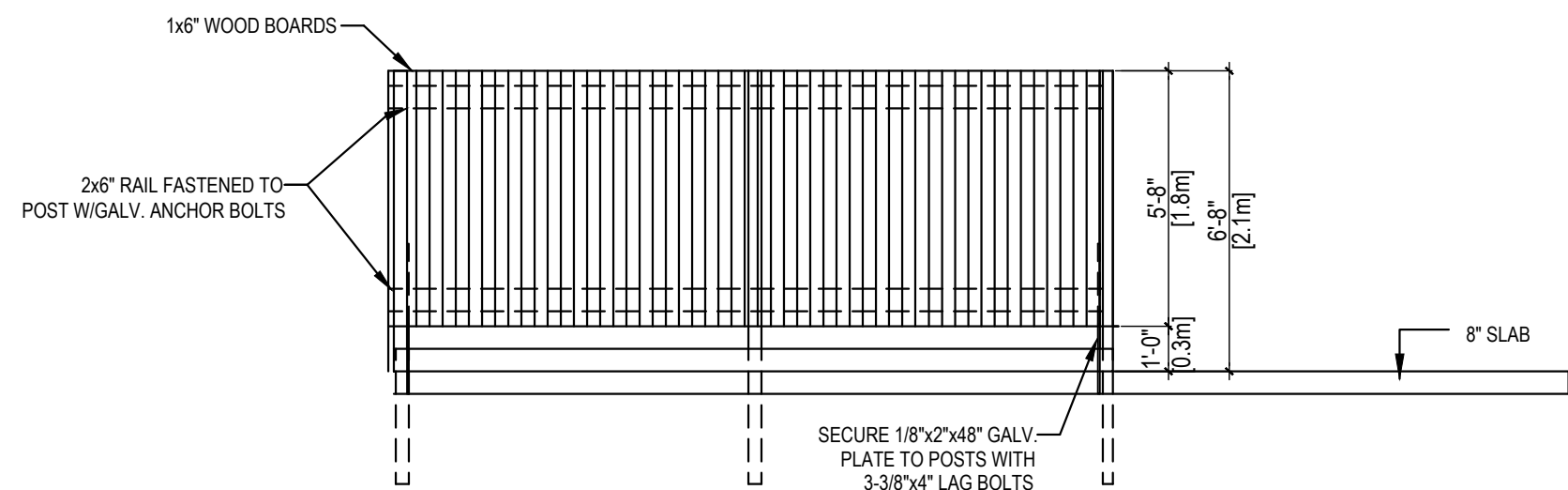
LEGEND
X EXISTING GRADE(m)
X NEW GRADE(m)
EXISTING FH

HARDSURFACE AREAS
ALL ROADS AND PARKING AREAS ARE ASPHALT PAVING

1 SITE PLAN
A1.0 1"=30'-0"

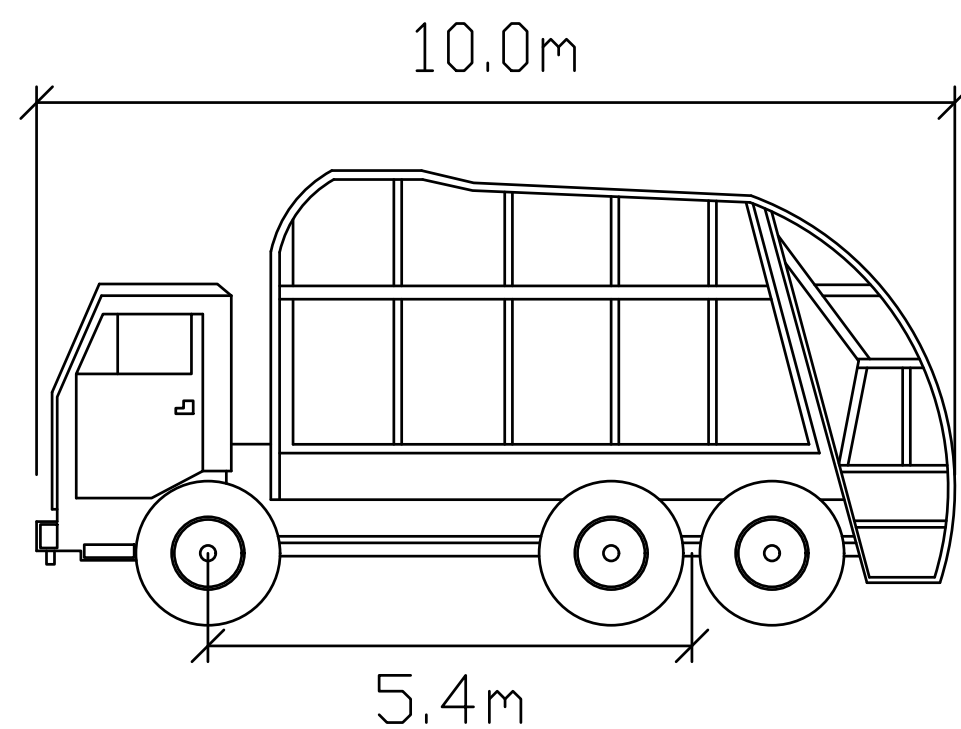


2 GARBAGE BIN DETAILS
A1.0 N.T.S.



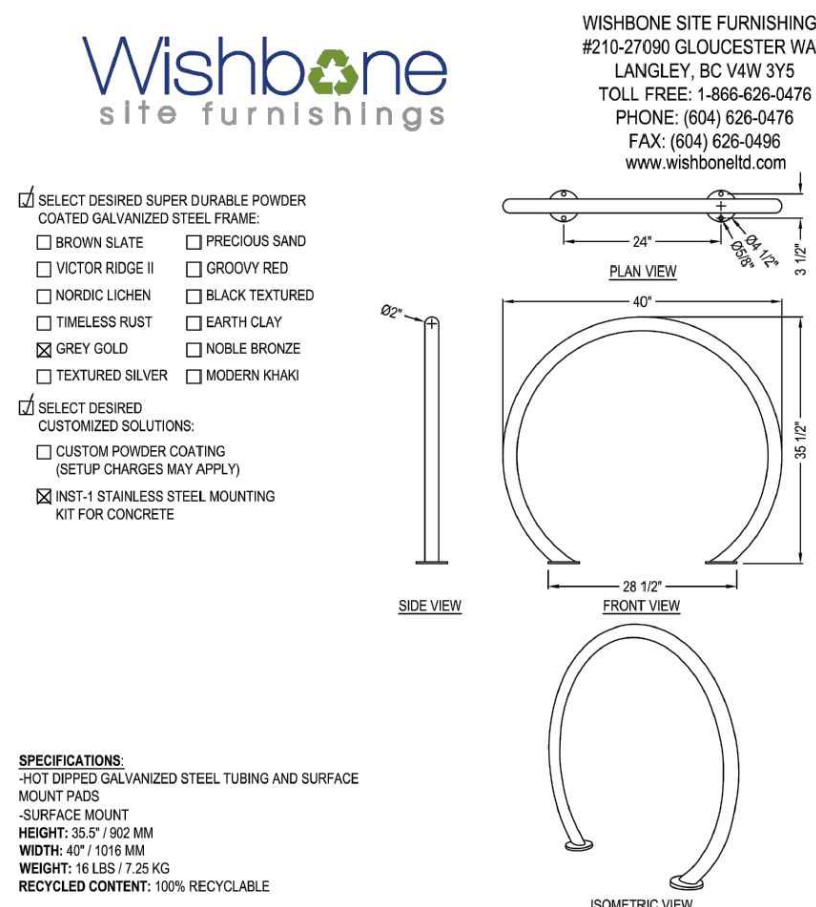
3 GARBAGE FENCE DETAILS
A1.0 N.T.S.

Waste Collection Truck



Width : 3.15m
Radius : 12.8m
Steering Angle : 40.0
Lock to Lock Time : 6.0s

4 BICYCLE RACK DETAILS
A1.0 N.T.S.



SPECIFICATIONS:
- HOT DIP GALVANIZED STEEL TUBING AND SURFACE MOUNTING
- SURFACE MOUNT
- WEIGHT: 15.0 / 300 MM
- WIDTH: 40" / 1016 MM
- WEIGHT: 16.0 / 350 MM
- RECYCLED CONTENT: 100% RECYCLABLE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.cadacell.com AND ENTER REFERENCE NUMBER: 428-442.

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MAY 24, 2007
BRITISH COLUMBIA

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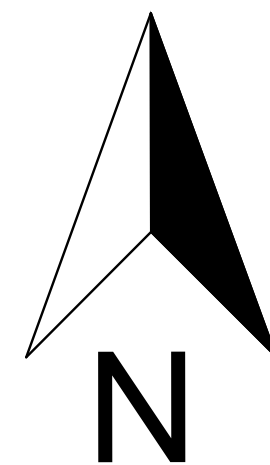
Issued:

Project No. Version:
EG1552 V2

Date
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Drawing Title
OVERALL SITE PLAN

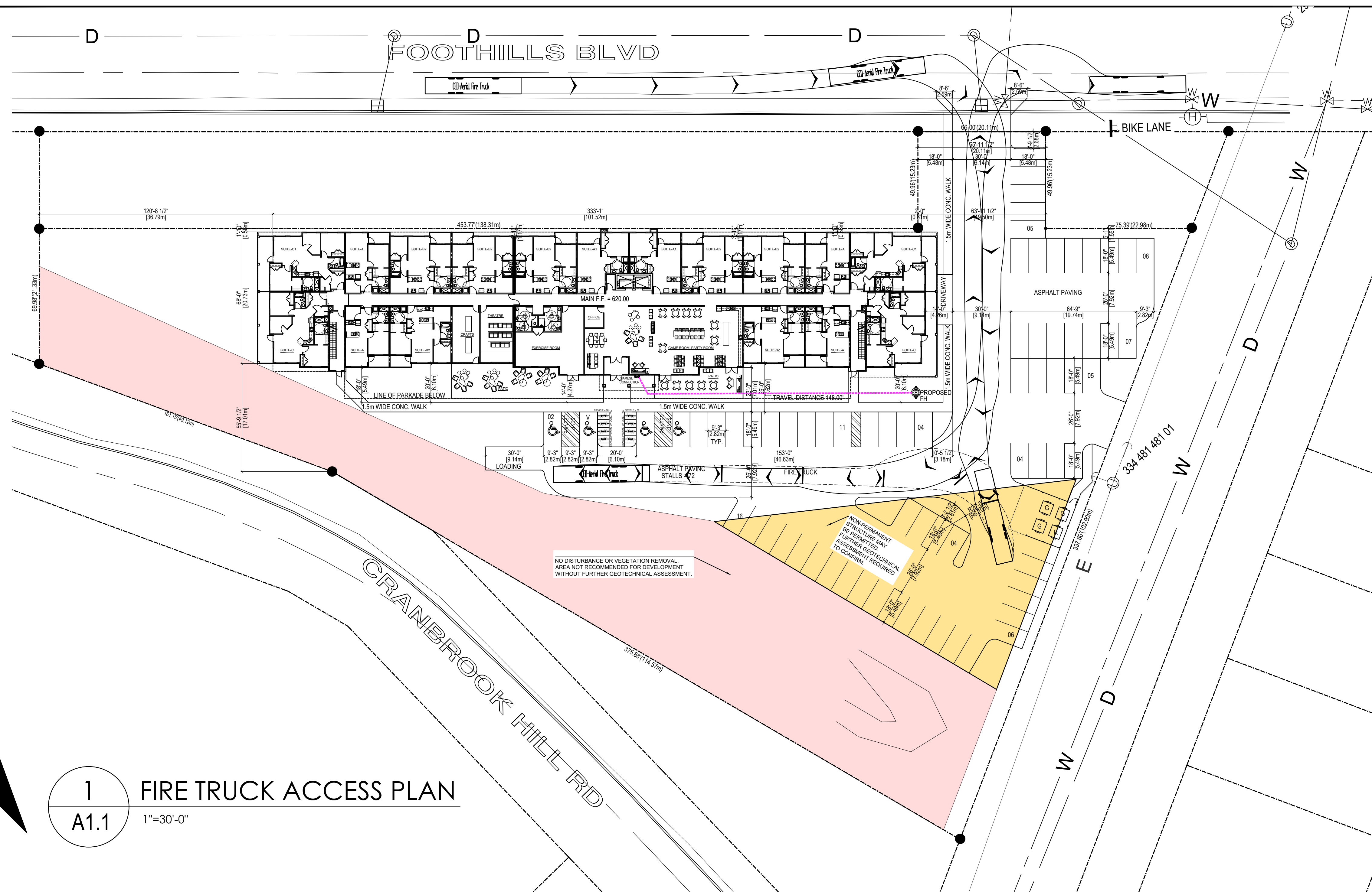
Drawing No.
A1.0



1
A1.1

FIRE TRUCK ACCESS PLAN

1"=30'-0"



ADDRESS

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PRINCE GEORGE, B.C.

LEGAL DESCRIPTION

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TOTAL = 125

PRINCE GEORGE SENIORS APARTMENTS

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EG1552 V2

Date
05/24/2022

Drawing Title

FIRE TRUCK ACCESS
PLAN

Drawing No.

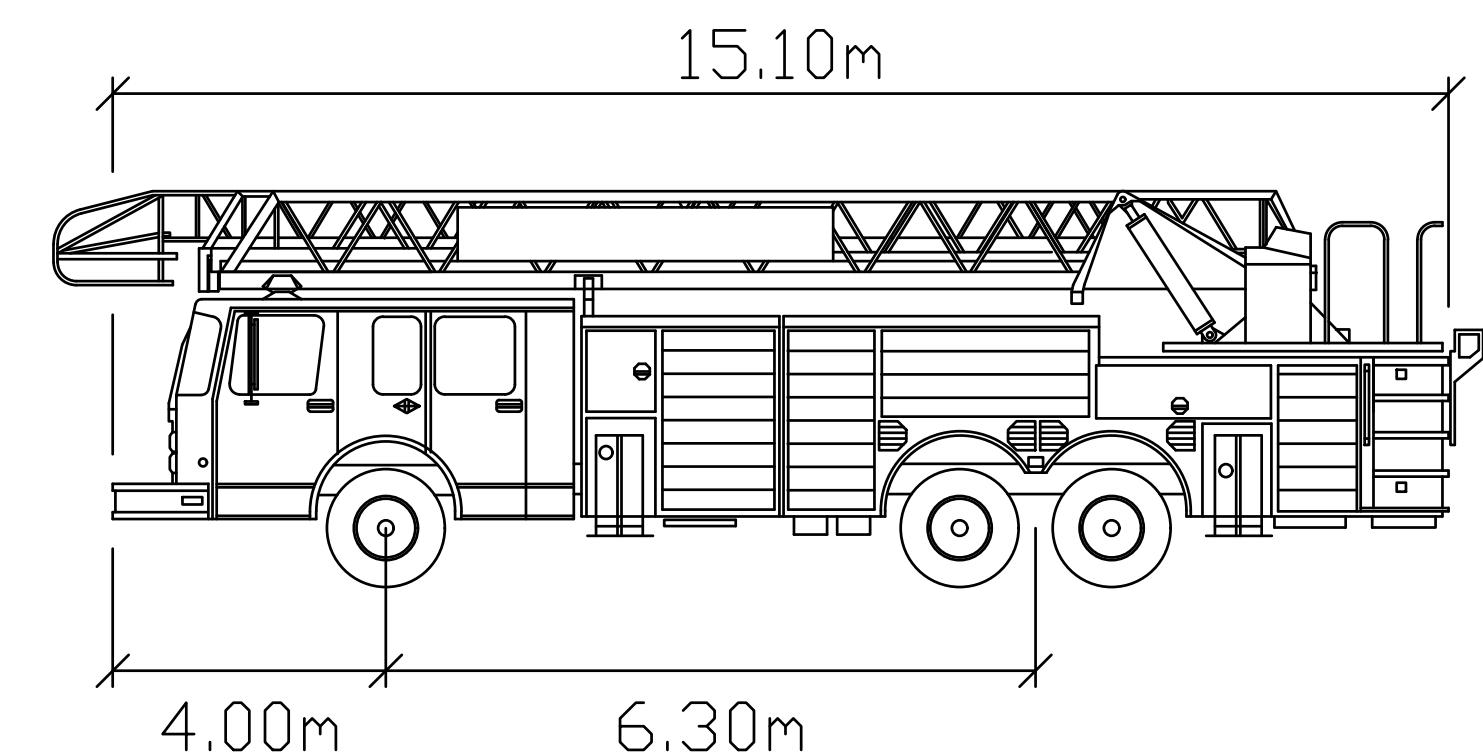
A1.1

2
A1.1

FIRE TRUCK DETAILS

N.T.S.

Aerial Fire Truck



Width : 2.6m
Steering Angle : 44.0
Lock to Lock Time : 6.0

PRINCE GEORGE SENIORS APARTMENTS

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Issued:

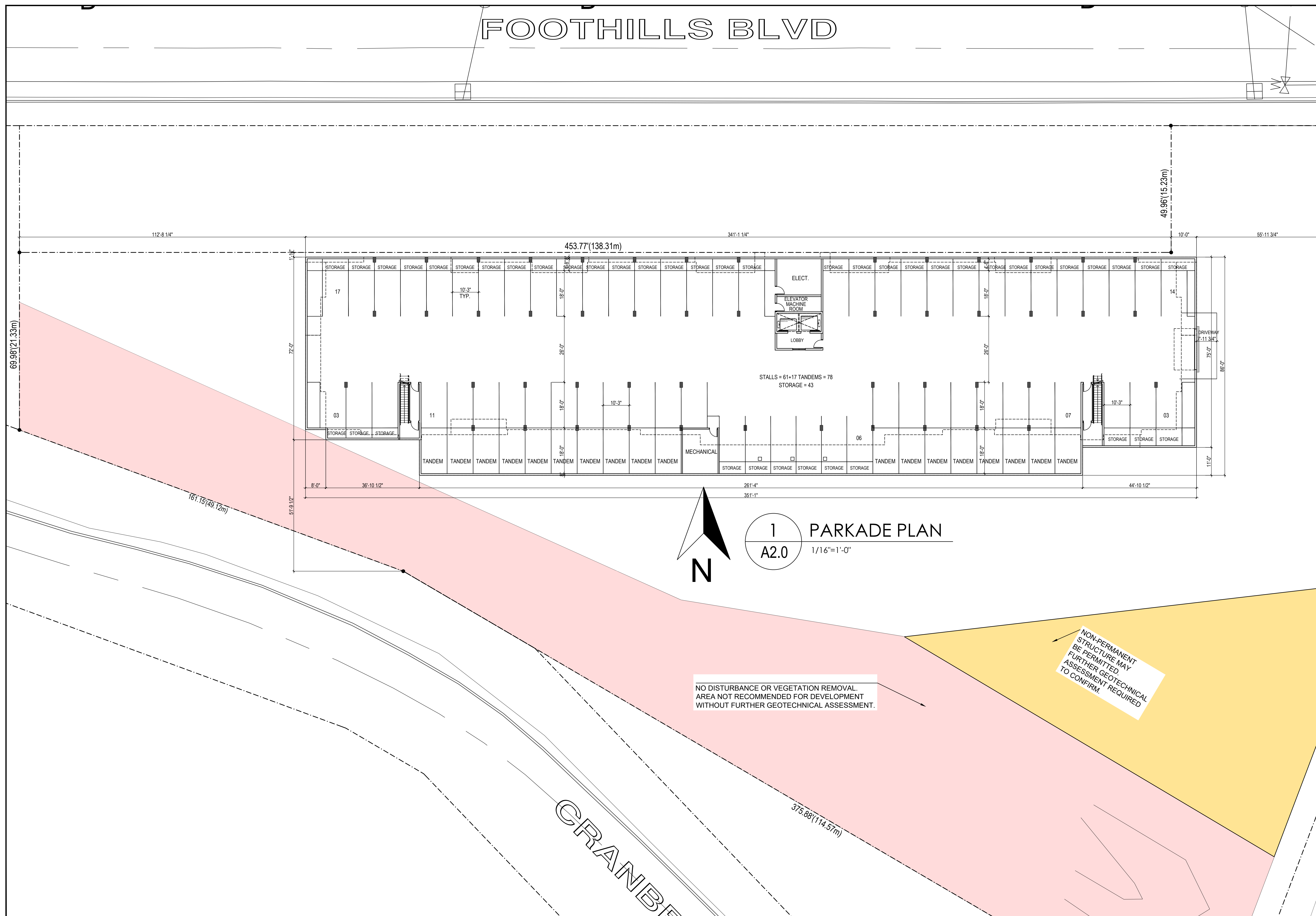
Project No.	Version:
EG1552	V2

Date
05/24/2022

Drawing Title

OVERALL PARKAD
PLAN

Drawing No.
A2.0



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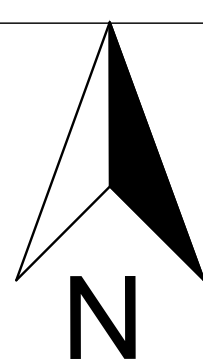
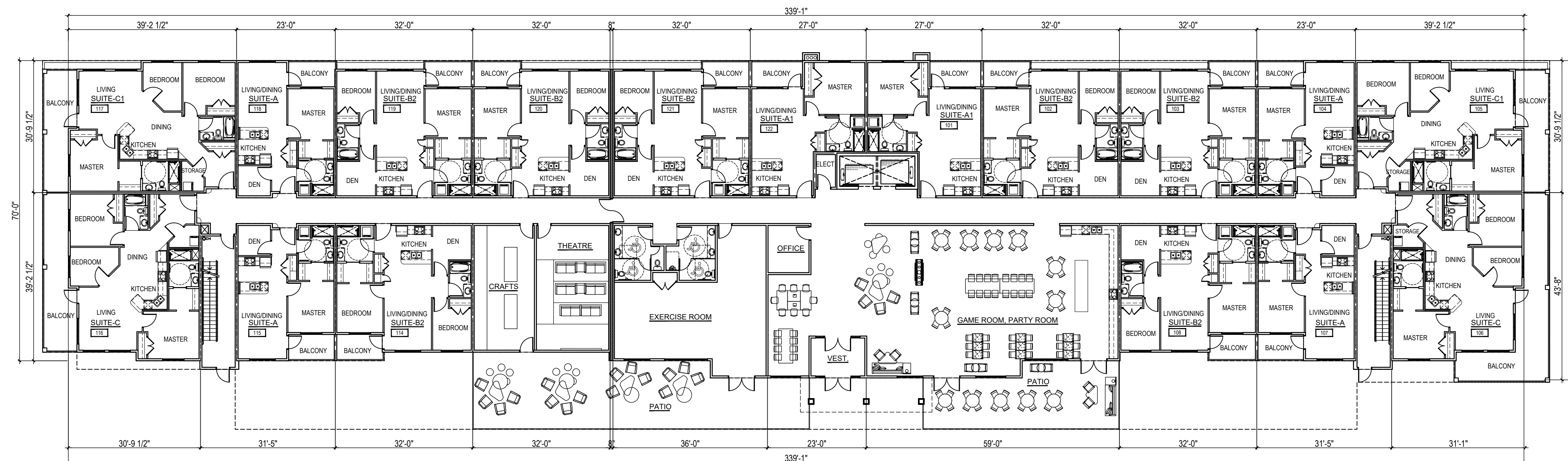
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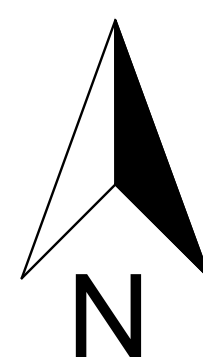
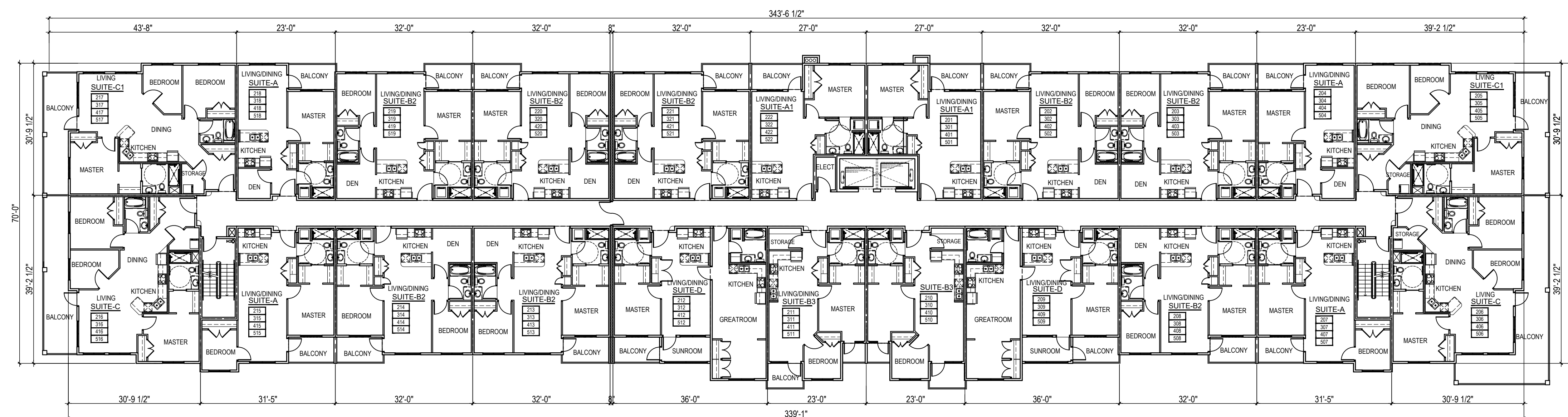
Date
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Drawing Title
OVERALL FLOOR PLAN

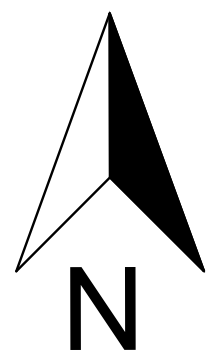
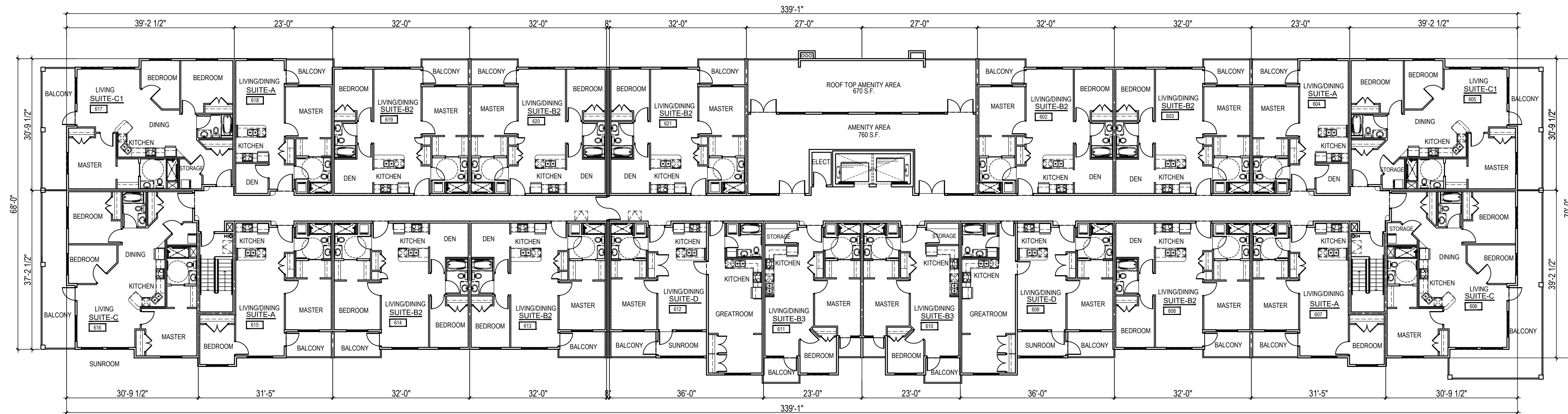
Drawing No.
A3.0



1
A3.0
MAIN FLOOR PLAN
1/16" = 1'-0"



2
A3.0
SECOND TO FIFTH FLOOR PLAN
1/16" = 1'-0"



1
A3.1

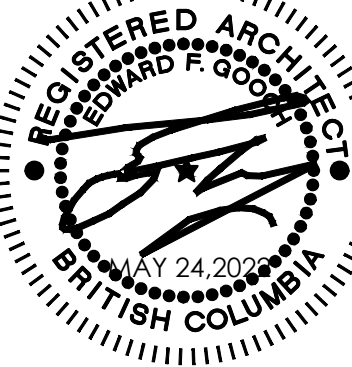
SIXTH FLOOR PLAN

1/16" = 1'-0"

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Drawing Title

OVERALL SIXTH
FLOOR PLAN

Drawing No.

A3.1



1 SOUTH ELEVATION
A4.0 1/16" = 1'-0"



2 EAST ELEVATION
A4.0 1/16" = 1'-0"

WINDOW TYPES (SCALE 3/16"=1'-0"

W1: AWING/FIXED: 144" x 90" DOUBLE GLAZED THERMALLY BROKEN PVC WINDOW
W2: AWING/FIXED: 144" x 90" DOUBLE GLAZED THERMALLY BROKEN PVC WINDOW
W3: AWING/FIXED: 144" x 90" DOUBLE GLAZED THERMALLY BROKEN PVC WINDOW
W4: AWING/FIXED: 144" x 90" DOUBLE GLAZED THERMALLY BROKEN PVC WINDOW
W5: AWING/FIXED: 144" x 90" DOUBLE GLAZED THERMALLY BROKEN PVC WINDOW
W6: AWING/FIXED: 144" x 90" DOUBLE GLAZED THERMALLY BROKEN PVC WINDOW
W7: AWING/FIXED: 144" x 90" DOUBLE GLAZED THERMALLY BROKEN PVC WINDOW
D1: ALUM. ENTRY DOOR: 120" x 102" OVERALL SIZE: 120" x 102" INSULATED CLEAR GLASS DOUBLE GLAZED, LOW-E, ARGON, SEALED UNITS. (R-VALUE EQUIVALENT TO TRIPLE PANE)
D2: ALUM. ENTRY DOOR: 75" x 102" OVERALL SIZE: 75" x 102" INSULATED CLEAR GLASS DOUBLE GLAZED, LOW-E, ARGON, SEALED UNITS. (R-VALUE EQUIVALENT TO TRIPLE PANE)

(ALL WINDOWS ARE CONSIDERED TO BE GUARDS)

EXTERIOR FINISH SCHEDULE	
S1	ADEX CB SYSTEM EIFS - COLOUR-1
S2	ADEX CB SYSTEM EIFS - COLOUR-2
S3	ADEX CB SYSTEM EIFS - COLOUR-3
S4	ADEX CB SYSTEM EIFS - COLOUR-4
S5	ELDORADO STACKED STONE-COLOUR DAYBREAK

METAL TRIM, SOFFIT & RAINGOODS - BLACK PREFINISHED ALUMINUM
RAILINGS - BLACK ALUMINUM RAILING WITH GLASS INSERTS
WINDOWS - BLACK VINYL, DOUBLE INSULATED GLAZING
METAL EXIT DOORS- PAINT MATCH WALL COLOR
SEE A- FOR FULL DOOR SCHEDULE AND DETAILS

- ADEX - W-010-0E
- ADEX - W-199-3E
- ADEX - W-189-6E
- ELDARADO STACKED STONE - DARK RUNDLE
- BLACK - WINDOWS / BALCONY RAILS
- BLACK - FASCIA



3 NORTH ELEVATION
A4.0 1/16" = 1'-0"



4 WEST ELEVATION
A4.0 1/16" = 1'-0"

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21/6/2021
BRITISH COLUMBIA

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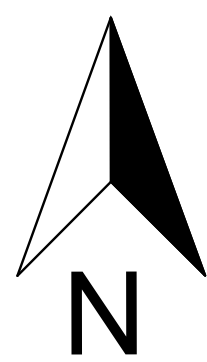
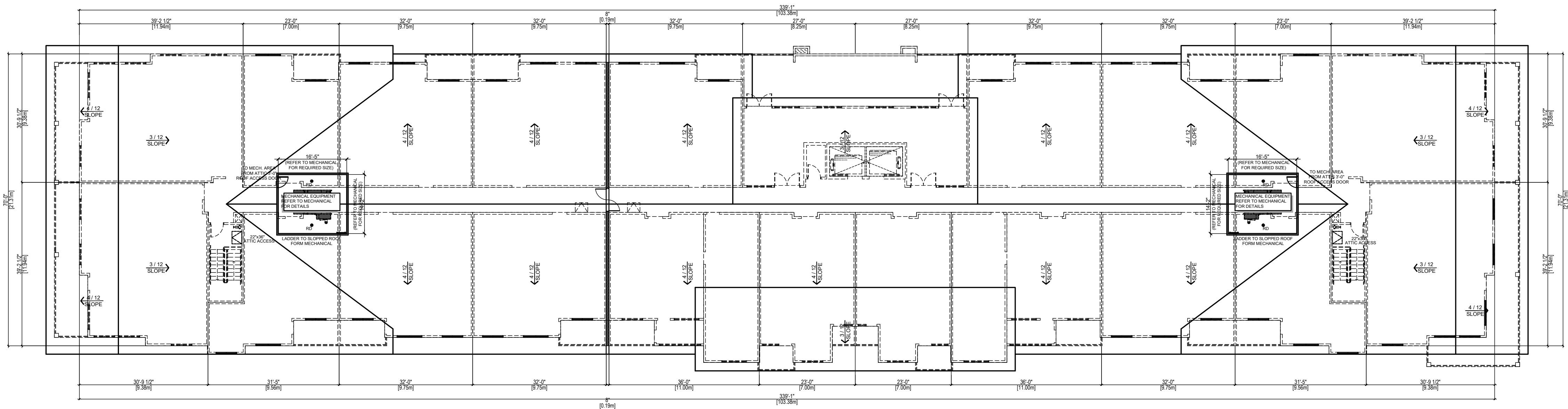
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Project No. EG1552 Version: V1

Date 12/16/2021

Drawing Title ELEVATIONS

Drawing No. A4.0



1
A5.0
ROOF PLAN
1/16" = 1'-0"

ROOF LEGEND

TYPICAL ROOF - (SPRINKLER)
FIRE RATING : 1HR - NBC(AE) 2019 (D-2.3.12.)
- ASPHALT SHINGLES
- FELT
- EXTERIOR GRADE SHEATHING
(AS PER STRUCTURAL)
- PRE-ENGINEERED WOOD TRUSSES
- R40 BATT INSULATION
- 6MIL POLY VAPOUR BARRIER
- 5/8" TYPE X GYPSUM CEILING BOARD
- 5/8" TYPE X GYPSUM CEILING BOARD
(REFER TO STRUCTURAL / TRUSS SUPPLIER FOR DETAILS)

ENTRY CANOPY - LOW SLOPED
- DURADEK COMMERCIAL GRADE VINYL DECKING
(EXTEND 12" MIN UP WALL)
- EXTERIOR GRADE SHEATHING (AS PER STRUCTURAL)
- SLOPED WOOD JOISTS (AS PER STRUCTURAL
(OVERALL DEPTH TO MATCH ELEVATIONS)
- PREFINISHED VENTED ALUMINUM SOFFIT
(REFER TO STRUCTURAL FOR DETAILS)

NOTES

- ROOF SLOPES:
① MAIN ROOF SLOPE = 4/12
HIPS AND GABLE ROOF SLOPES = 12/12
UNLESS NOTED OTHERWISE
- ② TYPICAL OVERHANG TO BE 20"
UNLESS NOTED OTHERWISE.
- ③ SPRINKLERED TO NFPA 13
- ④ PROVIDE 4-2x10 PLANK WALK-WAY IN ATTIC,
MOUNTED ABOVE INSULATION CONTINUOUS FROM
ATTIC ACCESS TO ATTIC ACCESS
- ⑤ 1 HOUR FIRE RATE ATTIC HATCHES:
2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD
1HR NBC 2019 D2.3.12
ON 3/4" PLYWOOD SECURE IN PLACE WITH SCREWS
OR LATCHES.
- SADDLES:
⑥ CONSTRUCT SADDLES MINIMUM SLOPE 1/12 TO DRAIN
ROOF AREAS WITH LEVEL VALLEYS. FLASH SADDLES
UNDER SHINGLES WITH ICE AND WATERSHIELD
MEMBRANE. EXTEND 24" VERTICALLY MINIMUM ON ALL
SURFACES VALLEYS AND JUNCTIONS WITH WALLS ABOVE
ROOF
- ⑦ TRUSS HEEL TO PROVIDE FOR SOFFIT LEVEL WITH TOP OF
WALL PLATE
PROVIDE VENTED SOFFIT UNLESS OTHERWISE NOTED
USE ATTIC INSULATION STOPS FOR FREE AIR FLOW
CUT SHEATHING OFF MAIN ROOF UNDER GABLES

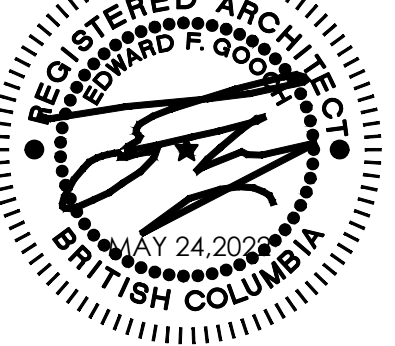
LEGEND

- 22x36 ATTIC HATCH FOR DETAILS
- RWL RAIN WATER LEADER

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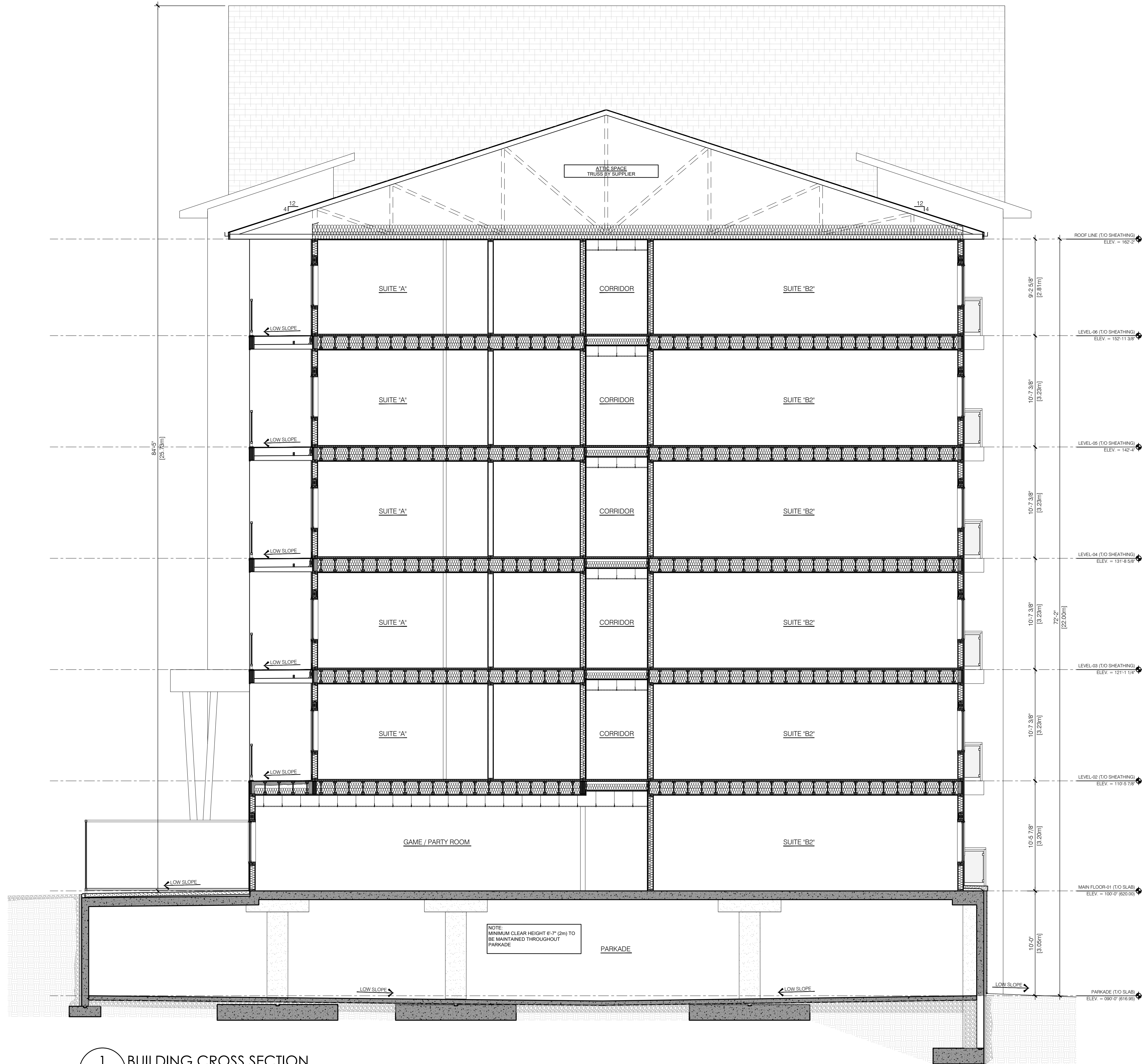
Date
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Drawing Title

OVERALL ROOF
PLAN

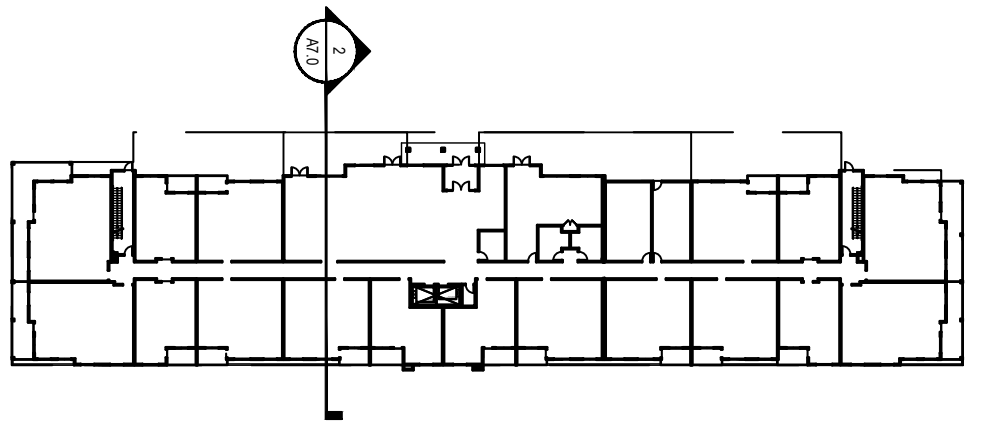
Drawing No.

A5.0



1 BUILDING CROSS SECTION
A6.0 3/16" = 1'-0"

KEY PLAN



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REGISTERED ARCHITECT
EDWARD F. GORDON
MAY 24, 2022
BRITISH COLUMBIA

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Version: V2

Date
05/24/2022

Drawing Title
BUILDING SECTIONS

Drawing No.

A6.0

