

**ISSUED FOR
BUILDING PERMIT**



PROFESSIONAL SEAL

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on this drawing. They shall be submitted to the Consultant for approval before proceeding with fabrication.

REVISIONS

NO.	DATE	EXPLANATION
1	2022-07-19	ISSUED FOR BUILDING PERMIT

CLIENT
MARMOT BUILDERS

PROJECT
NORTHERN SWING

2626 VANCE ROAD, PRINCE GEORGE, BC

DRAWING TITLE
SITE PLAN

DESIGNER: BRUCE JOHNSTON, P.ENG.
REVIEWER: [Signature]
DRAWN BY: [Signature]
DATE: 2022-07-19 SCALE: As Indicated
SHEET NO.

A101

PROJ. NO. 22147 REV. NO.

**SITE STATISTICS &
BUILDING CODE DATA**

LEGAL DESCRIPTION: CIVIC ADDRESS:
PID 006874142 2626 VANCE ROAD
LOT A PRINCE GEORGE, B.C.
DL 1432
PLAN 26796

ZONING - CBL
OCCUPANCY - A & F2 (BUILDING B)

THIS BUILDING CONFORMS TO BRITISH COLUMBIA
BUILDING CODE 2018

BUILDING DESIGNED UNDER PART - 3
SECTIONS - 3.2.2.26 & 3.2.2.75

AREAS:
SITE 4319.86 m²
BUILDING A 1182 m²
BUILDING B 374.8 m²
NORTHERN SWING SUITE 237 m²

SITE & BUILDING INFORMATION:

NUMBER OF STREETS - 2
SITE COVERAGE - 20.3%
NUMBER OF STORES - 1
NUMBER OF EXITS - 2 (NORTHERN SWING SUITE ONLY)
OCCUPANT LOAD (MAX EXIT DISTANCE < 30m)
NUMBER OF W/C's - 172
1 B/F M/F, 1 M/F (GOVERNS OCCUPANT LOAD - 10 PERSON LIMIT)
COMBUSTIBLE CONSTRUCTION - NO
SPRINKLER SYSTEM REQUIRED - NO
STANDPIPE REQUIRED - NO
FIRE ALARM SYSTEM REQUIRED - NO

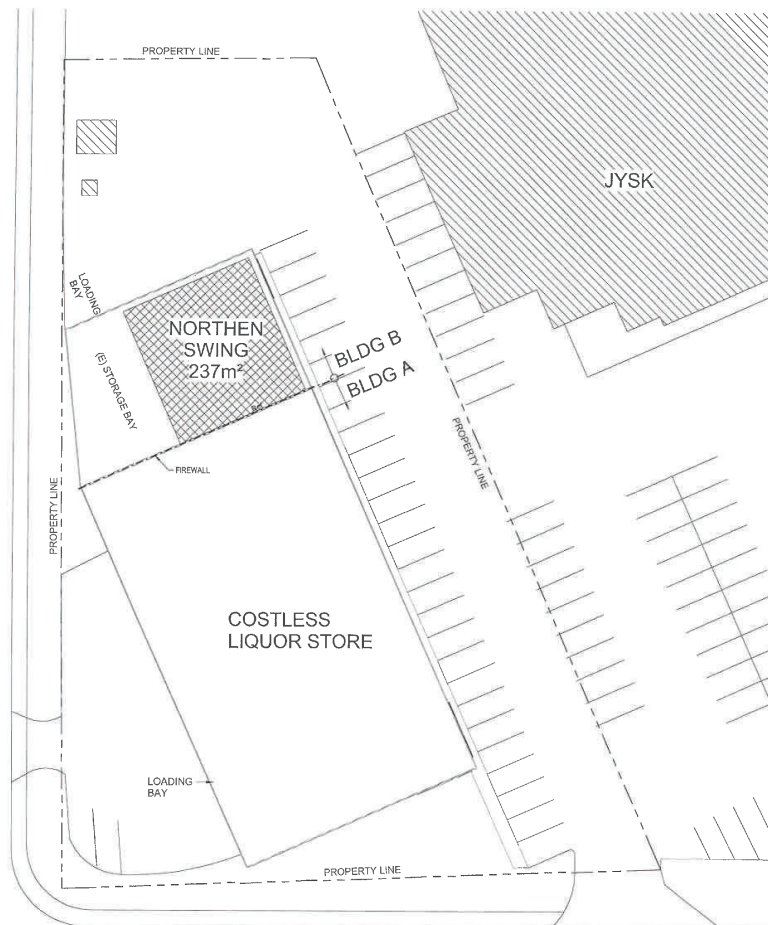
PARKING / LOADING:

(E) PARKING STALLS - 26 STALLS
(E) LOADING - 2 BAY

FIRE RESISTANCE RATING:

EXTERIOR WALLS - N/A
NON-COMB. CONST. - N/A
NON-COMB. CLADDING - N/A
MEZZANINE (COMB) - 45 MIN
ROOF (NON COMB) - N/A
SEPARATION OF SUITES (A2 - F) - 2 HR

WIEBE ROAD



VANCE ROAD

PLAN - SITE
SCALE: 1" = 20'-0"

