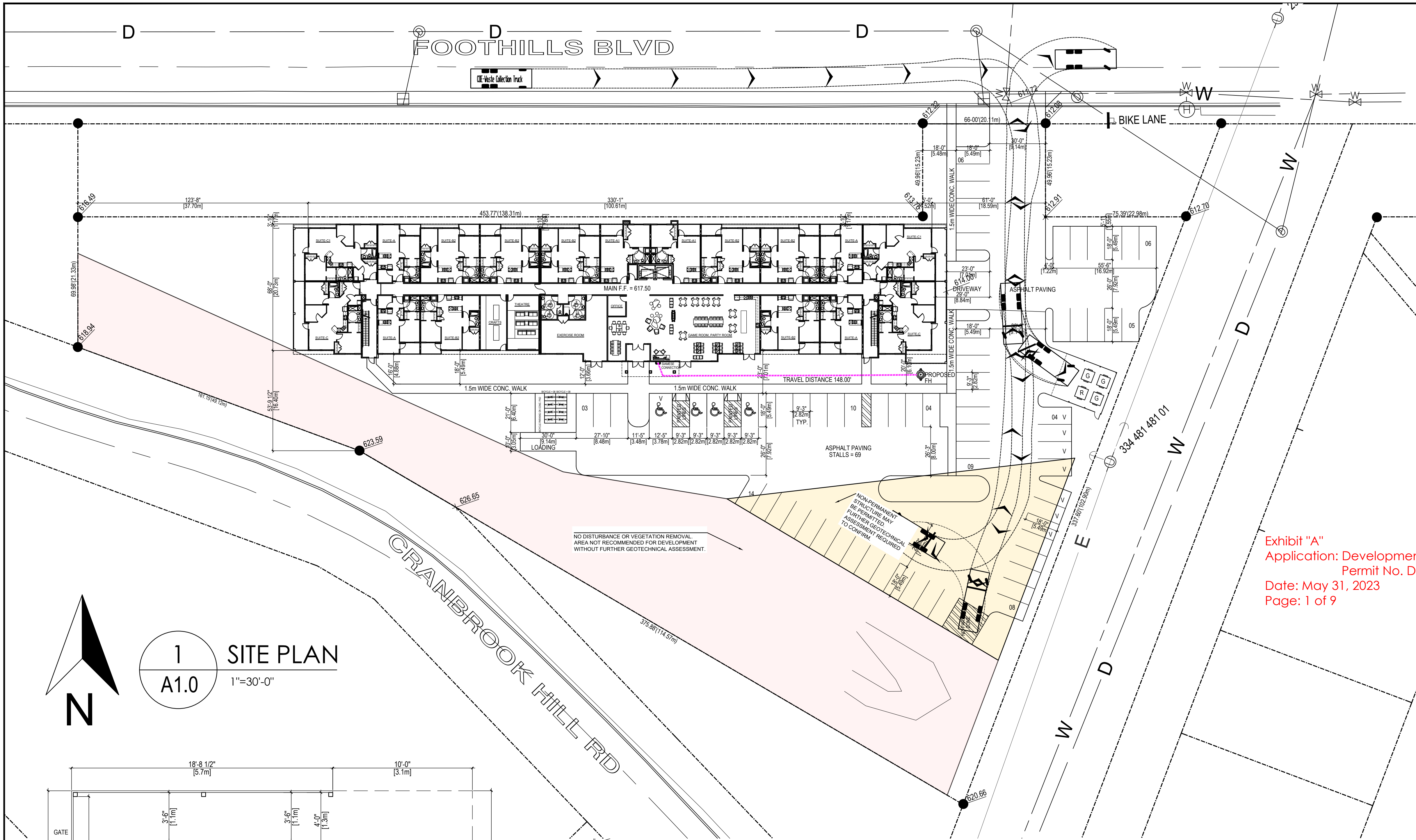




ADDRESS
1177 FOOTHILLS BLVD.
PRINCE GEORGE, B.C.

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.

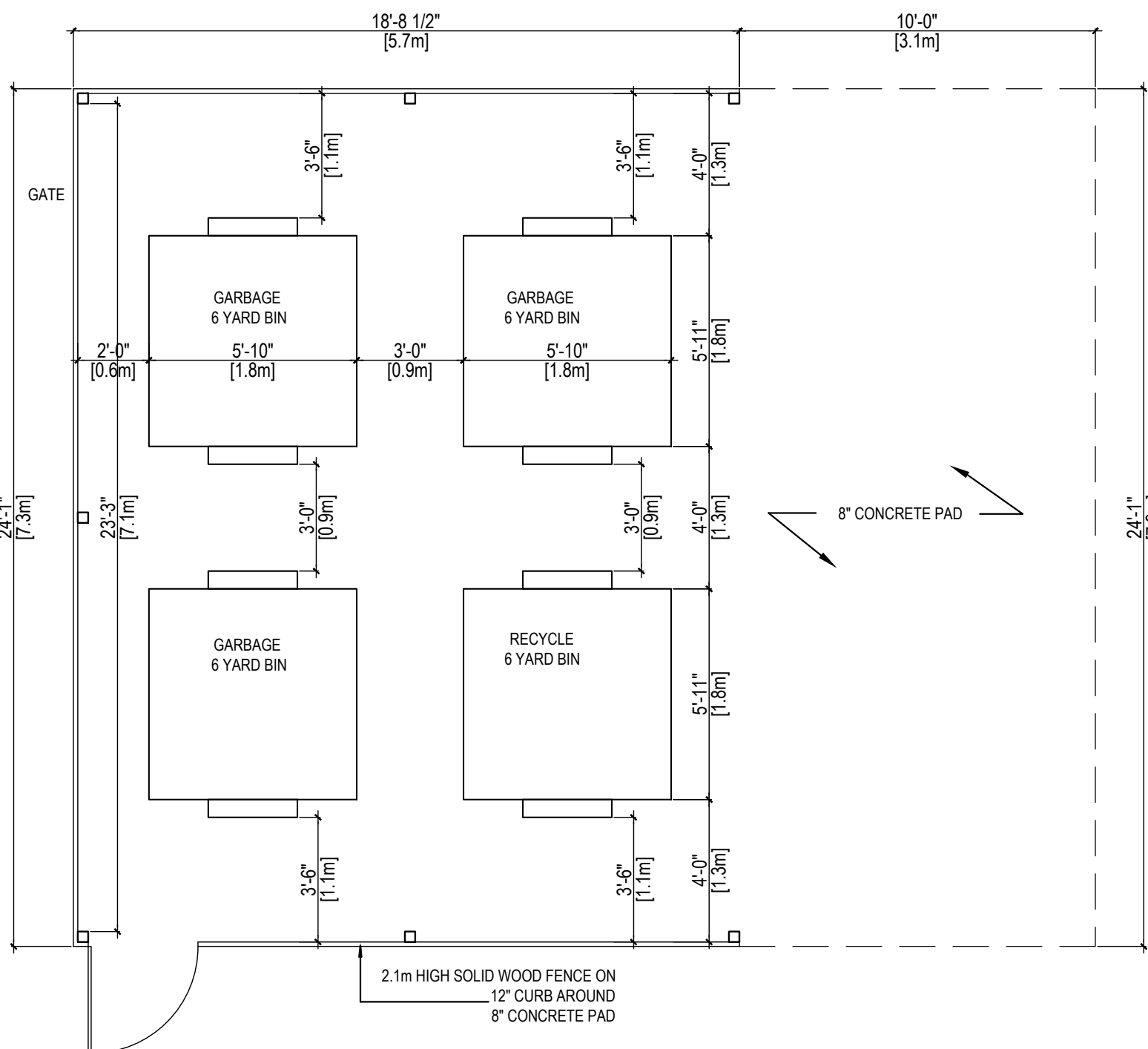
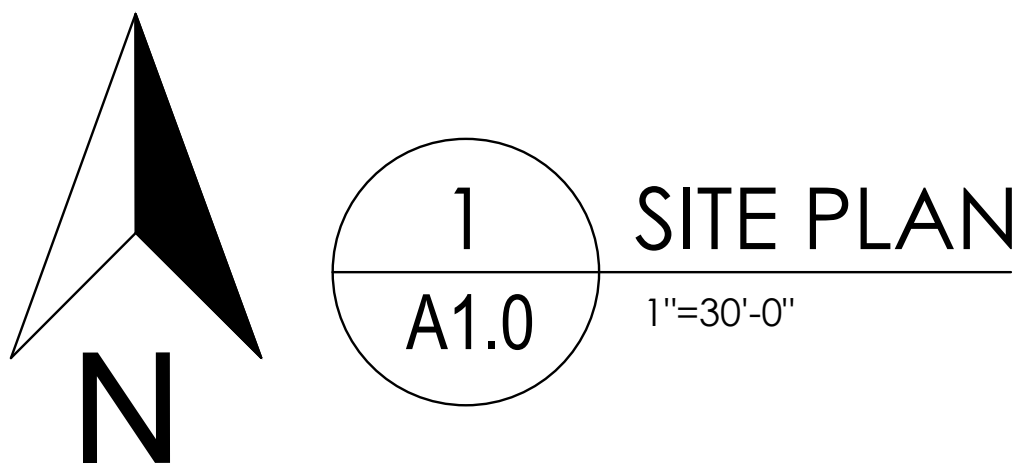
PARKING
PARKING REQUIRED
1 BEDROOM 24X1.0 = 24.00
2 BEDROOM 101X1.51 = 151.50
VISITORS 125/7 = 17.85
TOTAL = 193.35
PARKING PROVIDED
SURFACE STALL = 69
U/GROUND STALL = 60
TOTAL = 129
(08 VISITORS INCLUDED)

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

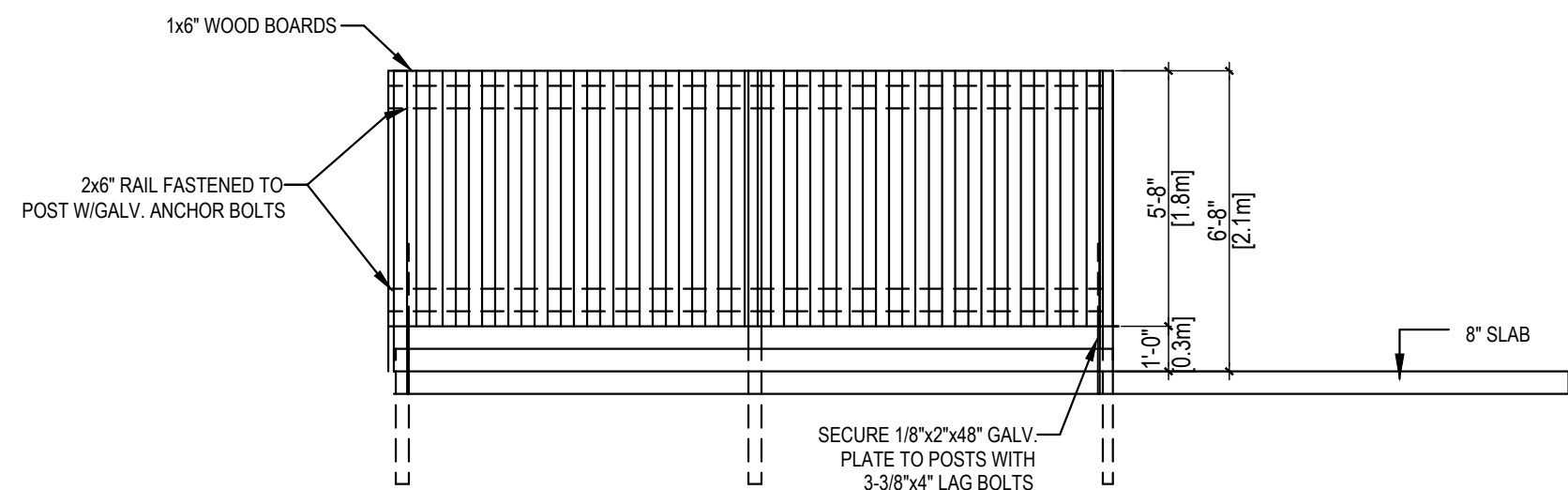
LEGEND
X EXISTING GRADE(m)
X NEW GRADE(m)
FH EXISTING FH

HARDSURFACE AREAS
ALL ROADS AND PARKING AREAS ARE ASPHALT PAVING

Exhibit "A"
Application: Development Permit w/Variance
Permit No. DP100807
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Page: 1 of 9

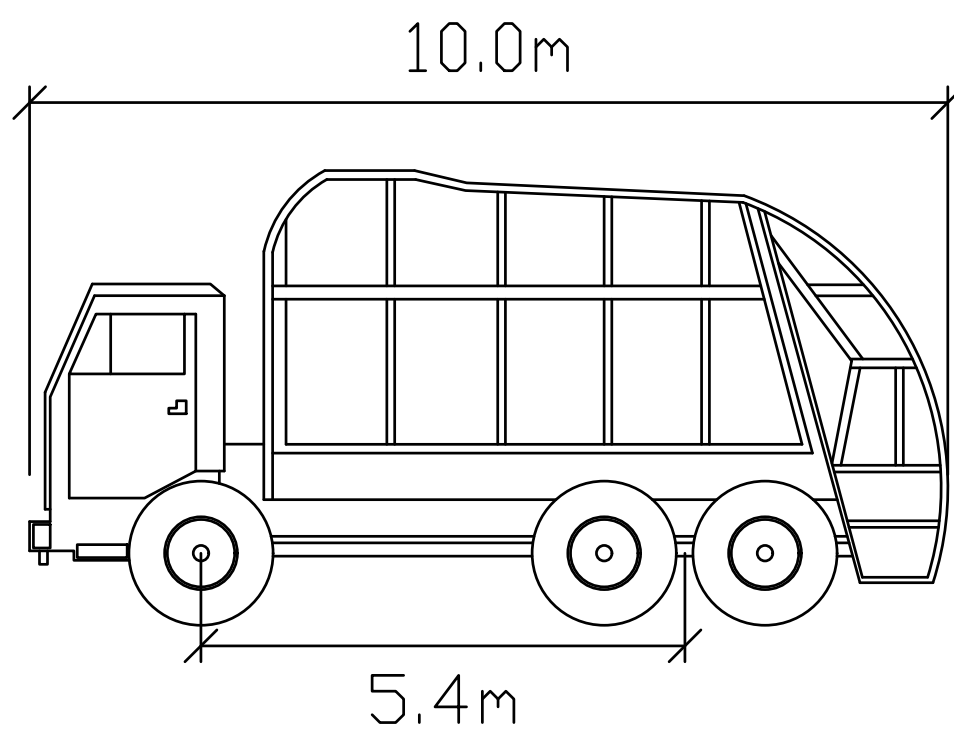


2 GARBAGE BIN DETAILS
A1.0 N.T.S.



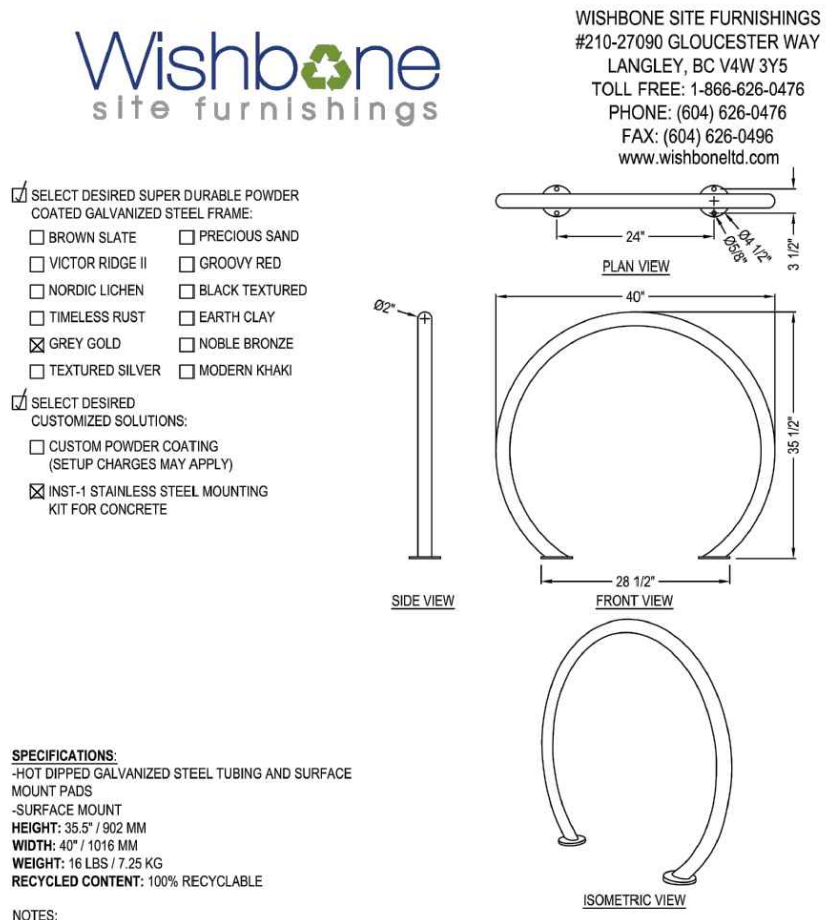
3 GARBAGE FENCE DETAILS
A1.0 N.T.S.

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.



efg

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Seal:

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PRINCE GEORGE
SENIORS APARTMENTS

Project Address:
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PRINCE GEORGE, B.C.

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EG1552 V5

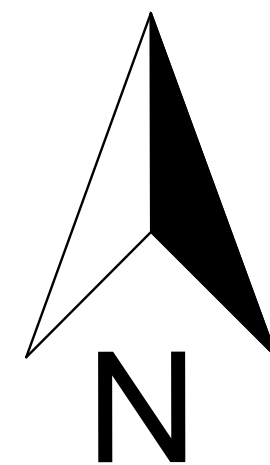
Date
04/29/2023

Drawing Title

OVERALL SITE
PLAN

Drawing No.

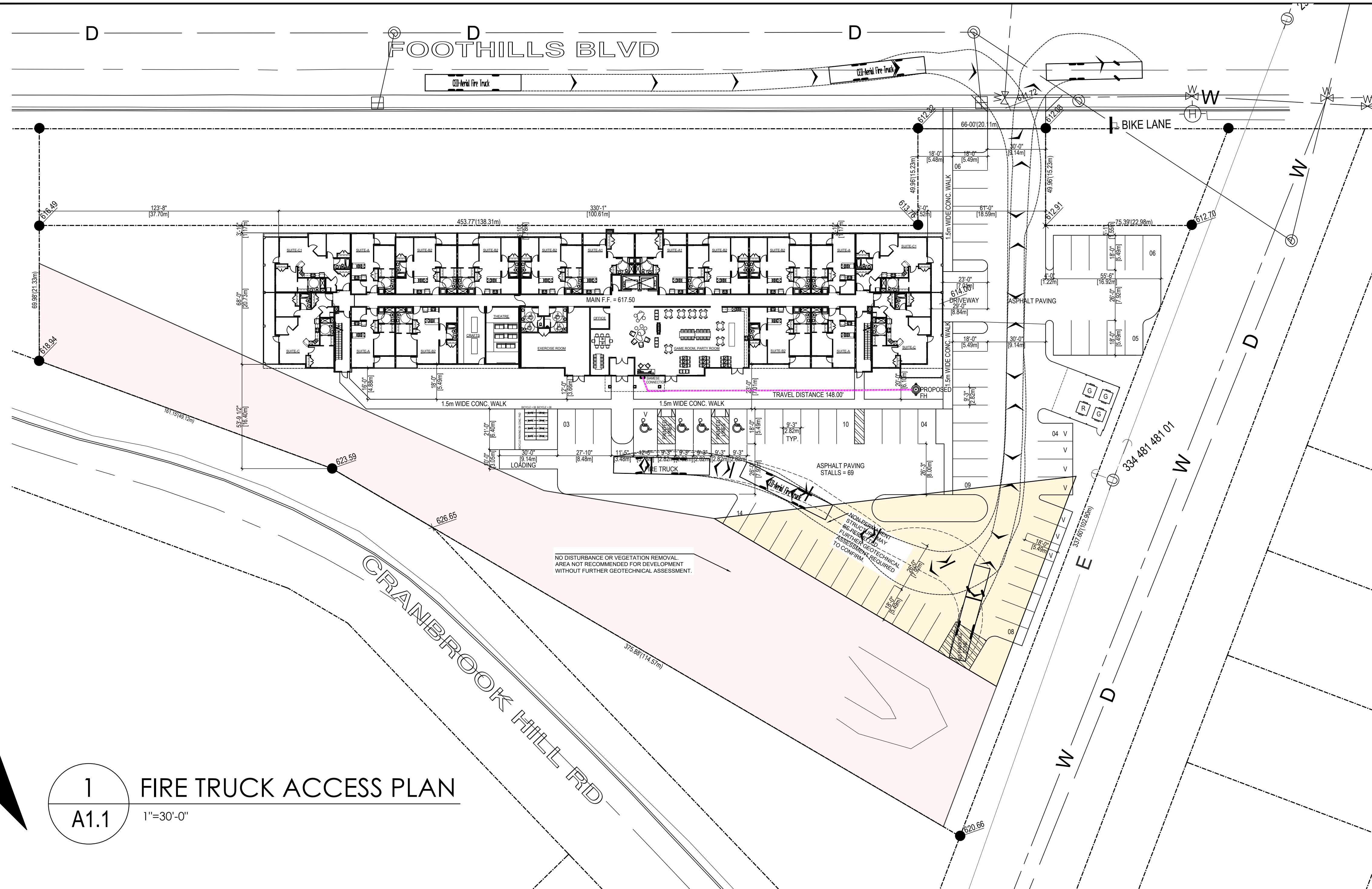
A1.0



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

Exhibit "A"
Application: Development Permit w/Variance
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EG1552 V5

Date:
04/29/2023

Drawing Title
FIRE TRUCK ACCESS
PLAN

Drawing No.

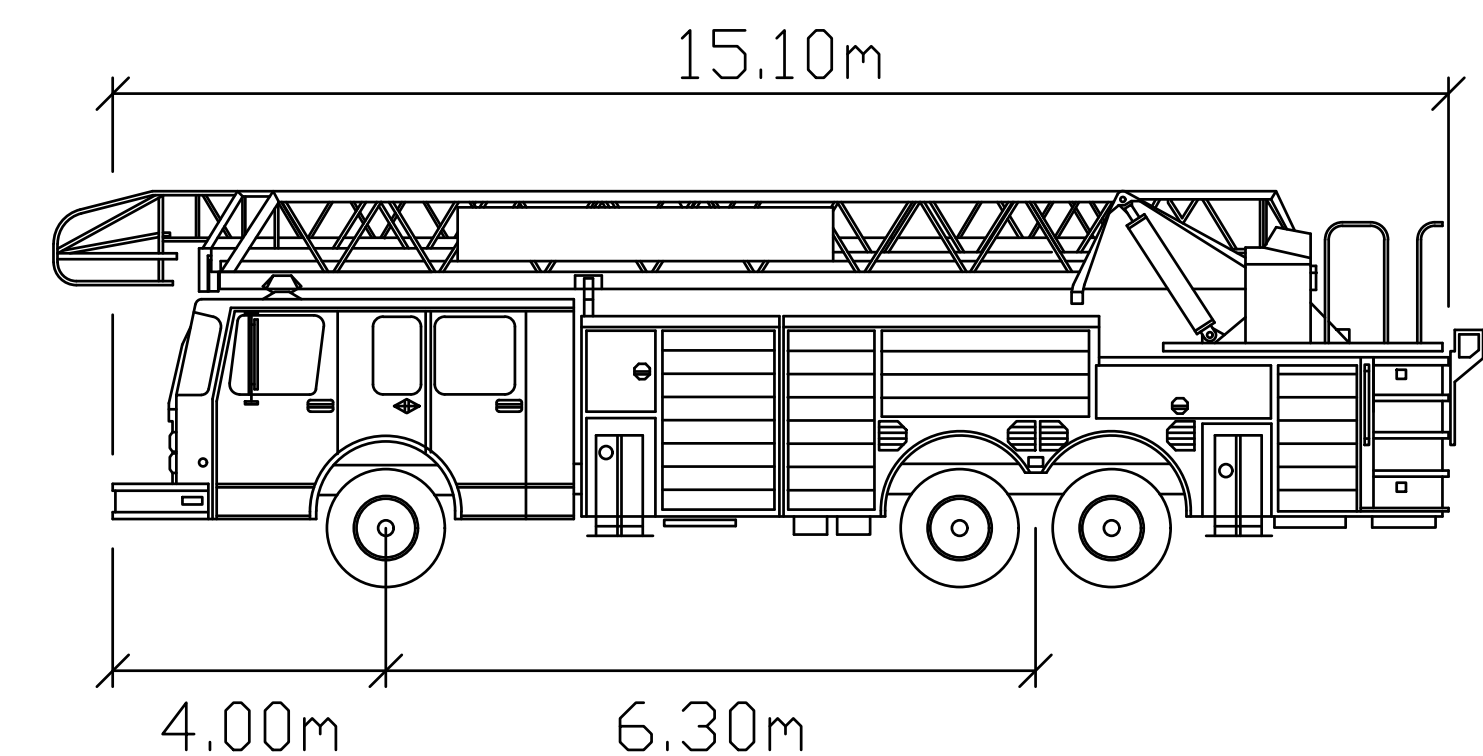
A1.1

2
A1.1

FIRE TRUCK DETAILS

N.T.S.

Aerial Fire Truck

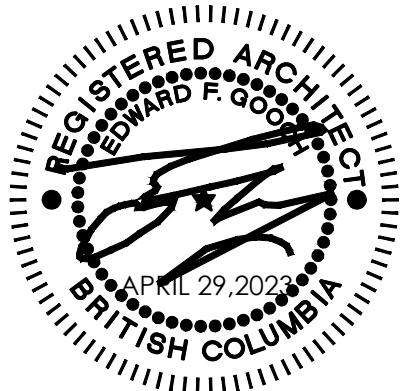


Width : 2.6m
Steering Angle : 44.0
Lock to Lock Time : 6.0



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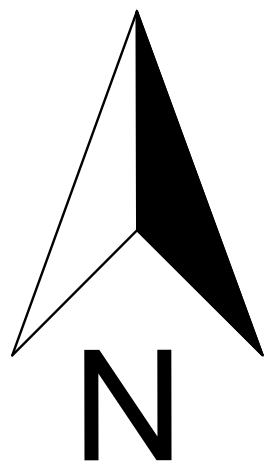
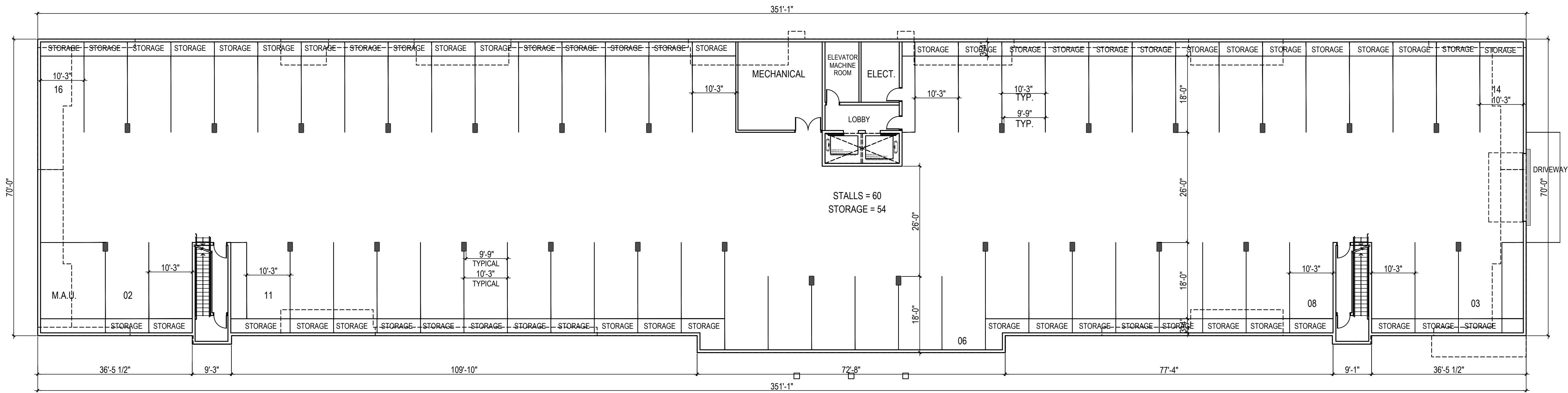
Project No. Version:
EG1552 V5

Date
04/29/2023

Drawing Title
OVERALL PARKADE PLAN

Drawing No.

A2.0

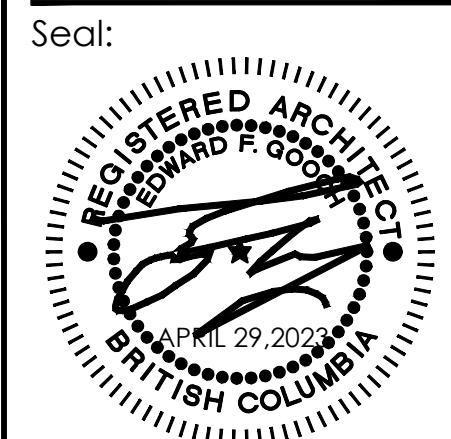


1
A2.0

PARKADE PLAN

1/16"=1'-0"

Exhibit "A"
Application: Development Permit w/Variance
Permit No. DP100807
Date: May 31, 2023
Page: 3 of 9



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Version: V5

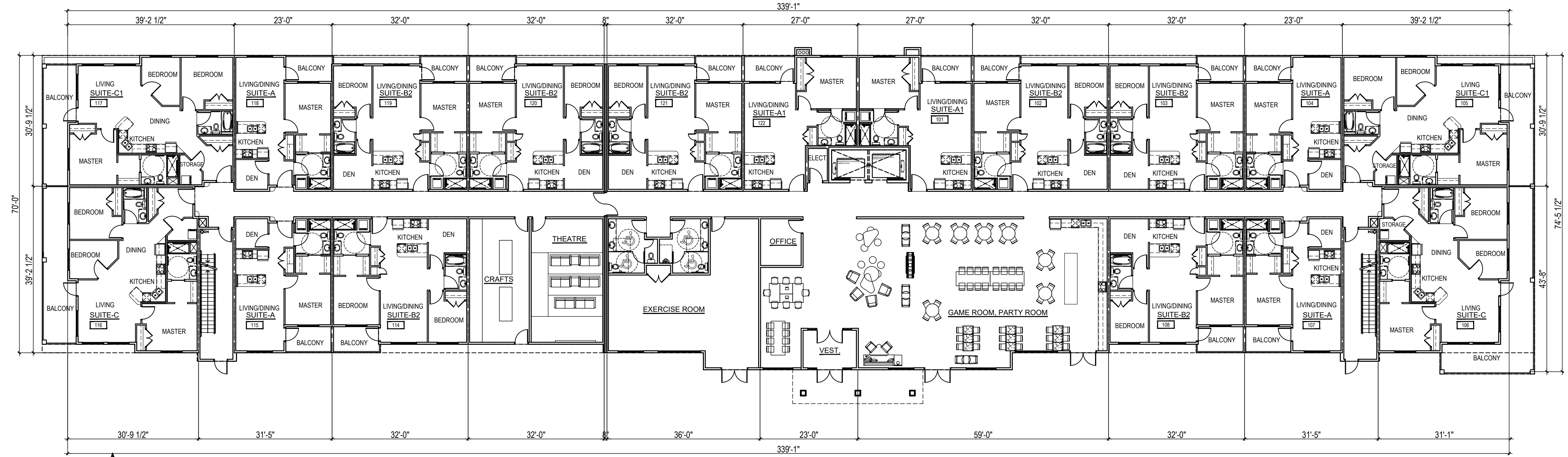
Date
04/29/2023

Drawing Title
OVERALL FLOOR PLAN

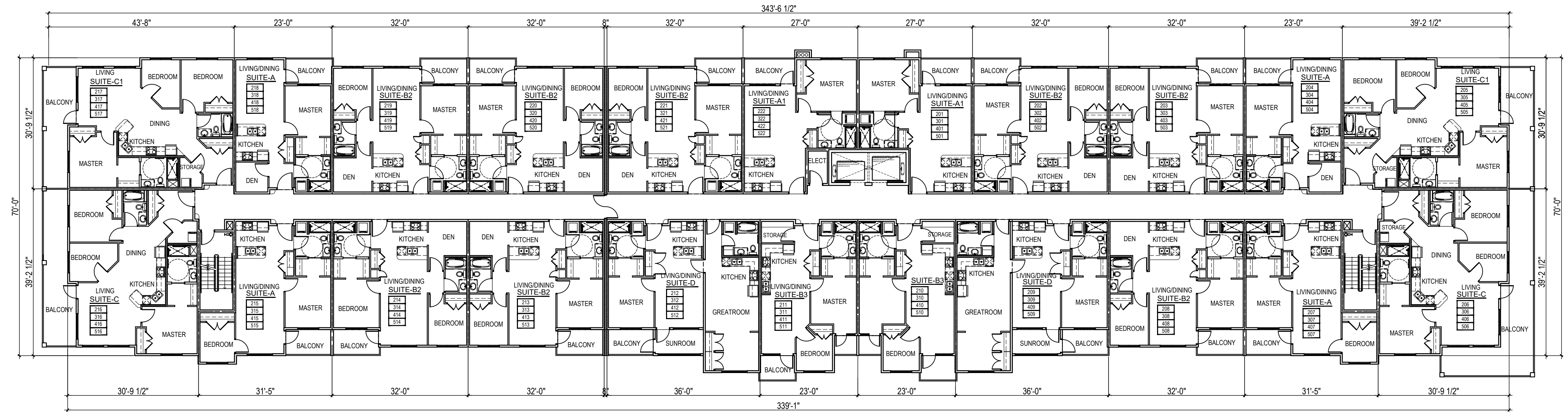
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A3.0

Exhibit "A"
Application: Development Permit w/Variance
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1
A3.0
MAIN FLOOR PLAN
1/16" = 1'-0"



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



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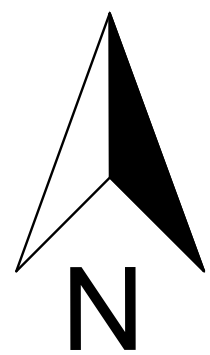
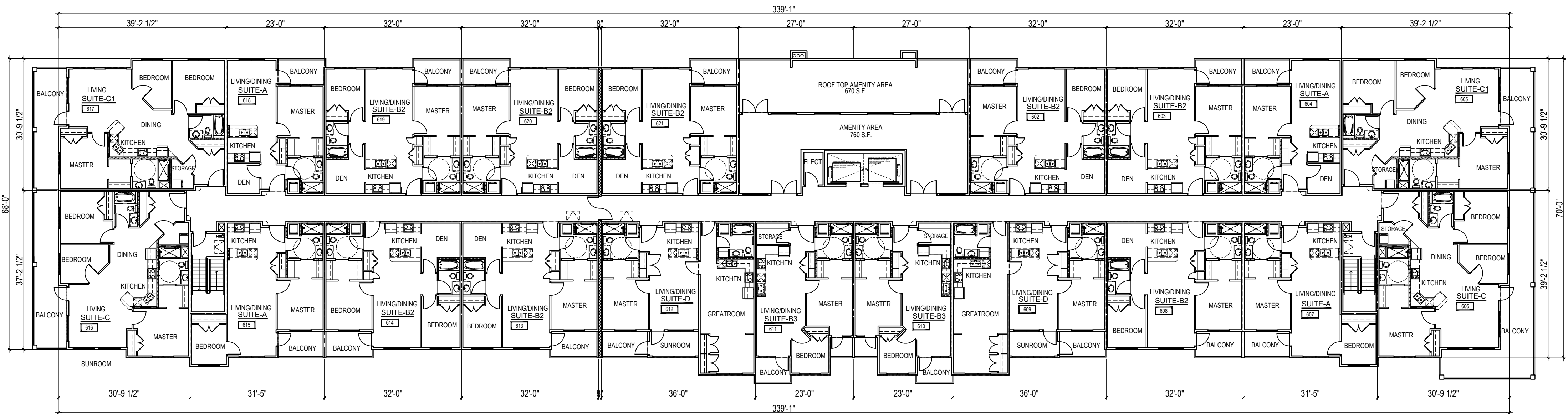
Project No. Version:
EG1552 V5

Date
04/29/2023

Drawing Title
OVERALL SIXTH
FLOOR PLAN

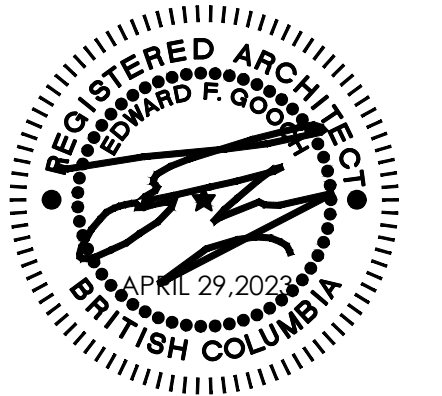
Drawing No.

A3.1



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

Exhibit "A"
Application: Development Permit w/Variance
Permit No. DP100807
Date: May 31, 2023
Page: 5 of 9



PRINCE GEORGE
SENIORS APARTMENTS

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Project No. EG1552
Version: V5

Date
04/29/2023

Drawing Title

OVERALL ROOF
PLAN

Drawing No.

A5.0

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)

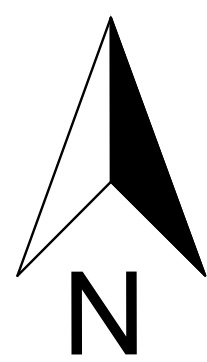
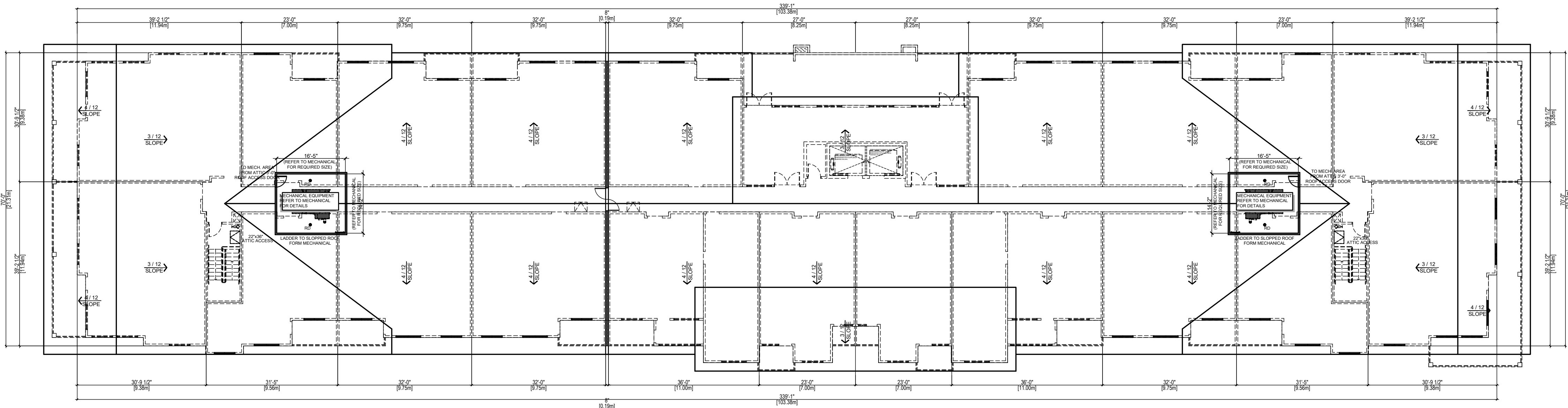
ENTRY CANOPY - LOW SLOPED
- DURADEK COMMERCIAL GRADE VINYL DECKING (EXTEND 12" MIN UP WALL)
- EXTERIOR GRADE SHEATHING (AS PER STRUCTURAL)
- SLOPED WOOD JOISTS (AS PER STRUCTURAL (OVERALL DEPTH TO MATCH ELEVATIONS)
- PREFINISHED VENTED ALUMINUM SOFFIT (REFER TO STRUCTURAL FOR DETAILS)

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

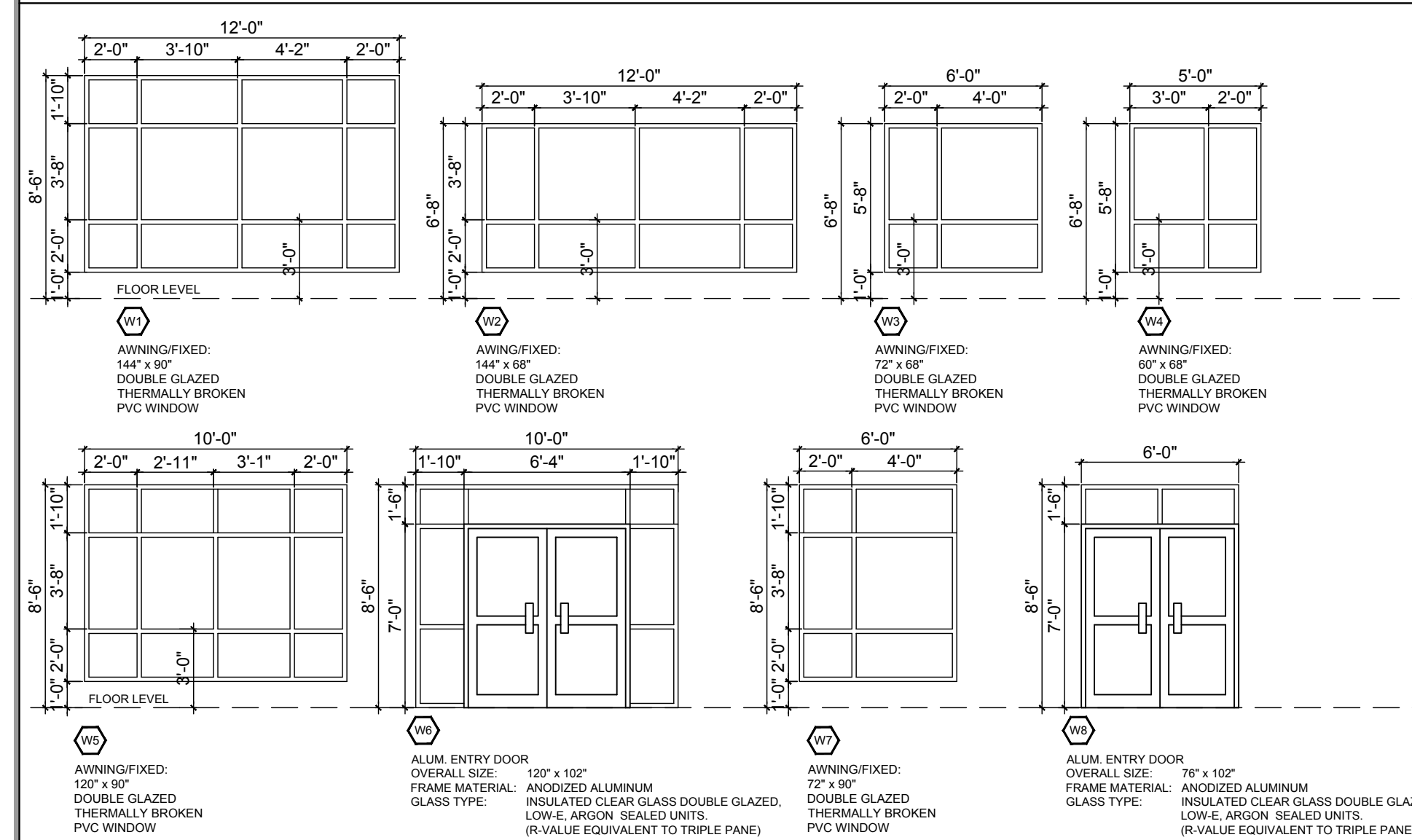


1
A5.0
ROOF PLAN
1/16" = 1'-0"

Exhibit "A"
Application: Development Permit w/Variance
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Date: May 31, 2023
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WINDOW TYPES (SCALE 3/16"=1'-0"



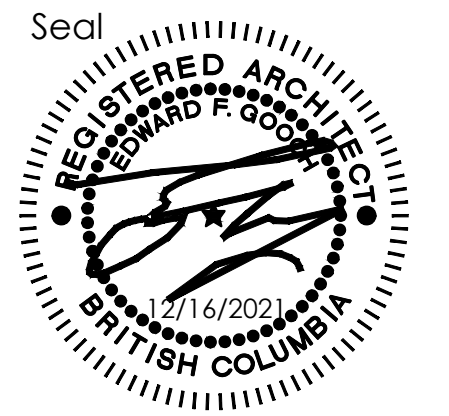
(ALL WINDOWS ARE CONSIDERED TO BE GUARDS)

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



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PRINCE GEORGE SENIORS APARTMENTS

Project Address:

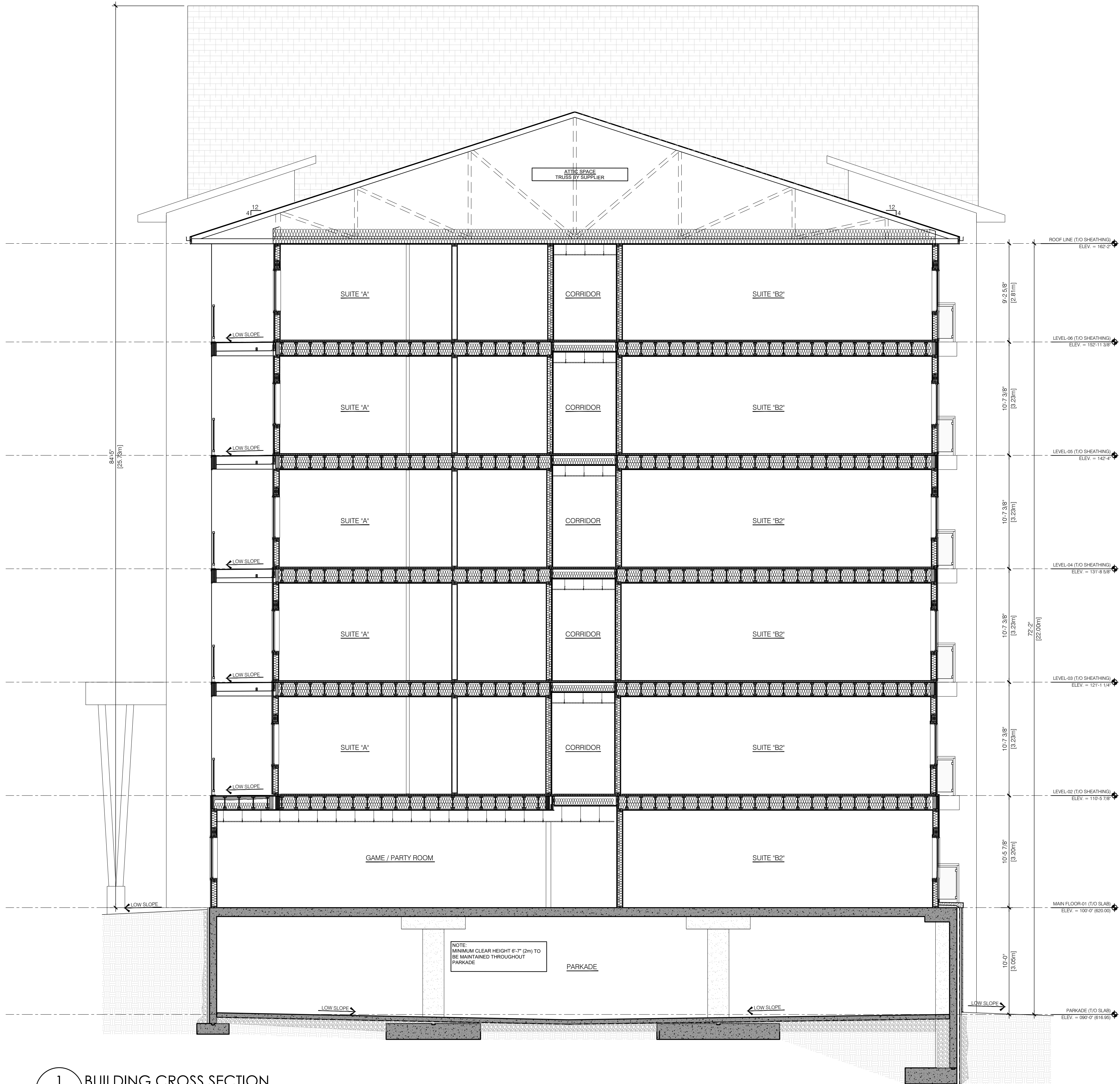
Issued:

Project No. EG1552
Version: V1

Date: 12/16/2021

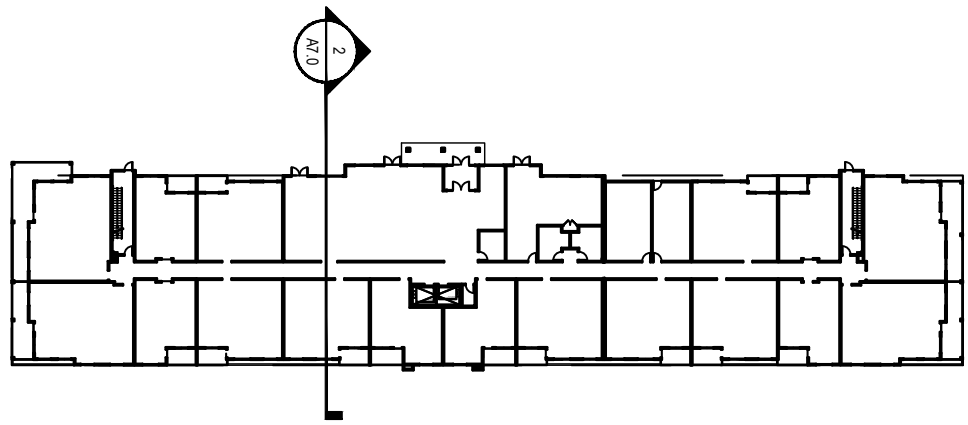
Drawing Title: ELEVATIONS

Drawing No. A4.0



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

KEY PLAN



Edward F. Gooch
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Office: (780) 423-3424

Seal:



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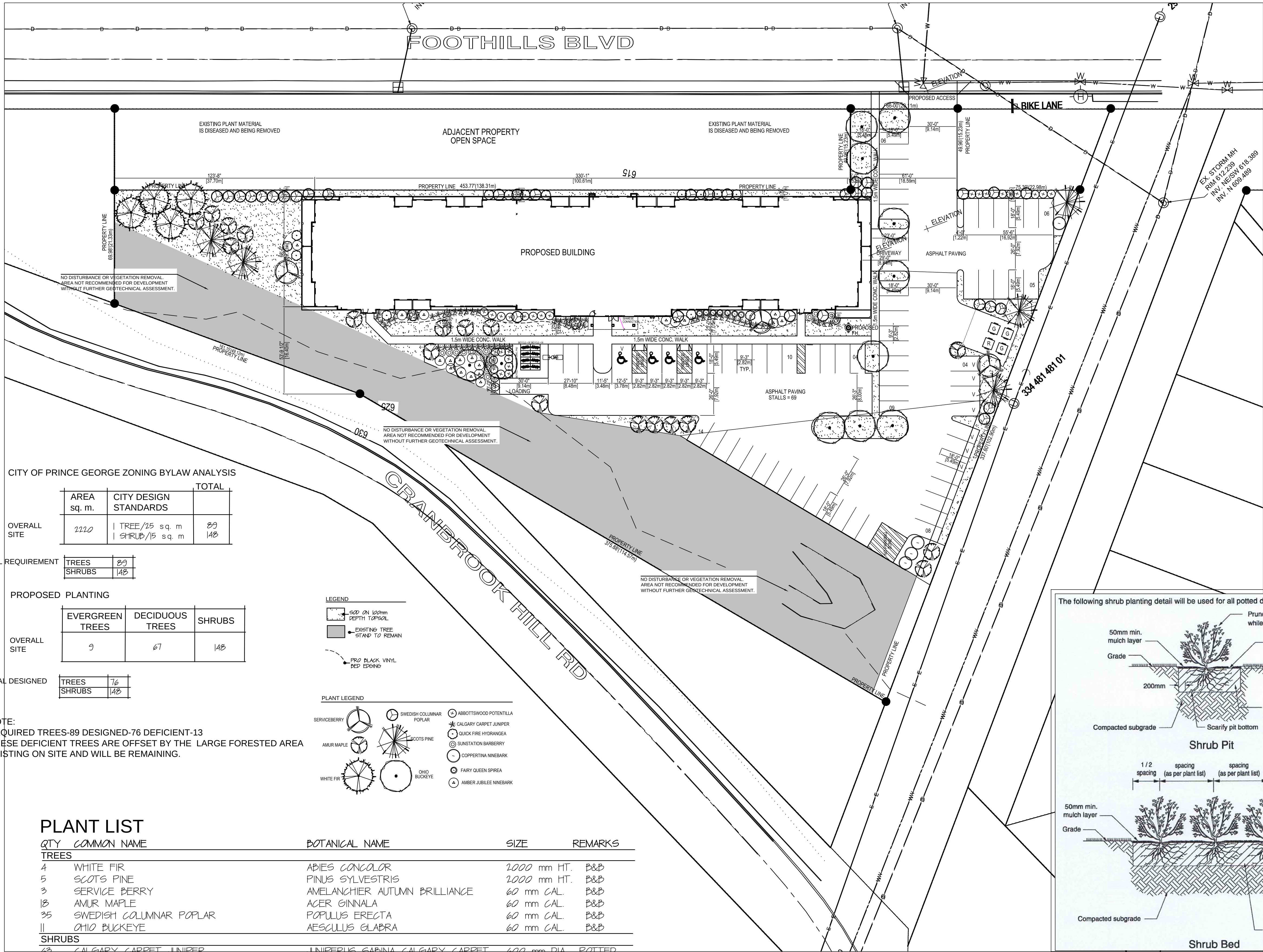
Date
04/29/2023

Drawing Title
BUILDING SECTIONS

Drawing No.

A6.0

Exhibit "A"
Application: Development Permit w/Variance
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Date: May 31, 2023
Page: 8 of 9



CITY OF PRINCE GEORGE ZONING BYLAW ANALYSIS

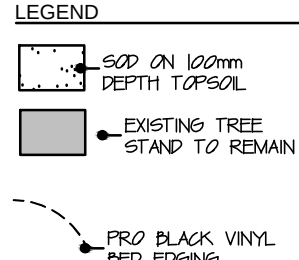
AREA	CITY DESIGN	TOTAL
sq. m.	STANDARDS	
2220	1 TREE/25 sq. m 1 SHRUB/15 sq. m	89 148

TOTAL REQUIREMENT	TREES	89
	SHRUBS	148

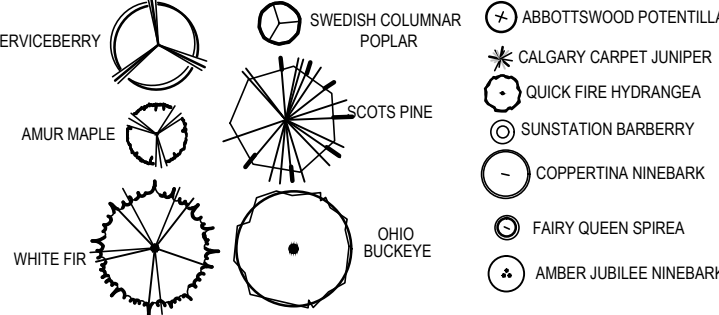
PROPOSED PLANTING

EVERGREEN TREES	DECIDUOUS TREES	SHRUBS
9	67	148

TOTAL DESIGNED	TREES	76
	SHRUBS	148



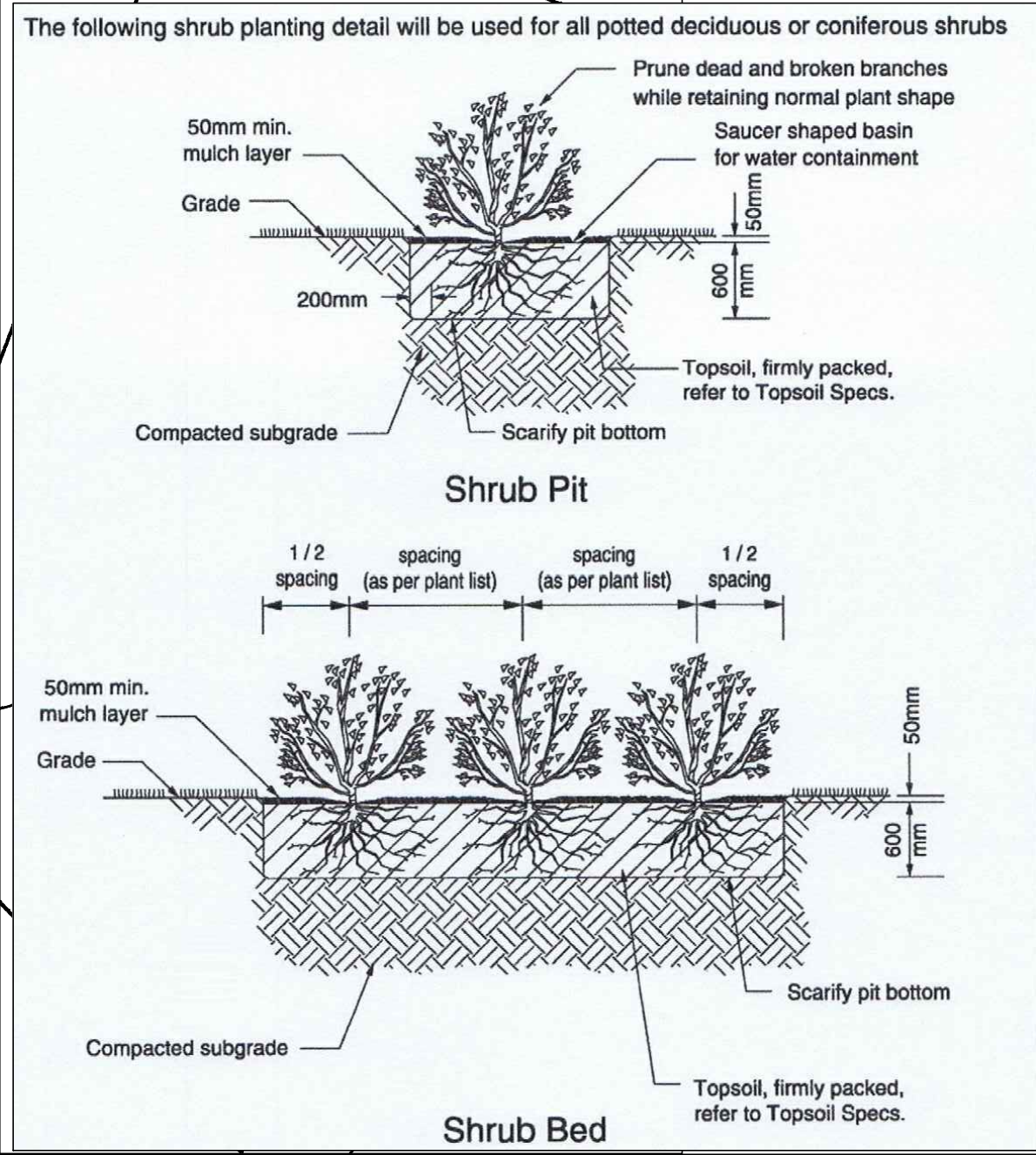
PLANT LEGEND



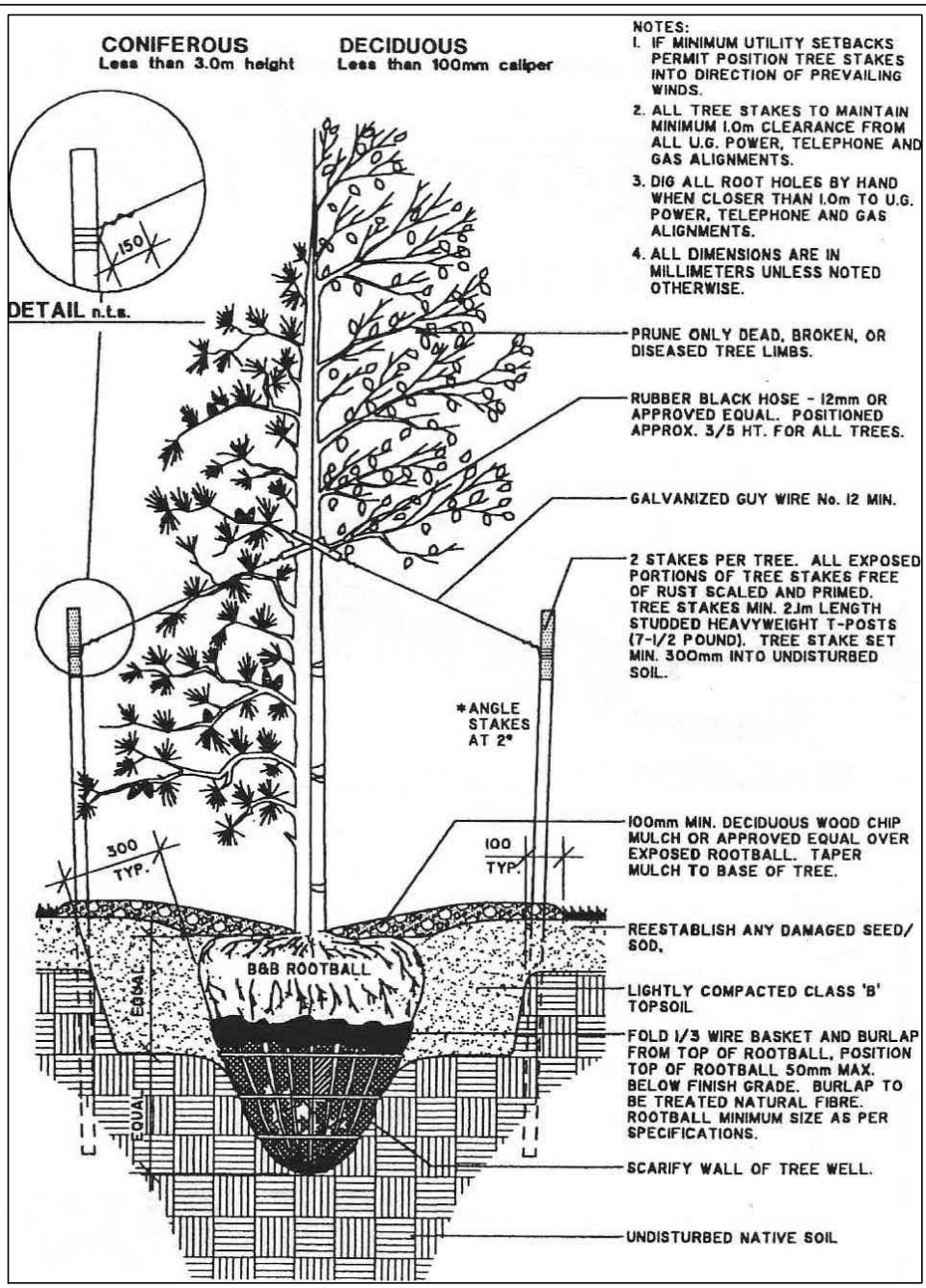
NOTE:
REQUIRED TREES-89 DESIGNED-76 DEFICIENT-13
THESE DEFICIENT TREES ARE OFFSET BY THE LARGE FORESTED AREA EXISTING ON SITE AND WILL BE REMAINING.

PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES				
4	WHITE FIR	ABIES CONCOLOR	2000 mm HT.	B&B
5	SCOTS PINE	PINUS SYLVESTRIS	2000 mm HT.	B&B
3	SERVICE PERRY	AMELANCHIER AUTUMN BRILLIANCE	60 mm CAL.	B&B
18	AMUR MAPLE	ACER GINNALA	60 mm CAL.	B&B
35	SWEDISH COLUMNAR POPLAR	POPULUS ERECTA	60 mm CAL.	B&B
11	OHIO BUCKEYE	AESCULUS GLABRA	60 mm CAL.	B&B
SHRUBS				
63	CALGARY CARPET JUNIPER	JUNIPERUS SABINA CALGARY CARPET	600 mm DIA	POTTED
19	AMBER JUBILEE NINEBARK	PHYSOCARPUS OPUL. AMBER JUBILEE	600 mm HT	POTTED
15	SUNSATON BARBERRY	BERBERIS THUNBERGII SUNSATON	450 mm HT	POTTED
4	COPPERTINA NINEBARK	PHYSOCARPUS OPUL. COPPERTINA	450 mm HT.	POTTED
13	QUICKFIRE HYDRANGEA	HYDRANGEA PANICULATA QUICK FIRE	450 mm HT.	POTTED
7	FAIRY QUEEN SPIREA	SPIRAEA FAIRY QUEEN	450 mm HT.	POTTED
27	ABBOTTWOOD POTENTILLA	POTENTILLA FRUTICOSA ABBOTTWOOD	450 mm HT.	POTTED



TYPICAL SHRUB BED PLANTING DETAIL



TYPICAL TREE PLANTING DETAIL

Exhibit "A"
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Date: May 31, 2023
Page: 9 of 9

4	ADJUSTED BASE PLAN TO ALLOW FOR FORESTED AREA TO REMAIN AND COUNT TOWARD REQUIRED TREES	BEW	01/05/23	BEW
3	REVISED SQUARE METER AREAS FOR CALCULATIONS REVISED AND ADDED TREES AND SHRUBS	BEW	27/01/23	BEW
2	REMOVED SIDEWALK, OVERHEAD CANOPY, SMOKING AND PLAY AREA, BENCH AND PICNIC TABLE REDESIGNED PLANTING	BEW	06/01/23	BEW
1	ADDED NEW BASE PLAN REVISED AREA CALCULATIONS REDESIGNED PLANTING	BEW	01/01/23	BEW
NO.	REVISIONS	BY	DATE	APPRD

SUB - CONSULTANT
SUB - CONSULTANT

CONSULTANT

The Alberta Association of Landscape Architects

Bruce E. Williams

W.L.A. GROUP

LANDSCAPE ARCHITECTURE

12 Richmond Link Fort Saskatchewan AB T8L 0S2

CLIENT

DRAWING SCALE: 1:400 Metric

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DRAWN DATE

PEW MAY 1, 2023

DESIGNED DATE

PEW MAY 1, 2023

CHECKED DATE

PEW MAY 1, 2023

MAY 1, 2023

ISSUED FOR DEVELOPMENT PERMIT

ISSUED FOR CONSTRUCTION

PROJECT

PRINCE GEORGE SENIORS

1177 FOOTHILLS BLVD

PRINCE GEORGE BC

DRAWING

LANDSCAPE PLAN

NORTH

DPL-1