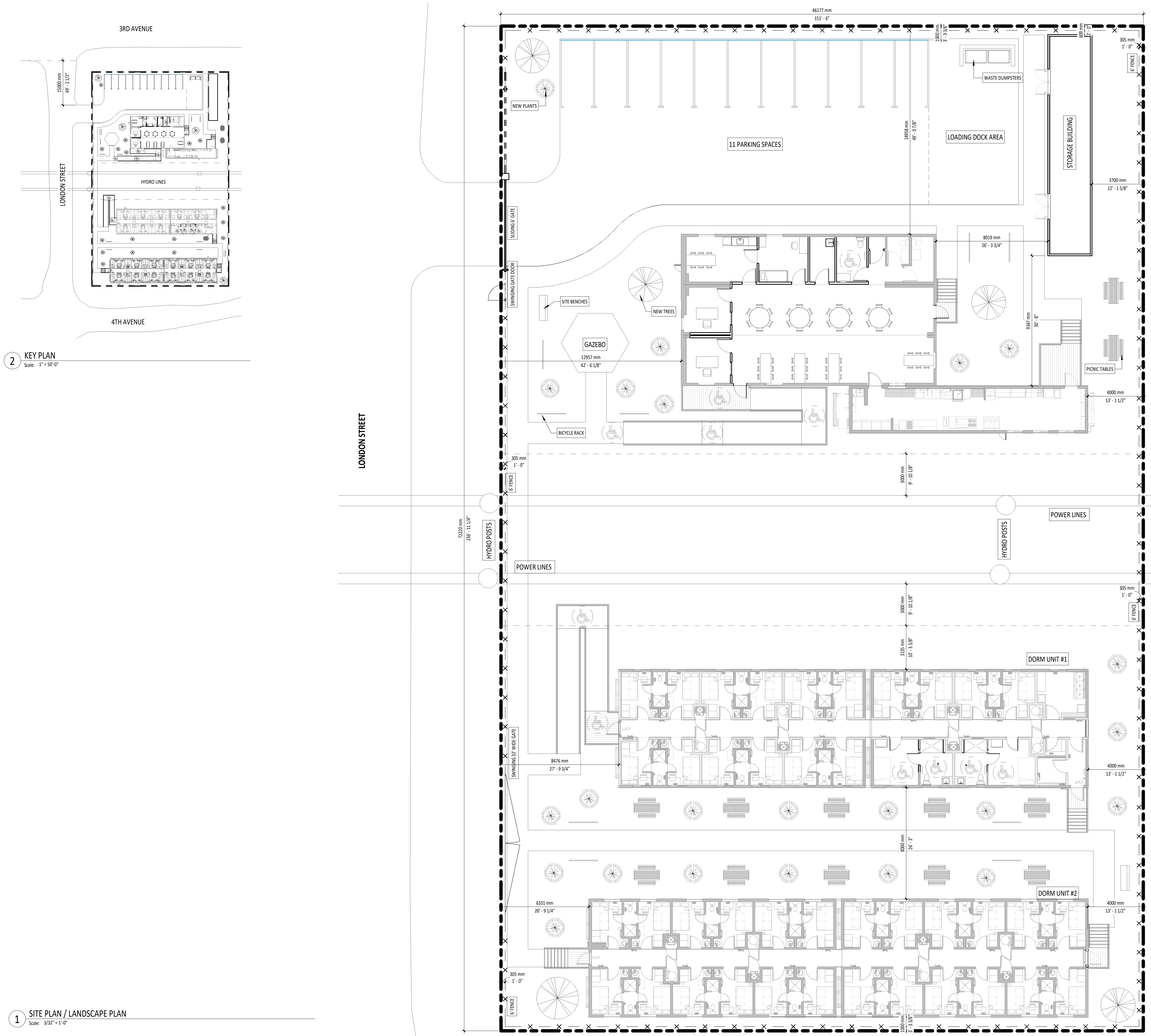


2 KEY PLAN
Scale: 1" = 50'-0"

1 SITE PLAN / LANDSCAPE PLAN
Scale: 3/32" = 1'-0"



ZONING REQUIREMENTS

MUNICIPALITY: CITY OF PRINCE GEORGE
CIVIC ADDRESS: 397 3RD AVENUE

ZONE STANDARDS

ZONE: M1
MIN LOT AREA: 600m² (1,958.50ft²)
MIN LOT WIDTH: 18m (59.06ft)

LOT COVERAGE

LOT AREA (TOTAL LOT): 3,342.00m² (35,972.99ft²)
MAX LOT COVERAGE PERCENTAGE: 0.8 (80%)
MAX COVERAGE (TOTAL LOT): 3,342.00m² x 0.8 = 2673.60m² (28,778.39ft²)

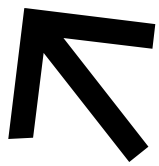
SETBACKS (AS INDICATED BY BC HOUSING)

FRONT YARD SETBACK: 0m (0ft)
REAR YARD SETBACK: 0m (0ft)
SIDE YARD SETBACK: 0m (0ft)
MAX HEIGHT: 12m (39.37ft)

HYDRO LINE SETBACKS

HYDRO LINE FROM BUILDING: 3m (9.84ft)

1. THESE DRAWINGS MUST BE CHECKED BY THE CUSTOMER OR CONTRACTOR. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO STEENHOF BUILDING SERVICES GROUP PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK.
3. ALL DIMENSIONS SHOWN ON THESE DRAWINGS MUST BE CHECKED AGAINST ALL OTHER PROJECT DRAWINGS. ALL DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
4. FOR CONSTRUCTION PURPOSES, USE ONLY THE LATEST APPROVED DRAWINGS LABELLED 'ISSUED FOR CONSTRUCTION'.
5. DO NOT SCALE THE DRAWINGS.
6. DIMENSIONS ARE TO THE INSIDE FACE OF STUD AND OUTSIDE FACE OF EXTERIOR FINISHED U.N.O



REVISION SCHEDULE

No.	DESCRIPTION	DATE
1	Issued for Review	2023-11-27
2	Issued for Review	2023-12-05
3	Issued for Review	2023-12-08
4	Issued for Review	2023-12-15
5	Issued for Review	2024-01-19
6	Issued for 75% Review	2024-02-16

Project Status:

PRELIMINARY

Seal:



Steenhof Building Services Group
40 Peter Street South
Orillia, ON L3V 5A3
Tel: 705-325-8400 Fax: 705-325-8400
Website: www.steenhofbuilding.com

Project:

**PRINCE GEORGE
FACILITY**

Address:
397 3RD AVE, PRINCE GEORGE, BC

Project No:

230433

Drawn By: J. MARTIN Date: FEB. 2024

Chkd By: S.TAYLOR Scale: As indicated

Drawing No.:

A101

SITE / LANDSPACE PLAN

Dwg Title:

Revision:

6