

# AHSPG - PHASE 1

1919 17TH AVE. PRINCE GEORGE, BC



## CONSULTANT TEAM

### AHSPG

ABORIGINAL HOUSING SOCIETY OF PRINCE GEORGE  
1919 17TH AVENUE  
PRINCE GEORGE, BC V2L 5R2  
TEL: 250-564-4714  
FAX: 250-564-4713

### HOUSING CONSULTANT

YVAKOLA HOUSING SOCIETY  
104-550 GOLDSTREAM AVENUE  
VICTORIA, BC V8B 2N1  
TEL: 250-540-0204

### FUNDING AGENCY

BC HOUSING  
1101-4555 KINGSMAY  
VANCOUVER, BC V5H 4V8  
TEL: 604-664-7710

### ARCHITECT

DYS ARCHITECTURE  
260-1710 BURRARD STREET  
VANCOUVER, BC V6J 2S1  
TEL: 604-664-7710  
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### STRUCTURAL

MGP CANADA INC.  
1000-840 HOWE STREET  
VANCOUVER, BC V6Z 2S4  
TEL: 604-685-4381

### MECHANICAL

MGP CANADA INC.  
1000-840 HOWE STREET  
VANCOUVER, BC V6Z 2S4  
TEL: 604-685-4381

### INDIGENOUS DESIGN CONSULTANT

KELLY EDZERZA-BAPTY  
TEL: 250-212-4442

### CONSTRUCTION MANAGER

IDL PROJECTS INC.  
1088 GREAT STREET  
PRINCE GEORGE, BC V2N 2K8  
TEL: 250-644-0561

### GEOTECHNICAL

GEONORTH ENGINEERING LTD.  
3415 18TH AVENUE  
PRINCE GEORGE, BC V2N 1B2  
TEL: 250-564-4304

### CIVIL

L & M ENGINEERING LTD.  
120 FOURTH AVENUE  
PRINCE GEORGE, BC V2L 3J4  
TEL: 250-562-4711  
FAX: 250-562-1461

### LANDSCAPE

PXL PARTNERSHIP LANDSCAPE ARCHITECTS INC.  
5TH FLOOR, EAST ASIATIC HOUSE  
1201 WEST PENDER STREET  
VANCOUVER, BC V6E 2V2  
TEL: 604-688-8111  
FAX: 604-688-8112

### ENVELOPE

MORRISON HERSHFIELD LTD.  
200-536 BROUGHTON STREET  
VICTORIA, BC V8W 1C6  
TEL: 250-361-1215

### ELECTRICAL

NRS ENGINEERING LTD.  
212 - 556 NORTH NECHAKO ROAD,  
PRINCE GEORGE, BC V2K 1A1  
TEL: 250-562-0551  
FAX: 250-562-0558

## DRAWING LISTS

### ARCHITECTURAL

A0.01 PROJECT STATISTICS, DRAWING LIST, CONSULTANT LIST  
A0.02 RENDERINGS  
A0.03 MATERIAL BOARD  
A0.04 STREETScape CONTEXT  
A0.05 SURVEY

A1.01 SITE PLAN  
A1.02 GARBAGE ENCLOSURE

A2.01 BUILDING 1 FLOOR PLANS LEVEL 1&2  
A2.02 BUILDING 1 ROOF PLAN  
A2.03 BUILDING 2 FLOOR PLANS LEVEL 1&2  
A2.04 BUILDING 2 ROOF PLAN  
A2.05 BUILDING 3 FLOOR PLANS LEVEL 1&2  
A2.06 BUILDING 3 ROOF PLAN  
A2.07 BUILDING 4 FLOOR PLANS LEVEL 1&2  
A2.08 BUILDING 4 ROOF PLAN  
A2.09 BUILDING 5 FLOOR PLANS LEVEL 1&2  
A2.10 BUILDING 5 ROOF PLAN  
A2.11 BUILDING 1 FLOOR PLAN LEVEL 1  
A2.12 BUILDING 1 FLOOR PLAN LEVEL 2  
A2.13 BUILDING 2 FLOOR PLAN LEVEL 1  
A2.14 BUILDING 2 FLOOR PLAN LEVEL 2  
A2.15 BUILDING 3 FLOOR PLAN LEVEL 1  
A2.16 BUILDING 3 FLOOR PLAN LEVEL 2  
A2.17 BUILDING 4 FLOOR PLAN LEVEL 1  
A2.18 BUILDING 4 FLOOR PLAN LEVEL 2  
A2.19 BUILDING 5 FLOOR PLAN LEVEL 1  
A2.20 BUILDING 5 FLOOR PLAN LEVEL 2

A3.01 BUILDING 1 ELEVATIONS  
A3.02 BUILDING 2 ELEVATIONS  
A3.03 BUILDING 3 ELEVATIONS  
A3.04 BUILDING 4 ELEVATIONS  
A3.05 BUILDING 5 ELEVATIONS

A4.01 BUILDING 1&2 SECTIONS  
A4.02 BUILDING 3&4 SECTIONS  
A4.03 BUILDING 5 SECTION

## PROJECT STATISTICS

SITE ADDRESS  
1919 17TH AVENUE, PRINCE GEORGE, BC  
LEGAL DESCRIPTION  
LOT 6, DISTRICT LOT 343, PLAN 10015  
LOT SIZE: 113,401 SF (10,535sqm)  
FSR: 1.1  
CURRENT ZONING: RM3 & RM5  
PROPOSED ZONING: RM5

SITE COVERAGE	ALLOWABLE (55%)	PROPOSED (29%)
	62,371 SF (5,714sqm)	33,041 SF (3,070sqm)
USABLE OPEN SPACE:	21,636 SF (2,010sqm)-REQ'D	31,281 SF (2,873sqm)
UNITS PER ACRE/HECTAIRE:	19.2	52.5
SETBACKS	REQUIRED	PROPOSED
FRONT YARD (BOWSER AVE)	14'-4" 1/4 (4.5m)	10'-0" (3.05m)
REAR YARD		VARIES SEE SITE PLAN
NORTH SIDE	10'-0" (3.05m)	10'-0" (3.05m)
EAST SIDE	10'-0" (3.05m)	10'-0" (3.25m)

BUILDING HEIGHT	ALLOWABLE	PROPOSED
	MAX. 44.21' (15m) 4 STOREYS	20.33' (6.2m) 2 STOREYS

PARKING	REQUIRED	PROPOSED
ON-SITE RESIDENTIAL	83	40 STALLS
SMALL CARS (MAX 20%)		0
ACCESSIBLE	1	6
VISITOR	7	0
TOTAL	83	40 STALLS

\*ACCESSIBLE, VISITOR & SMALL CAR ARE INCLUDED IN ON-SITE RESIDENTIAL COUNT

CODE SUMMARY  
B.C.B.C. 2018 PART 3

FULLY SPRINKLERED BUILDING

COMBUSTIBLE CONSTRUCTION

MAJOR OCCUPANCY - C (RESIDENTIAL)

FIRE SEPARATIONS WITHIN OCCUPANCIES  
- 1 HR BETWEEN SUITES AND ACCESS TO EXITS  
- 1 HR SERVICE ROOMS

Project Name AHSPG - Phase 1  
Address 1919 17th Ave. Prince George, BC  
Building Type Wood-frame Apartments  
Parking Type Surface

Function	Description of units/ space	ft <sup>2</sup> / unit or room	# of units	Total ft <sup>2</sup>	Total m <sup>2</sup>
a - Residential Units	Three-bedroom A	1273.3	9	11459.7	1064.6
	Three-bedroom A1	1282.7	4	5130.8	476.7
	Three-bedroom A2	1336.8	2	2673.6	248.4
	Three-bedroom A3	1337.4	2	2674.8	248.5
	Two-bedroom B	946.7	12	11360.4	1055.4
	Two-bedroom B1	954.7	5	4773.5	443.5
	Two-bedroom B2	1007.7	1	1007.7	93.6
	Two-bedroom B3	1007.6	1	1007.6	93.6
	One-bedroom C	653.9	3	1961.7	182.2
	One-bedroom C1	657.8	2	1315.6	122.2
	One-bedroom C2	667.2	3	2001.6	185.9
One-bedroom C3	671.1	2	1342.2	124.7	
Four-bedroom D	1434.0	2	2868.0	266.4	
Four-bedroom D1	1443.7	2	2887.4	268.2	
b - Resident's Amenity	Amenity	1393.3	1	1393.3	129.4
c - Administration					
d - Circulation					
e - Service Rooms	Service		509	574.4	53.4
<b>Summary</b>					
a - Total Net Residential Area*				52464.6	4874.0
b - Total Net Resident's Amenity*				1393.3	129.4
c - Total Net Administration*				0.0	0.0
d - Total Net Circulation*				0.0	0.0
e - Total Net Service*				574.4	53.4
g - Net Livable*				54432.3	5056.8
Overall Building Efficiency					0.96

\*Net areas have been measured to the outside face of plywood sheathing

Total One-bedroom	10
Total Two-bedroom	19
Total Three-bedroom	17
Total Four-bedroom	4
<b>Total Units</b>	<b>50</b>

Gross Floor Area		
Building 1	12,089.00 SF	
Building 2	10,770.00 SF	
Building 3	13,169.30 SF	
Building 4	8,520.30 SF	
Building 5	14,312.10 SF	
<b>Combined Total Area</b>	<b>58,860.70 SF</b>	

### CLIENT



### NO. | DATE | ISSUE

1 | 2019-09-23 | BCH SCHEMATIC REVIEW  
2 | 2020-02-04 | BCH 50% REVIEW  
3 | 2020-02-19 | ISSUED FOR DP  
4 | 2020-06-18 | RE-ISSUED FOR DP

### NO. | DATE | REVISION



INDIGENOUS DESIGN STUDIO

Exhibit "A"  
Application: DP100725  
Date: October 5, 2020  
Page 1 of 17

### PROJECT

1919 17TH AVENUE

1919 17TH AVENUE  
PRINCE GEORGE, BC

## COVER SHEET

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

PROJECT A219457

DRAWN DI CHECKED DS

SCALE NTS

DATE JULY 8, 2019

A0.01

CLIENT

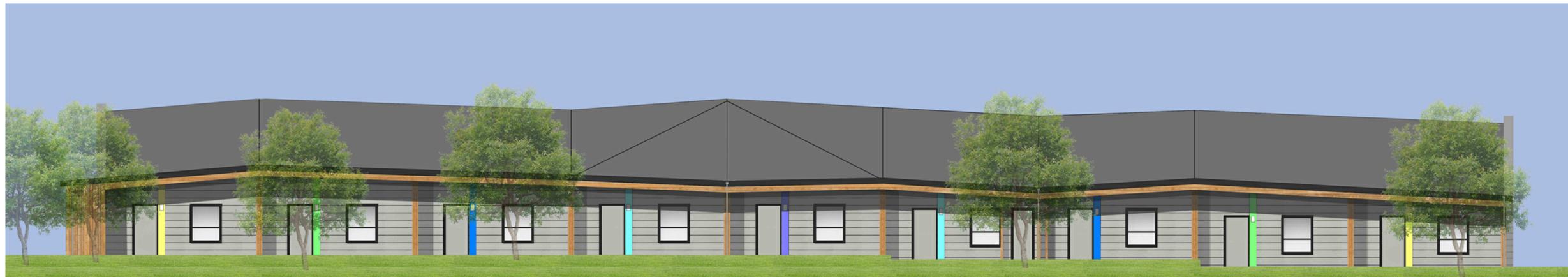


NO. | DATE | ISSUE

NO. | DATE | REVISION



1 SOUTH ELEVATION



2 NORTH ELEVATION



3 EAST ELEVATION

**DESIGN RATIONALE**

**PHASE 1 DESIGN RATIONALE**

The first phase of development consists of five buildings providing 50 homes for families. The buildings are 2 storeys in height to provide a transition from the adjacent existing single family residences. For the benefit of the families that will reside here each home has direct access to the outdoor landscaped areas and streets.

In keeping with the Indigenous character of the development the design does not overtly define individual units within each building. The building design expresses community living.

**Design rationale diagrams :**

1. The built forms should be a backdrop reflecting the organic character of the site

- The building massing reflects the shapes and character of the plan and the natural environment of the region



2. The buildings should have elements that emphasize the human scale of the community

- The human scale is emphasized by lower roof elements that provide a residential feel



3. Enhance the connection of the building forms to the land

- Wall elements supporting the lower roof provide a connection to the land and enhance the pedestrian experience



**DESIGN RATIONALE**

4. The building typology should be the foundation for all the buildings across the site

- The principles of massing, scale, and grounding are combined to create a distinctive building type
- The building typology is the foundation that, with the addition of a variety of detailed elements, becomes the image of shelter and home



5. Incorporate materials that reflect Indigenous culture and enhance the connection to the environment

- The wood panels and structures reflect the historical use of wood in Indigenous culture
- The elements of timber along the base of the buildings provide a connection to the land in the way trees are rooted to the land



6. Incorporate design elements that speak to the place and the community, and that provide a unique identity for this Urban Aboriginal Community

- The plan, roof forms, materials, and colours will be unique to this community
- The Northern Lights feature provides an element of art and colour that will be unique to this community
- The Northern Lights are symbolic of the North and universal to all Indigenous groups, provide an element of art and culture, and identity to this community



Exhibit "A"  
 Application: DP100725  
 Date: October 5, 2020  
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PROJECT

1919 17TH AVENUE

1919 17TH AVENUE  
 PRINCE GEORGE, BC

**BLDG 1  
 COLOURED ELEVATIONS  
 & DESIGN RATIONALE**

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PROJECT A219457  
 DRAWN D/IG CHECKED DS

SCALE NTS  
 DATE AUG. 13, 2020

**A0.01**

CLIENT



NO. | DATE | ISSUE  
 1 | 2019-09-23 | BCH SCHEMATIC REVIEW

NO. | DATE | REVISION



1 SOUTH ELEVATION



2 NORTH ELEVATION



3 WEST ELEVATION



4 BLDG 1 SOUTH EAST VIEW



5 BLDG 3 & 4 NORTH VIEW

Exhibit "A"  
 Application: DP100725  
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ADDRESS

1919 17TH AVENUE

1919 17TH AVENUE  
 PRINCE GEORGE, BC

**BLDG 2  
 COLOURED ELEVATIONS  
 & 3D VIEWS**

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PROJECT A219457  
 DRAWN DJ/G CHECKED DS  
 SCALE NTS  
 DATE AUG. 13, 2020

**A0.02**

CLIENT



NO. | DATE | ISSUE  
 1 | 2019-09-23 | BCH SCHEMATIC REVIEW

NO. | DATE | REVISION



1 SOUTH ELEVATION



2 NORTH ELEVATION



3 WEST ELEVATION



4 EAST ELEVATION

Exhibit "A"  
 Application: DP100725  
 Date: October 5, 2020  
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1919 17TH AVENUE

1919 17TH AVENUE  
 PRINCE GEORGE, BC

**BLDG 3A & 3B  
 COLOURED ELEVATIONS**

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PROJECT A219457  
 DRAWN D/IG CHECKED DS

SCALE NTS  
 DATE AUG. 13, 2020

**A0.04**

CLIENT



NO. | DATE | ISSUE  
 1 | 2019-09-23 | BCH SCHEMATIC REVIEW

NO. | DATE | REVISION



1 NORTH ELEVATION



2 SOUTH ELEVATION



3 EAST ELEVATION



WEST ELEVATION

Exhibit "A"  
 Application: DP100725  
 Date: October 5, 2020  
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ADDRESS

1919 17TH AVENUE

1919 17TH AVENUE  
 PRINCE GEORGE, BC

**BLDG 4  
 COLOURED ELEVATIONS**

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SCALE NTS  
 DATE AUG. 13, 2020

**A0.05**

CLIENT



NO. | DATE | ISSUE  
 1 | 2019-09-23 | BCH SCHEMATIC REVIEW

NO. | DATE | REVISION



1 WEST ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION



4 SOUTH ELEVATION

Exhibit "A"  
 Application: DP100725  
 Date: October 5, 2020  
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ADDRESS

1919 17TH AVENUE

1919 17TH AVENUE  
 PRINCE GEORGE, BC

**BLDG 5  
 COLOURED ELEVATIONS**

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PROJECT A219457  
 DRAWN DJ/G CHECKED DS

SCALE NTS  
 DATE AUG. 13, 2020

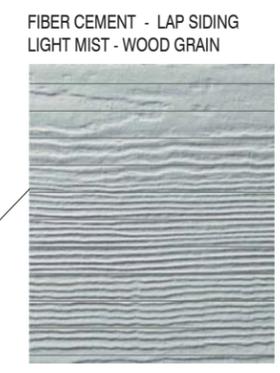
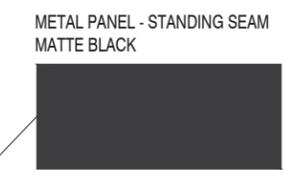
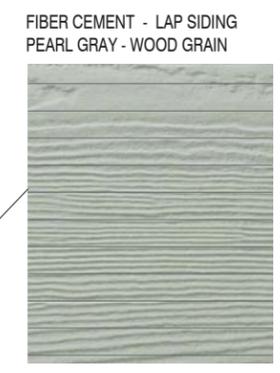
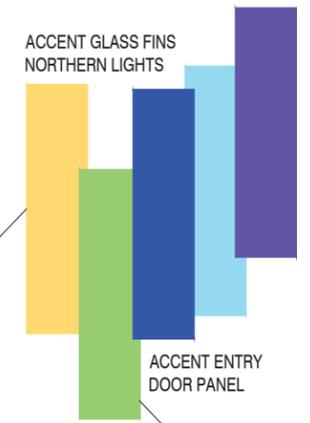
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CLIENT



NO. | DATE | ISSUE  
 1 | 2020-02-19 | ISSUED FOR DP

NO. | DATE | REVISION



RENDERING

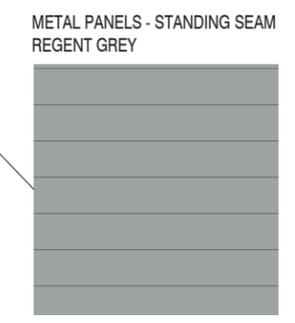


Exhibit "A"  
 Application: DP100725  
 Date: October 5, 2020  
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PROJECT  
**1919 17TH AVENUE**  
 1919 17TH AVENUE  
 PRINCE GEORGE, BC  
**MATERIAL BOARD**

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PROJECT A219457  
 DRAWN DI CHECKED DS  
 SCALE NTS  
 DATE JULY 8, 2019

**A0.03**

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
C	2020-05-06	REISSUED FOR DP
D	2020-06-01	REISSUED FOR DP
E	2020-08-17	REISSUED FOR DP

PAVING MATERIALS LEGEND

KEY	DESCRIPTION
P1	CIP CONCRETE
P2	ASPHALT PER CIVIL
P3	EXPOSED AGGREGATE PAVING
P4	RIVER ROCK

SITE FURNISHING MATERIALS LEGEND

KEY	DESCRIPTION
F1	WASTE ENCLOSURE
F2	LANDSCAPE BOULDER

- LAYOUT AND MATERIALS GENERAL NOTES
- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  - LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
  - LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  - VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  - EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
  - REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.



Exhibit "A"  
 Application: DP100725  
 Date: October 5, 2020  
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PROJECT  
**PRINCE GEORGE  
 URBAN VILLAGE**

ADDRESS  
**1919 17TH AVE  
 PRINCE GEORGE, BC**

DRAWING TITLE  
**LAYOUT AND MATERIALS  
 PLAN**

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PROJECT NO.	18041
DATE	
FILE NAME	18041 PLAN simple DP.vwx
PLOTTED	
DRAWN	JO/BW
REVIEWED	JW

DRAWING  
**L1\_01**

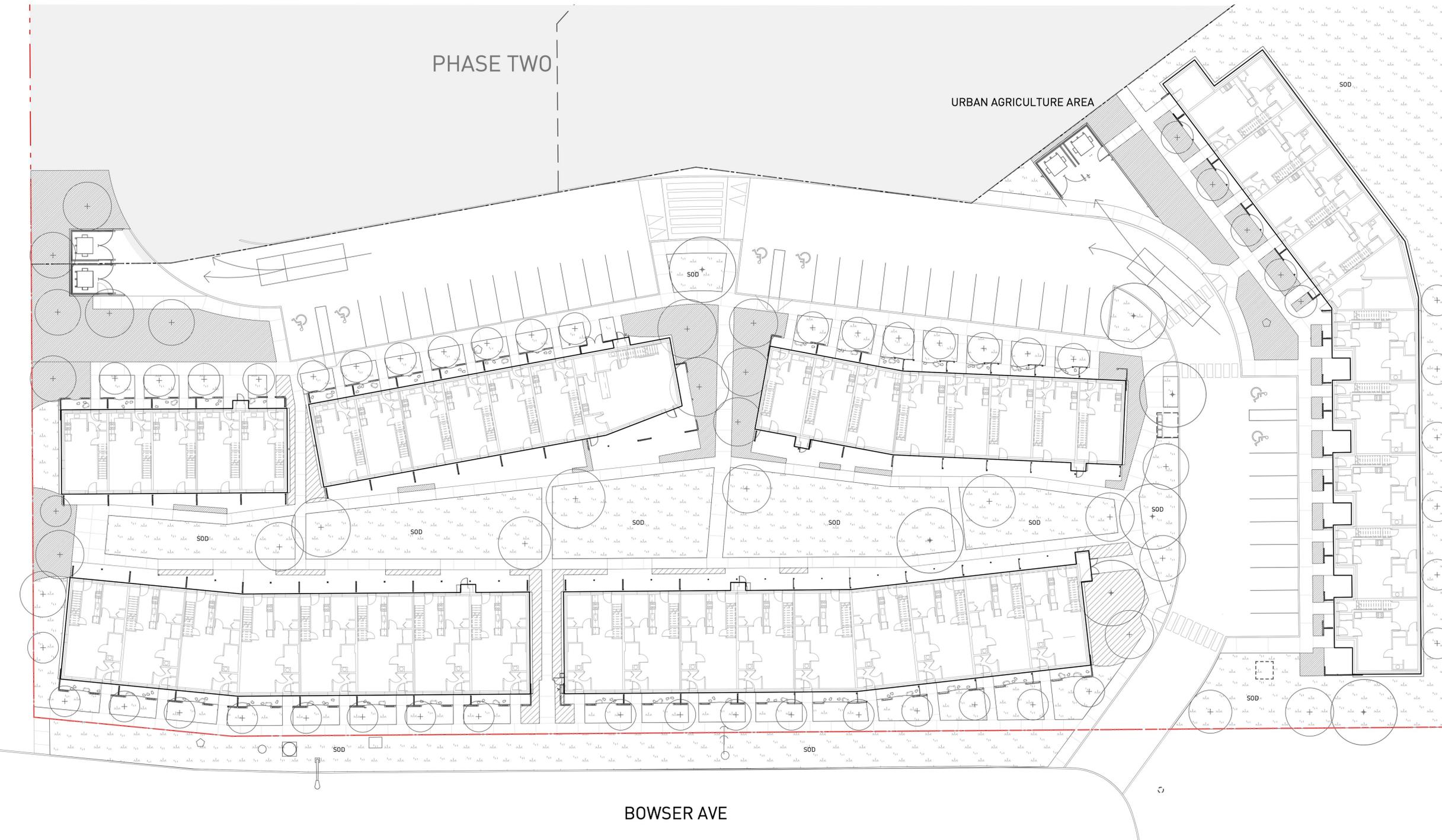
PLANTING LEGEND	
<b>TYPE A</b>	
	15% CSR - Cornus sericea 15% FRV - Fragaria virginiana 15% VAC - Vaccinium caespitosum 15% LGL - Ledum groenlandicum 14% AUU - Arctostaphylos uva-ursi 13% VAM - Vaccinium membranaceum 13% EPN - Empetrum nigrum
<b>TYPE B</b>	
	11% LGL - Ledum groenlandicum 11% VAV - Vaccinium myrtilloides 11% PAA - Pyrola asarifolia 11% MAC - Mahonia aquifolium 'Compacta' 12% MAS - Matteuccia struthiopteris 11% JUC - Juniperus communis 11% LOI - Lonicera involucrata 11% SHC - Shepherdia canadensis 11% ACM - Achillea millefolium



**PLANTING GENERAL NOTES**

- ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
- SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
- PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
- PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
- PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
- CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

NO.	DATE	DESCRIPTION
C	2020-05-06	REISSUED FOR DP
D	2020-06-01	REISSUED FOR DP
E	2020-08-17	REISSUED FOR DP



**Exhibit "A"**  
 Application: DP100725  
 Date: October 5, 2020  
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**PROJECT**  
**PRINCE GEORGE URBAN VILLAGE**

**ADDRESS**  
 1919 17TH AVE  
 PRINCE GEORGE, BC

**DRAWING TITLE**  
 SHRUB PLANTING PLAN

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**NORTH**

**SCALE**  
 1:200

PROJECT NO.	18041
DATE	
FILE NAME	18041 PLAN simple DP.vwx
PLOTTED	
DRAWN	JO/BW
REVIEWED	JW
DRAWING	

**L2\_01**



**1919 17th Avenue Phase 1**

Phase 1 Area - 113,401 sq ft (10,535 sq m), 2.60 Acres (1.05 Hectares)  
52.5 dwellings/ha.

Multiple Residential Form & Character Design Guidelines  
8.8.18 - For development with a residential density of 124 dwellings/ha. or less, the usable open space shall be provided at a minimum rate of 10.0 sq m per studio dwelling, 20.0 sq m per 1 bedroom dwelling, 40.0 sq m per 2 bedroom dwelling, and 50.0 sq m per dwelling with 3 or more bedrooms.

1 bedroom: 10 x 20.0 sq m = 200.0 sq m  
2 bedroom: 19 x 40.0 sq m = 760.0 sq m  
3 bedroom: 17 x 50.0 sq m = 850.0 sq m  
4 bedroom: 4 x 50.0 sq m = 200.0 sq m

**TOTAL REQUIRED AREA = 2,010.0 sq m**

**PROVIDED AREA: 3,249 sq m**

**BASE ON CITY OF PRINCE FWORGE ZONING BYLAW NO.7850  
BYLAW 8256, SECTION 6.4.2**

a) 1 tree for each 25 sq m and one shrub for each 15 sq m of required yards in non-industrial districts.

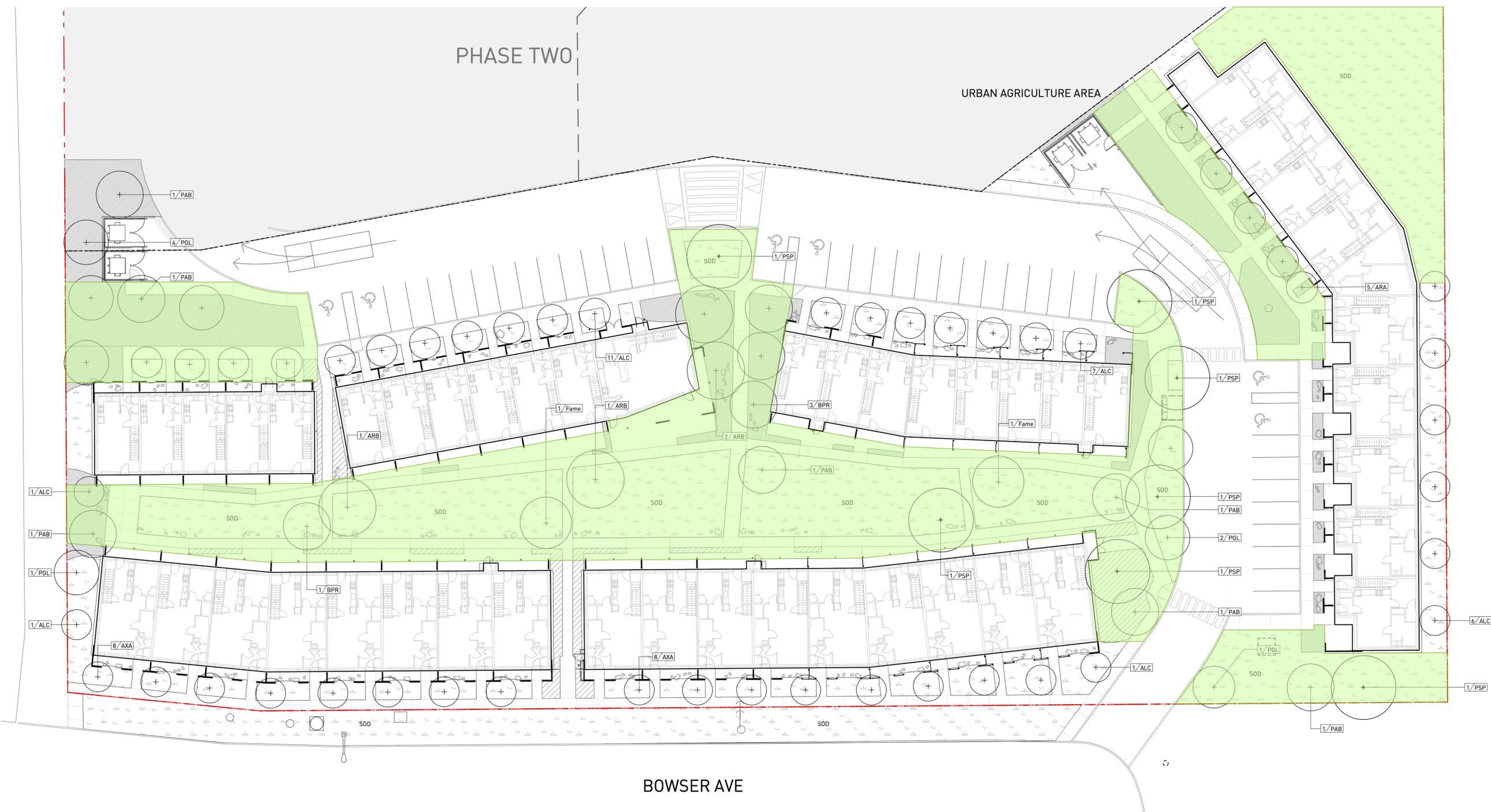
**REQUIRED TREES: 80**      **REQUIRED SHRUBS: 134**

**PROVIDED TREES: 80**      **PROVIDED SHRUBS: 1360**

Plant List						
PWL Landmark F						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
<b>Trees</b>						
ALC	27	Abies lasiocarpa	Rocky Mountain Fir	2.4 m ht. (8'-0" ht.)	As Shown	B&B, Well branched, dense tree
ARA	5	Acer rubrum 'Armstrong'	Armstrong Red Maple	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
ARB	4	Acer rubrum 'Bowhall'	Bowhall Red Maple	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
AXA	16	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4 cm cal. (1 1/2" cal.)	As Shown	B&B, Multi-stemmed, dense tree
BPR	4	Betula papyrifera 'Renci'	Renaissance Reflection Paper Birch	7 cm cal. (2 1/2" cal.)	As Shown	B&B, Single for Multi-stemmed, nursery grown
Fame	2	Fraxinus americana 'Autumn Blaze'	Autumn Blaze White Ash	8 cm cal. (3" cal.)	As Shown	B&B, Well branched, dense tree
PAB	7	Picea abies	Norway Spruce	2.4 m ht. (8'-0" ht.)	As Shown	B&B, Well branched, dense tree
PGL	8	Picea glauca	White Spruce	2.4 m ht. (8'-0" ht.)	As Shown	B&B, Well branched, dense tree
PSP	7	Pinus sylvestris	Scotch Pine	2.4 m ht. (8'-0" ht.)	As Shown	B&B, Well branched, dense tree
<b>Shrubs</b>						
CSR	199	Cornus sericea	Red-osier Dogwood	#2 pot	90cm (36")	Well established, nursery grown
EPN	187	Empetrum nigrum	Crowberry	#3 pot	30cm (12")	Well established
JUC	36	Juniperus communis	Common Juniper	#3 pot	60cm (24" o.c.)	Well established, nursery grown
LGL	389	Ledum groenlandicum	Labrador Tea	#2 pot	50cm (20")	Well established, nursery grown
LOI	36	Lonicera involucrata	Barberry Honeysuckle	#3 pot	38cm (15")	Well established
MAC	36	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	#2 pot	45cm (18")	Well established, nursery grown
SHC	36	Shepherdia canadensis	Soapberry	#3 pot	150cm (60")	Well established, nursery grown
VAC	199	Vaccinium caespitosum	Dwarf Blueberry	#1 pot	120cm (48")	Well established, nursery grown
VAM	199	Vaccinium membranaceum	Black Huckleberry	#3 pot	120cm (48")	Well established, nursery grown
VAV	36	Vaccinium myrtilloides	Velvet Leaved Blueberry	#1 pot	30cm (12")	Well established, nursery grown
<b>Ground Cover</b>						
AUU	199	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	38cm (15")	15cm (6") leads. Minimum 3 leads, nursery grown
FRV	199	Fragaria virginiana	Virginia Strawberry	#1 pot	30cm (12")	Well established, nursery grown
<b>Perennials</b>						
ACM	36	Achillea millefolium	Yarrow	#1 pot	60cm (24")	Well established, nursery grown
PAA	36	Pyrola asarifolia	Pink Wintergreen	#1 pot	30 cm (12")	Well established
<b>Ferns</b>						
MAS	38	Matteuccia struthiopteris	Ostrich Fern	#1 pot	60 cm (24")	Well established

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
C	2020-05-06	REISSUED FOR DP
D	2020-06-01	REISSUED FOR DP
E	2020-08-17	REISSUED FOR DP



**Exhibit "A"**  
Application: DP100725  
Date: October 5, 2020  
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PROJECT  
**PRINCE GEORGE  
URBAN VILLAGE**

ADDRESS  
**1919 17TH AVE  
PRINCE GEORGE, BC**

DRAWING TITLE  
**PLANTING CALCULATION**

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NORTH

SCALE  
**1:200**

PROJECT NO.	18041
DATE	
FILE NAME	18041 PLAN simple DP.vwx
PLOTTED	
DRAWN	JO/BW
REVIEWED	JW
DRAWING	

**L2\_03**

**IRRIGATION LEGEND**  
 1. ALL PLANTED AREAS WITHIN PROPERTY LINE TO RECEIVE IRRIGATION.  
 2. PROVIDE SEPARATE METERS FOR RENTAL BUILDING AND MARKET BUILDING

 DRIP IRRIGATION AREA

 SPRAY IRRIGATION AREA

 IRRIGATION SLEEVE

 IRRIGATION STUB OUT

 HOSE BIB

**NOTE:**  
 REFER TO MECHANICAL DRAWINGS FOR HOSEBIB LOCATIONS AT INDIVIDUAL UNITS.

**DESIGN BUILD IRRIGATION SYSTEM  
 GENERAL NOTES**

- DESIGN BUILD IRRIGATION DRAWINGS TO BE READ IN CONJUNCTION WITH PLANTING PLANS. CONTRACTOR TO ENSURE THAT LAWN AREAS ARE ZONED SEPARATELY FROM OTHER PLANTED AREAS AS PER SPECIFICATIONS. LAWN AREAS ZONED WITH OTHER PLANTED AREAS WILL BE REJECTED.
- AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED AS "DESIGN BUILD". REFER TO SPECIFICATIONS FOR DESIGN AND SUBMISSION REQUIREMENTS.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR TO PROVIDE IRRIGATION DESIGN DRAWINGS FOR CONSULTANT REVIEW AS PER SPECIFICATIONS. IRRIGATION INSTALLED PRIOR TO THE REVIEW OF DESIGN BUILD DRAWINGS BY THE CONSULTANT WILL BE REJECTED.
- LOCATION OF IRRIGATION SLEEVES NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC. PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE IRRIGATION SLEEVES UNDER PAVED AREAS AND THROUGH WALLS WITH GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. FINAL SLEEVE LOCATIONS ARE TO BE RECORDED ON THE AS-BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS.
- PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE CONDUIT RUNS, SLEEVING AND MOUNTING LOCATION FOR RAIN SENSOR AS PER SPECIFICATIONS WITH GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. FINAL RAIN SENSOR LOCATION IS TO BE RECORDED ON THE AS-BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS.
- IRRIGATION STUB-OUT LOCATIONS NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC AND FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE CONNECTION TO WATER SUPPLY WITH THE MECHANICAL CONTRACTOR. REFER TO MECHANICAL ENGINEER'S DRAWINGS.
- UNLESS OTHERWISE INDICATED THE IRRIGATION CONTROLLER TO BE LOCATED IN BUILDING MECHANICAL ROOM AS PER SPECIFICATIONS. FOR CONTROLLER LOCATION IN MECHANICAL ROOM, SEE MECHANICAL ENGINEER'S DRAWINGS.
- CONTRACTOR TO COORDINATE CONTROLLER CONNECTION TO ELECTRICAL SUPPLY WITH ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL ENGINEER'S DRAWINGS.
- IRRIGATION SYSTEM TO PROVIDE FULL HEAD TO HEAD COVERAGE.

**REVISIONS AND ISSUES**

NO.	DATE	DESCRIPTION
C	2020-05-06	REISSUED FOR DP
D	2020-06-01	REISSUED FOR DP
E	2020-08-17	REISSUED FOR DP

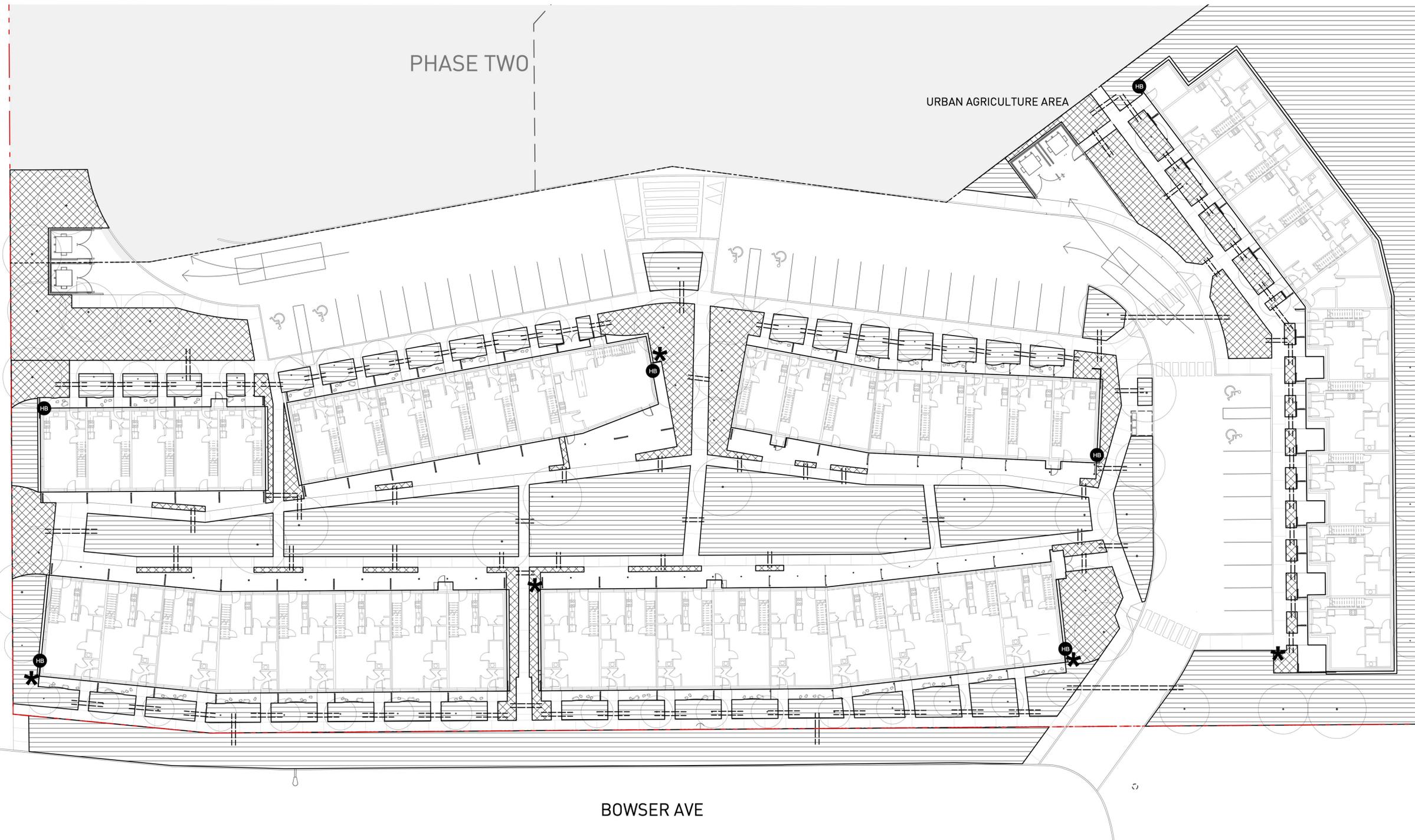


Exhibit "A"  
 Application: DP100725  
 Date: October 5, 2020  
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PROJECT  
**PRINCE GEORGE  
 URBAN VILLAGE**

ADDRESS  
**1919 17TH AVE  
 PRINCE GEORGE, BC**

DRAWING TITLE  
**IRRIGATION PLAN**

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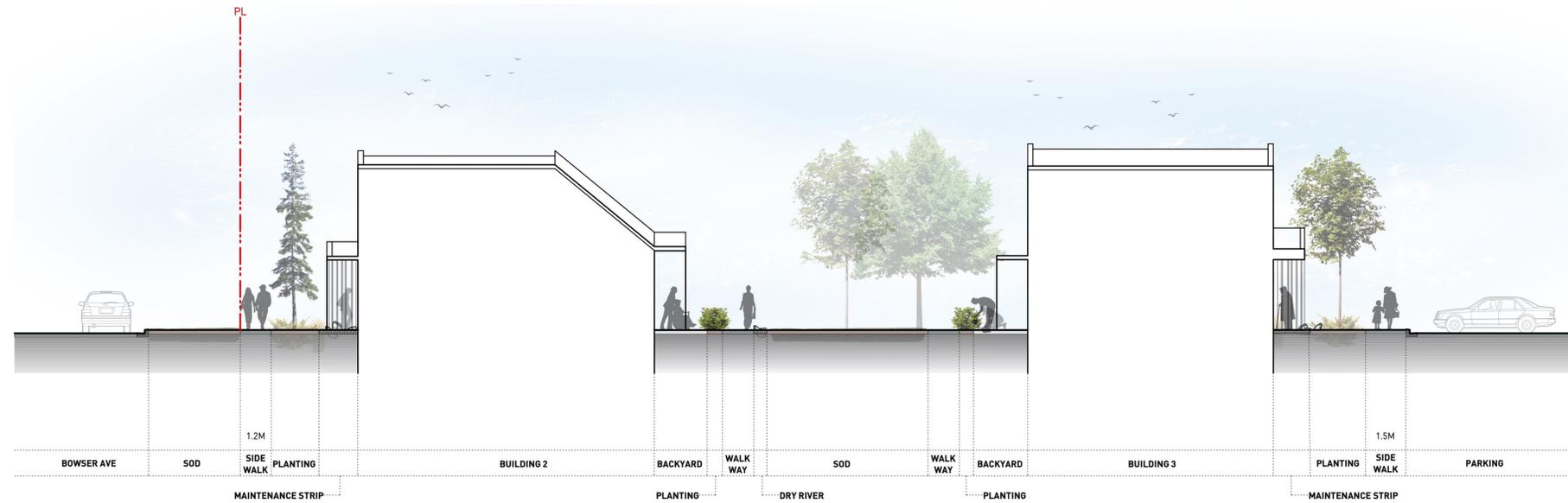
NORTH  SCALE  
**1:200**

PROJECT NO.	18041
DATE	
FILE NAME	18041 PLAN simple DP.vwx
PLOTTED	
DRAWN	JO/BW
REVIEWED	JW

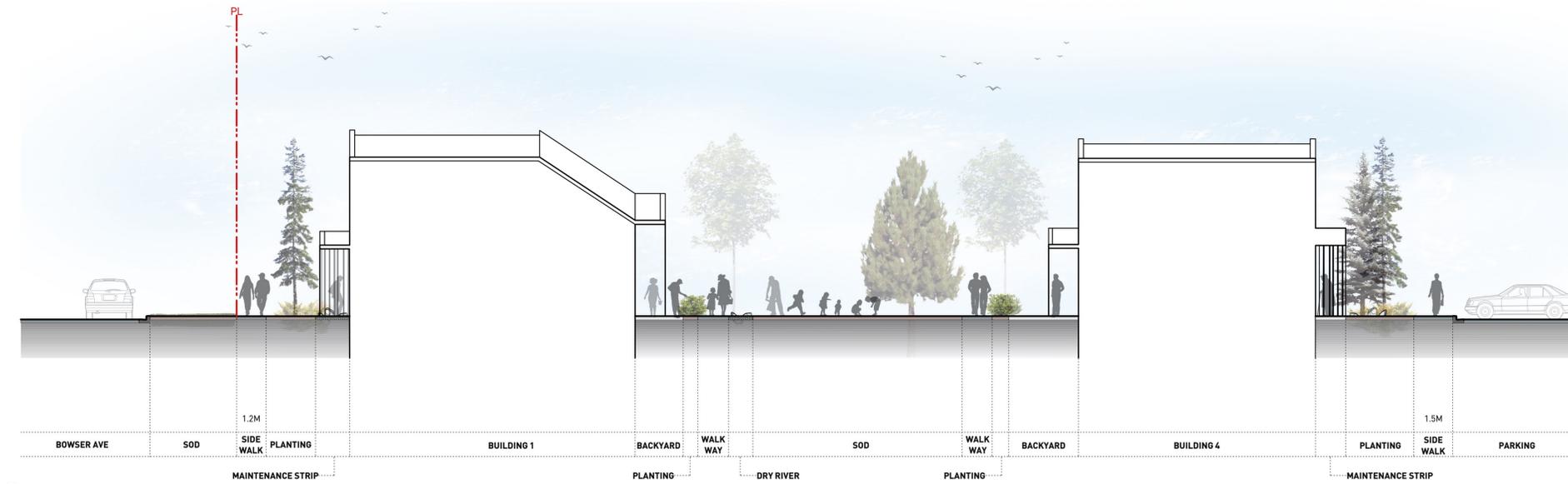
DRAWING  
**L3\_01**

REVISIONS AND ISSUES

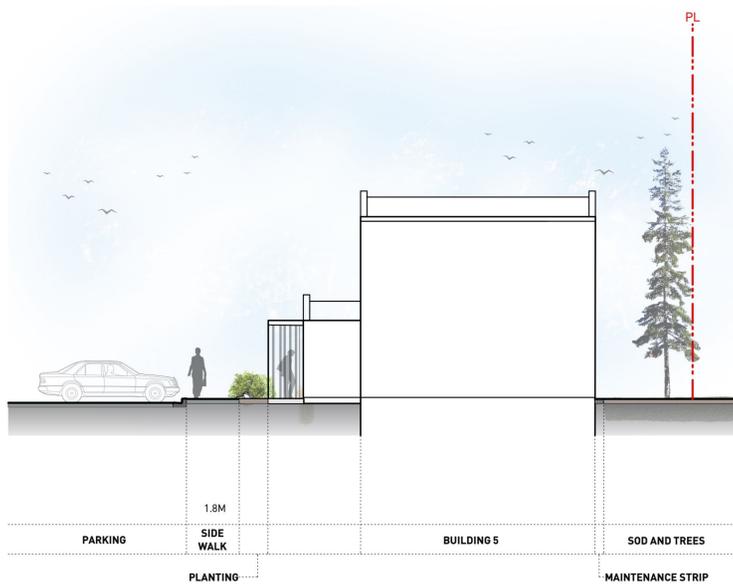
NO.	DATE	DESCRIPTION
C	2020-05-06	REISSUED FOR DP
D	2020-06-01	REISSUED FOR DP
E	2020-08-17	REISSUED FOR DP



1 SECTION 1  
1:100



2 SECTION 2  
1:100



3 SECTION 3  
1:100



KEY PLAN 1:1000

Exhibit "A"  
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 Date: October 5, 2020  
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PROJECT  
**PRINCE GEORGE  
 URBAN VILLAGE**

ADDRESS  
**1919 17TH AVE  
 PRINCE GEORGE, BC**

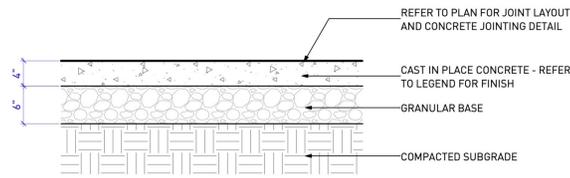
DRAWING TITLE  
**SECTION**

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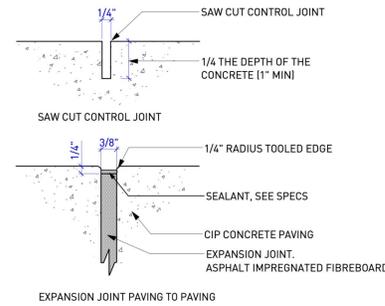
NORTH SCALE

PROJECT NO.	18041
DATE	
FILE NAME	18041 PLAN simple DP.vwx
PLOTTED	
DRAWN	JO/BW
REVIEWED	JW
DRAWING	

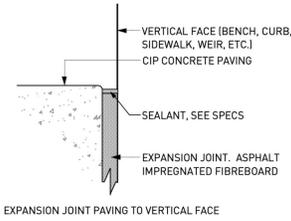
**L4\_01**



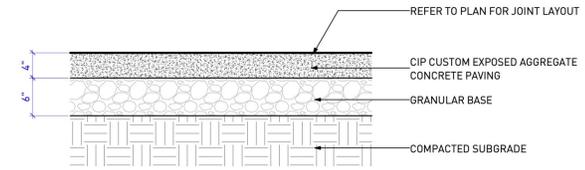
**1 CAST IN PLACE CONCRETE ON GRADE**  
Scale: 1" = 1'-0"



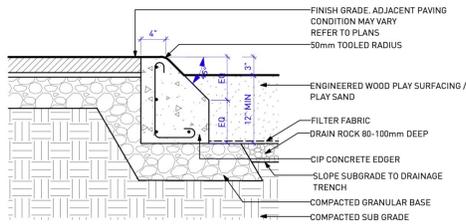
**2 CONTROL AND EXPANSION JOINTS**  
Scale: Half Actual Size



EXPANSION JOINT PAVING TO VERTICAL FACE



**3 EXPOSED AGGREGATE PAVING ON GRADE**  
Scale: 1" = 1'-0"



NOTE:  
1. MIN. COVER OVER REBAR = 50mm

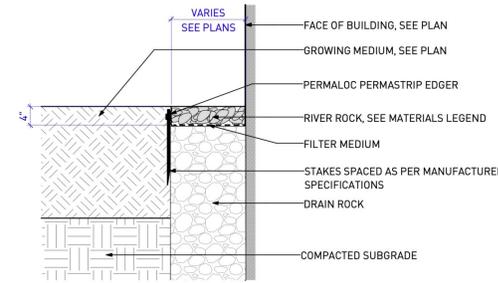
**4 FIBAR PLAY AREA AND PLAY SAND AREA**  
Scale: 1" = 1'-0"

**NOTES:**  
**ENGINEERED WOOD FIBRE PLAY SURFACE SPECIFICATION, FIBAR OR PRE-APPROVED EQUAL.**  
*Accessibility of Surface Systems - ASTM F1951:* Determination of accessibility of surface systems under and around playground equipment.  
*Impact Attenuation - ASTM F1292:* Impact attenuation of surface systems under and around playground equipment.  
*Standard for Engineered Wood Fiber - ASTM F2075:* Minimum characteristics for those factors that determine particle size, consistency, purity and ability to drain.  
*IPEMA Certification:* Manufacturer must provide proof of certification. "In the interest of public playground safety, IPEMA provides an independent laboratory which validates a manufacturer's certification of conformance to ASTM F1292 and ASTM F2075. A list of current validated products, their thickness and critical heights may be viewed at [www.ipema.org](http://www.ipema.org)."

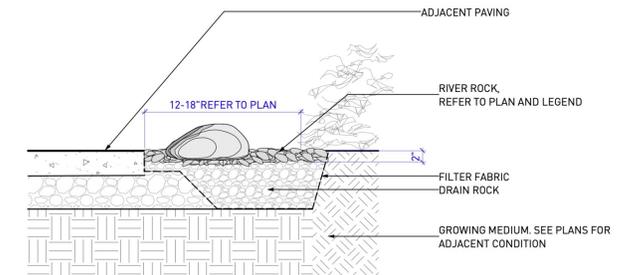
**NOTES:**  
**PLAY SAND:**

PLAY SAND: CLEAN WASHED FINE SAND FREE OF CLAY, ORGANIC MATERIAL AND OTHER DELETERIOUS MATTER. EVENLY GRADED TO MEET THE FOLLOWING REQUIREMENTS

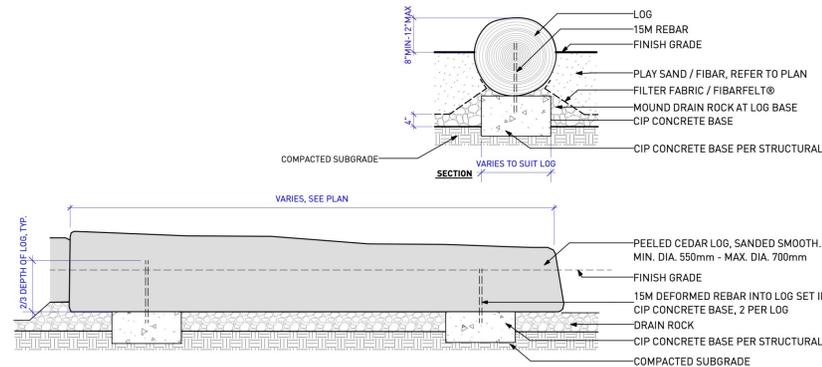
SIEVE SIZE (MM)	SIEVE SIZE (IMPERIAL)	PERCENT PASSING
5.0	4	100
2.5	8	100
1.25	16	99.4
0.63	30	94.2
0.315	50	55.9
0.16	100	11
0.08	200	1.9



**5 DRAIN STRIP AT BUILDING FACE**  
Scale: 1" = 1'-0"

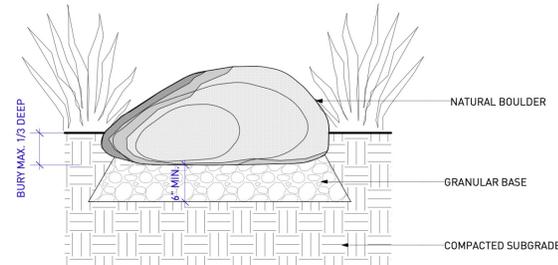


**6 RIVER ROCK DECORATIVE STRIP**  
Scale: 1" = 1'-0"



NOTE:  
1. PROVIDE TWO REPRESENTATIVE SAMPLES FOR FIELD REVIEW BY CONSULTANT PRIOR TO SUPPLY TO SITE.  
2. CONSULTANT TO APPROVE SOURCE OF LOGS.

**7 LOG EDGING**  
Scale: 1/2" = 1'-0"



**NOTES:**  
1. BOULDER TO BE BURIED NO MORE THEN 1/3 DEEP TO ENSURE A MAJORITY OF THE STONE IS EXPOSED.  
2. SHOULD ADDITIONAL BOULDERS BE REQUIRED, SOURCING TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.  
3. FINAL BOULDER LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT

**8 ACCENT BOULDER IN PLANTING**  
Scale: 1" = 1'-0"

**REVISIONS AND ISSUES**

NO.	DATE	DESCRIPTION
C	2020-05-04	ISSUED FOR DP
D	2020-04-01	ISSUED FOR DP
E	2020-04-17	ISSUED FOR DP

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PROJECT  
**PRINCE GEORGE URBAN VILLAGE**

ADDRESS  
**1919 17TH AVE  
PRINCE GEORGE, BC**

DRAWING TITLE  
**DETAILS**

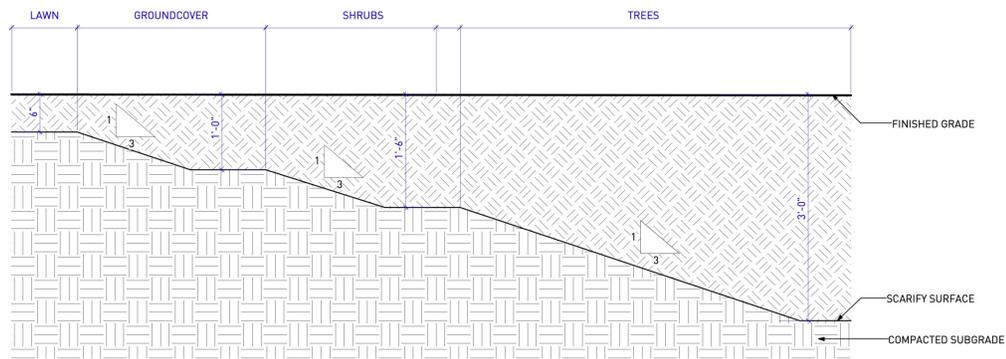
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NORTH SCALE

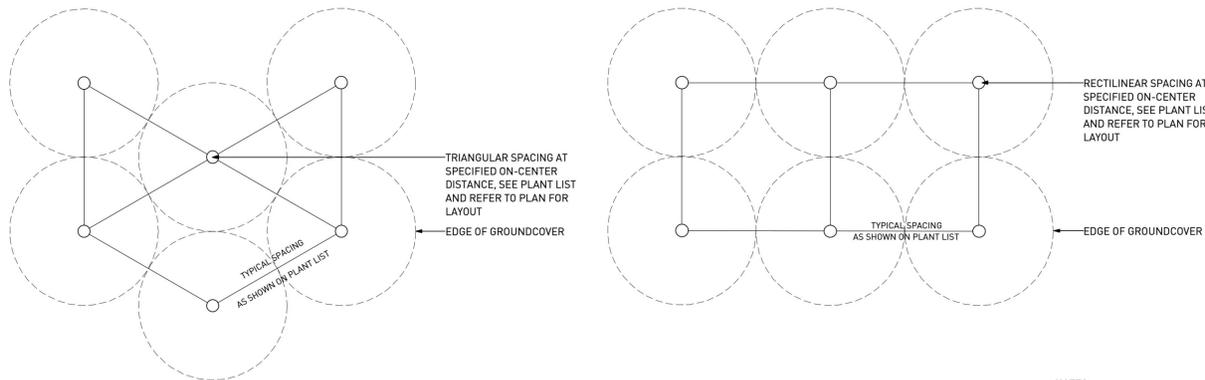
PROJECT NO.	0000
DATE	
FILE NAME	18041 DETAILS for CITY.vwx
PLOTTED	
DRAWN	CB
REVIEWED	
DRAWING	

**L5\_01**

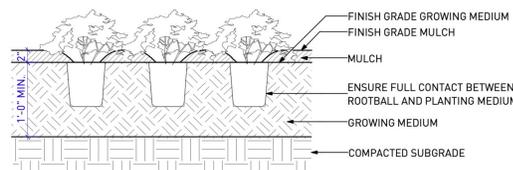
REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
C	2020-05-04	REISSUED FOR DP
D	2020-04-01	REISSUED FOR DP
E	2020-04-17	REISSUED FOR DP



**1 SOIL DEPTH ON GRADE**  
 Scale: 1" = 1'-0"

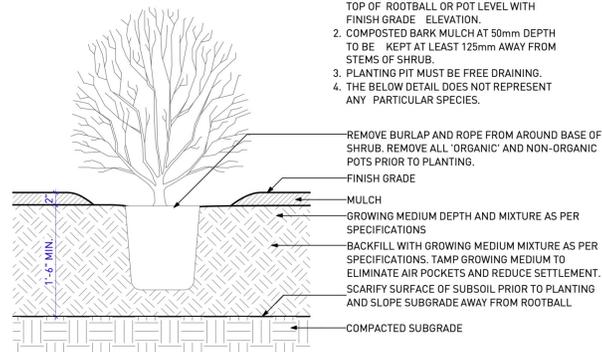


- NOTES:**
1. PLANT TO BE PLANTED WITH TOP OF ROOTBALL LEVEL WITH FINISH GRADE OF GROWING MEDIUM.
  2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS.
  3. PRUNE ANY BROKEN OR DAMAGED BRANCHES AND DOUBLE LEADERS USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES, SEE SPECIFICATIONS.



**2 GROUNDCOVER PLANTING ON GRADE**  
 Scale: 1" = 1'-0"

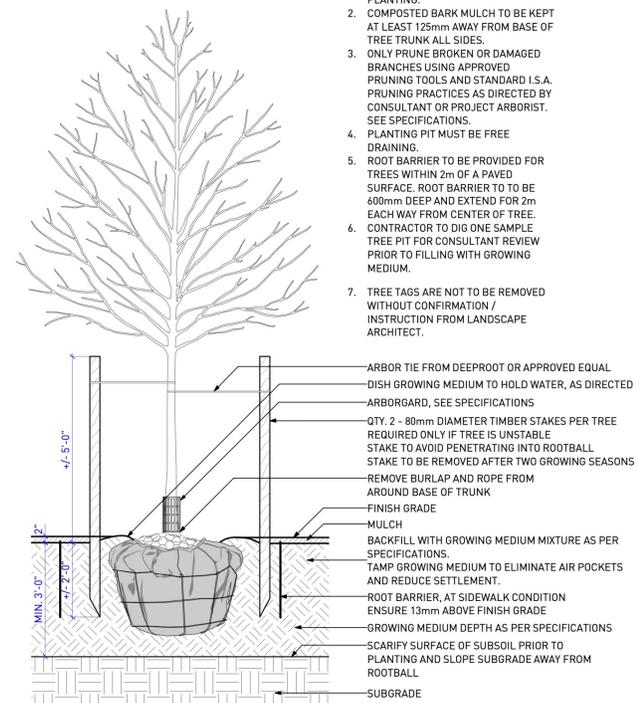
- NOTES:**
1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE ELEVATION.
  2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 125mm AWAY FROM STEMS OF SHRUB.
  3. PLANTING PIT MUST BE FREE DRAINING.
  4. THE BELOW DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.



**3 SHRUB PLANTING ON GRADE**  
 Scale: 1" = 1'-0"

**NOTES:**

1. TREE TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL LEVEL WITH FINISH GRADE ELEVATION. TRUNK FLARE MUST BE VISIBLE AFTER PLANTING.
2. COMPOSTED BARK MULCH TO BE KEPT AT LEAST 125mm AWAY FROM BASE OF TREE TRUNK ALL SIDES.
3. ONLY PRUNE BROKEN OR DAMAGED BRANCHES USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES AS DIRECTED BY CONSULTANT OR PROJECT ARBORIST. SEE SPECIFICATIONS.
4. PLANTING PIT MUST BE FREE DRAINING.
5. ROOT BARRIER TO BE PROVIDED FOR TREES WITHIN 2m OF A PAVED SURFACE. ROOT BARRIER TO BE 400mm DEEP AND EXTEND FOR 2m EACH WAY FROM CENTER OF TREE.
6. CONTRACTOR TO DIG ONE SAMPLE TREE PIT FOR CONSULTANT REVIEW PRIOR TO FILLING WITH GROWING MEDIUM.
7. TREE TAGS ARE NOT TO BE REMOVED WITHOUT CONFIRMATION / INSTRUCTION FROM LANDSCAPE ARCHITECT.



**4 TREE PLANTING ON GRADE**  
 Scale: 1/2" = 1'-0"

Exhibit "A"  
 Application: DP100725  
 Date: October 5, 2020  
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PROJECT  
**PRINCE GEORGE URBAN VILLAGE**

ADDRESS  
**1919 17TH AVE  
 PRINCE GEORGE, BC**

DRAWING TITLE  
**DETAILS**

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NORTH SCALE

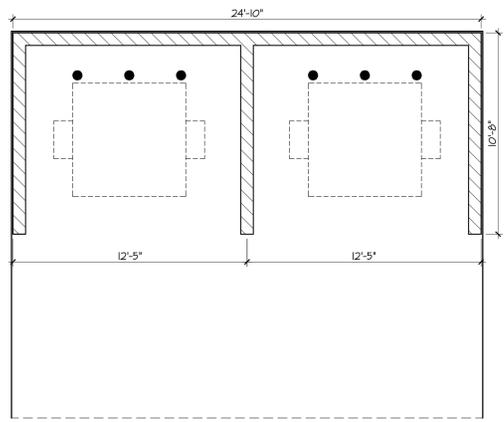
PROJECT NO.	0000
DATE	
FILE NAME	18041 DETAILS for CITY.vwx
PLOTTED	
DRAWN	CB
REVIEWED	
DRAWING	

**L5\_02**

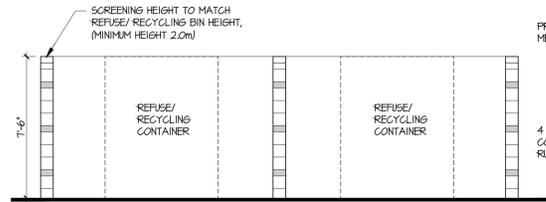
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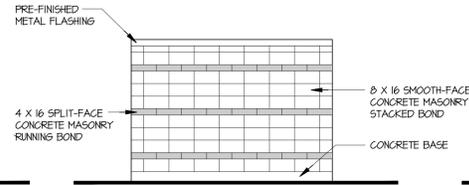
NO. | DATE | ISSUE  
 1 | 2020-06-18 | RE-ISSUED FOR DP



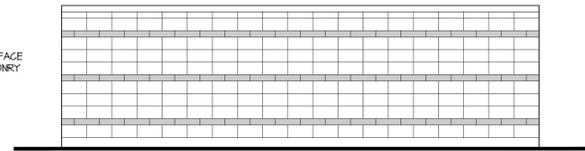
1 GARBAGE/RECYCLING



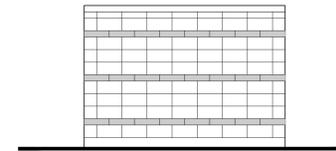
2 GARBAGE/RECYCLING - SOUTH



3 GARBAGE/RECYCLING - WEST



4 GARBAGE/RECYCLING - NORTH



5 GARBAGE/RECYCLING - EAST

NO. | DATE | REVISION



Exhibit "A"  
 Application: DP100725  
 Date: October 5, 2020  
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PROJECT  
 1919 17TH AVENUE

1919 17TH AVENUE  
 PRINCE GEORGE, BC

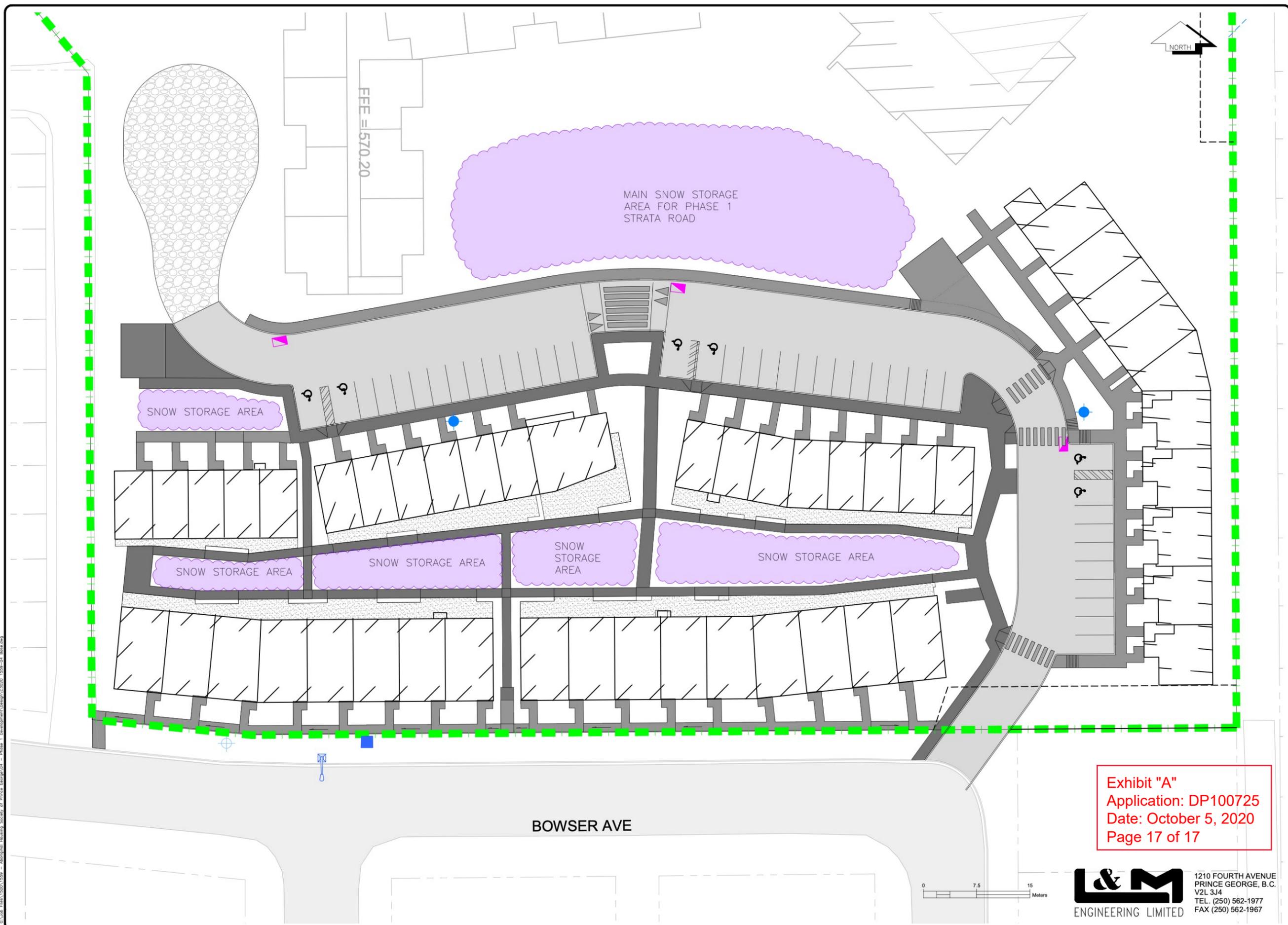
**GARBAGE ENCLOSURE**

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

PROJECT A219457  
 DRAWN CC CHECKED DS  
 SCALE 1/16" = 1'-0"  
 DATE JUNE 6, 20

**A1.02**



EEE = 570.20

MAIN SNOW STORAGE AREA FOR PHASE 1 STRATA ROAD

SNOW STORAGE AREA

BOWSER AVE

Exhibit "A"  
Application: DP100725  
Date: October 5, 2020  
Page 17 of 17



1210 FOURTH AVENUE  
PRINCE GEORGE, B.C.  
V2L 3J4  
TEL. (250) 562-1977  
FAX (250) 562-1967

**LEGEND**

**EXISTING**

- EX. I.P.'s & ISM's
- EX. LEGAL LINE
- EX. LEGAL R.O.W. & EASEMENT
- EX. SANITARY & MANHOLE
- EX. SANITARY FORCE MAIN
- EX. STORM & MANHOLE
- EX. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS
- EX. CATCHBASIN MANHOLE
- EX. FIRE HYDRANT & VALVE ASSEMBLY
- EX. WATERMAIN & VALVE
- EX. BLOW-OFF ASSEMBLY
- EX. CURB STOP
- EX. ROAD & SIDEWALK
- EX. ROAD SIGN(S)
- EX. SHOULDER
- EX. TOP OF SLOPE
- EX. TOE OF SLOPE
- EX. DITCH or SWALE
- EX. FENCE
- EX. OVERHEAD LINES
- EX. UNDERGROUND LINES
- EX. POWER POLE & ANCHOR
- EX. GAS MAIN

**PROPOSED**

- PR. LEGAL LOT
- PR. SANITARY & MANHOLE
- PR. STORM & MANHOLE
- PR. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS
- PR. CATCHBASIN MANHOLE
- PR. FIRE HYDRANT & VALVE ASSEMBLY
- PR. WATERMAIN & VALVE
- PR. GRAVEL SHOULDER
- PR. ASPHALT
- PR. CURB & SIDEWALK
- PR. ROAD SIGN(S)

NO.	DATE	REVISION	DR.



DRAWN:	KP
CHECKED:	TAF
ENGINEER:	TAF
SURVEY FILE:	
DRAWING FILE:	C3D20 1559-04 Base.dwg
CORRESPONDENCE:	CPG
GRID:	
DATE:	NOVEMBER 2019
SCALES:	1:250 HALF 1:500

ABORIGINAL HOUSING SOCIETY  
OF PRINCE GEORGE  
17TH AVENUE VILLAGE  
SNOW MANAGEMENT PLAN

CONSULTANTS PROJECT No.  
**1559-04**  
DRAWING No.  
**SMP:01**

SHEET No.	REV. No.
1 OF 1	1

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