

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 MYAKOLA HOUSING SOCIETY 104-550 GOLDSTREAM AVENUE VICTORIA, BC V8B 2W1 TEL: 250-540-0204	FUNDING AGENCY BC HOUSING 1101-4595 KINGSWAY VANCOUVER, BC V6H 4V8 TEL: 604-664-7710	ARCHITECT DYS ARCHITECTURE 260-1710 BURRARD STREET VANCOUVER, BC V6J 3G7 TEL: 604-664-7710 FAX: 604-664-6624	STRUCTURAL WEP CANADA INC. 1000-840 HOWE STREET VANCOUVER, BC V6Z 2S4 TEL: 604-685-4381	MECHANICAL WEP 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: 250-540-4304	CIVIL L & M ENGINEERING LTD. 1201 WEST PENDER STREET VANCOUVER, BC V6E 2V2 TEL: 250-562-1111 FAX: 250-562-1161	LANDSCAPE PXL PARTNERSHIP LANDSCAPE ARCHITECTS INC. 5TH FLOOR, EAST ASIATIC HOUSE 1201 WEST PENDER STREET VANCOUVER, BC V6E 2V2 TEL: 604-688-6111 FAX: 604-688-6112	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 (10,535sm)	
FSR:	1.1	
CURRENT ZONING:	RM3 & RM5	
PROPOSED ZONING:	RM5	
SITE COVERAGE		
ALLOWABLE (55%)	62,571 SF (5,744sm)	PROPOSED (23%) 33,047 SF (3,070sm)
USABLE OPEN SPACE:		
21,636 SF (2,010sm)-REQ'D	31,801 SF (3,413sm)	
UNITS PER ACRE/HECTARE:		
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	
WEST SIDE	10'-0" (3.05m)	10'-10" (3.30m)
EAST SIDE	10'-0" (3.05m)	10'-8" (3.25m)
BUILDING HEIGHT		
ALLOWABLE	MAX. 44.2' (15m)	4 STOREYS
PROPOSED	20.33' (6.2m)	2 STOREYS
PARKING		
REQUIRED	PROPOSED	
ON-SITE RESIDENTIAL	83	40 STALLS
SMALL CARS (MAX 20%)	0	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		

CLIENT



NO.	DATE	ISSUE
1	2019-09-23	18CH SCHEMATIC REVIEW
2	2020-02-04	18CH 50% REVIEW
3	2020-02-19	ISSUED FOR DP
4	2020-06-18	IRE-ISSUED FOR DP

NO. | DATE | REVISION



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	ft²/ unit or room	# of units	Total ft²	Total m²
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	1	574.4	53.4
Summary					
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 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
Total Units	50

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
Combined Total Area	58,860.70 SF

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

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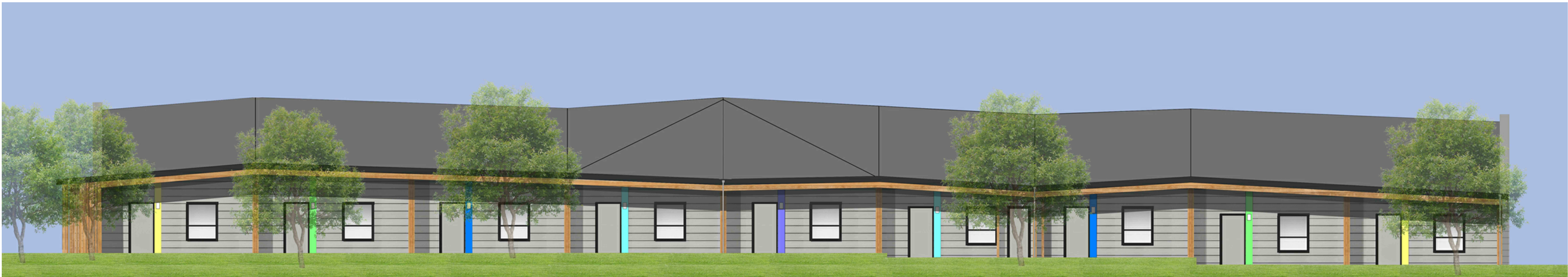


NO. | DATE | ISSUE

NO. | DATE | REVISION



1 SOUTH ELEVATION



2 NORTH ELEVATION



3 EAST ELEVATION

DESIGN RATIONALE

PHASE 1 DESIGN RATIONALE

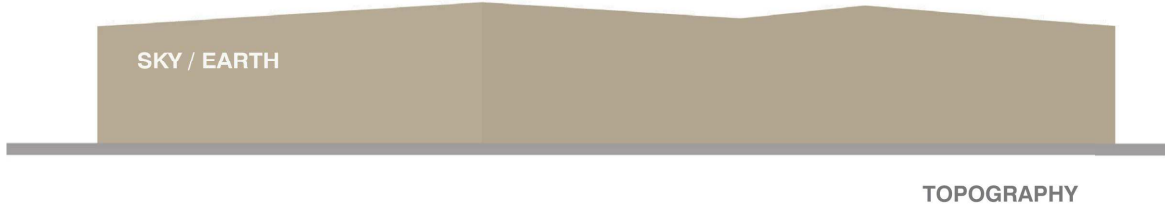
The first phase of development consists of five buildings providing 50 homes for families. The buildings are 2 storeys in height to provide a transition from the adjacent existing single family residences. For the benefit of the families that will reside here each home has direct access to the outdoor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

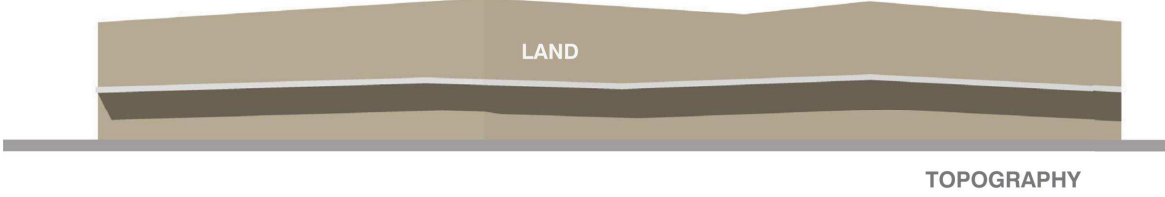
1. The built forms should be a backdrop reflecting the organic character of the site

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



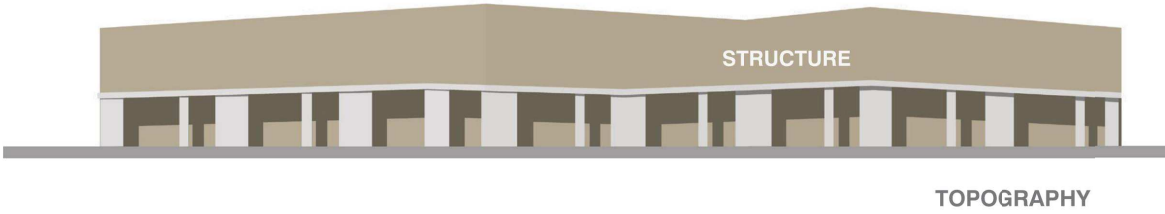
2. The buildings should have elements that emphasize the human scale of the community

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



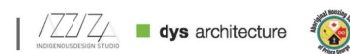
3. Enhance the connection of the building forms to the land

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



| 1919 17TH AVENUE | AHSPG | DESIGN RATIONALE

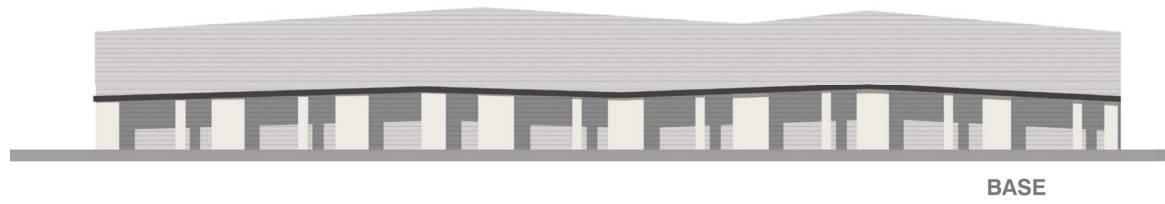
| 1919 17TH AVENUE PRINCE GEORGE, BRITISH COLUMBIA, CANADA



DESIGN RATIONALE

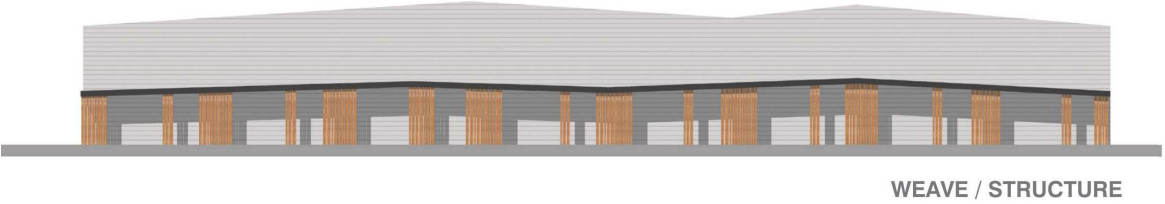
4. The building typology should be the foundation for all the buildings across the site

- 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



| 1919 17TH AVENUE | AHSPG | DESIGN RATIONALE

| 1919 17TH AVENUE PRINCE GEORGE, BRITISH COLUMBIA, CANADA

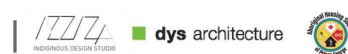


Exhibit "A"
Application: DP100725
Date: October 5, 2020
Page 2 of 17

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

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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
Date: October 5, 2020
Page 3 of 17

PROJECT

1919 17TH AVENUE

1919 17TH AVENUE
PRINCE GEORGE, BC

BLDG 2
COLOURED ELEVATIONS
& 3D VIEWS

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PROJECT A219457
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A0.02

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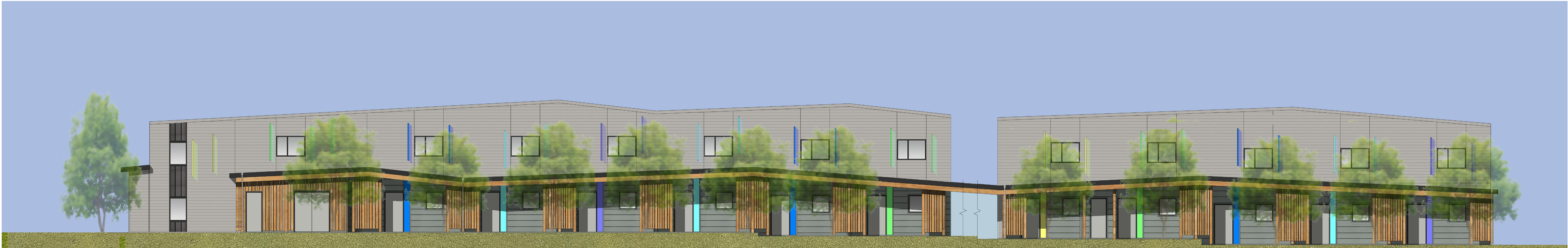


NO. | DATE | ISSUE
1 | 2019-09-23|BCH SCHEMATIC REVIEW

NO. | DATE | REVISION



1 SOUTH ELEVATION



2 NORTH ELEVATION



3 WEST ELEVATION



4 EAST ELEVATION

Exhibit "A"
Application: DP100725
Date: October 5, 2020
Page 4 of 17

PROJECT

1919 17TH AVENUE

1919 17TH AVENUE
PRINCE GEORGE, BC

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

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SCALE NTS
DATE AUG. 13, 2020



A0.04

CLIENT



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

NO.	DATE	REVISION
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1 NORTH ELEVATION



2 SOUTH ELEVATION



3 EAST ELEVATION



WEST ELEVATION

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

PROJECT

1919 17TH AVENUE

1919 17TH AVENUE
PRINCE GEORGE, BC

BLDG 4
COLOURED ELEVATIONS

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PROJECT	A219457
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SCALE	NTS
DATE	AUG. 13, 2020



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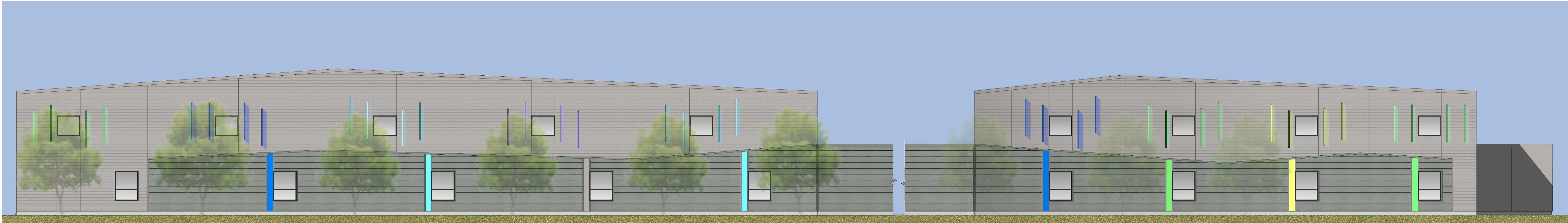


NO. | DATE | ISSUE
1 | 2019-09-23 | BCH SCHEMATIC REVIEW

NO. | DATE | REVISION



1 WEST ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION



4 SOUTH ELEVATION

Exhibit "A"
Application: DP100725
Date: October 5, 2020
Page 6 of 17

PROJECT

1919 17TH AVENUE

1919 17TH AVENUE
PRINCE GEORGE, BC

**BLDG 5
COLOURED ELEVATIONS**

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DATE AUG. 13, 2020



A0.03

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1 | 2020-02-19 | ISSUED FOR DP

NO. | DATE | REVISION



Exhibit "A"
Application: DP100725
Date: October 5, 2020
Page 7 of 17

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

ACCENT GLASS FINS
NORTHERN LIGHTS



ACCENT ENTRY
DOOR PANEL

FIBER CEMENT - LAP SIDING
PEARL GRAY - WOOD GRAIN



METAL PANEL - STANDING SEAM
MATTE BLACK

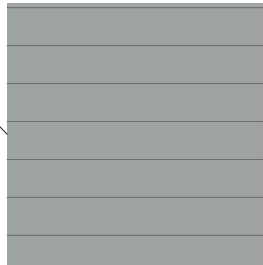


FIBER CEMENT - LAP SIDING
LIGHT MIST - WOOD GRAIN

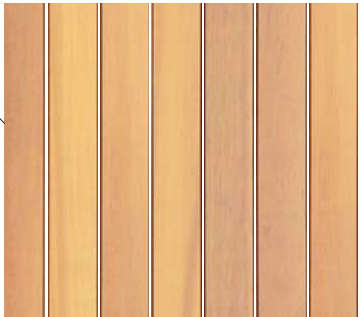


RENDERING

METAL PANELS - STANDING SEAM
REGENT GREY



WOOD SCREEN



VINYL WINDOW FRAMES
MATTE BLACK



PAINTED FASCIA
MATTE BLACK



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.



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dys architecture



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
Page 8 of 17

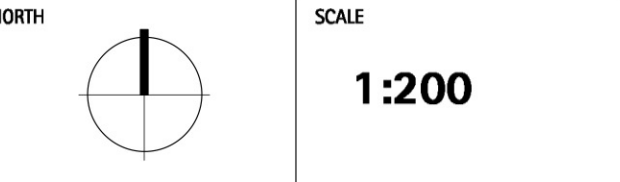


PROJECT
PRINCE GEORGE
URBAN VILLAGE

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	
TYPE A	
	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
TYPE B	
	11% LGL - Ledum groenlandicum 11% VAV - Vaccinium myrtilloides 11% PAA - Pyrola aserifolia 11% MAC - Mahonia aquifolium 'Compacta' 12% MAS - Matteuccia struthiopteris 11% JUC - Juniperus communis 11% LDI - Lonicera involucrata 11% SHC - Shepherdia canadensis 11% ACM - Achillea millefolium



Cornus sericea



Cornus sericea



Fragaria virginiana



Vaccinium caespitosum



Ledum groenlandicum



Arctostaphylos uva-ursi



Vaccinium membranaceum



Empetrum nigrum



Ledum groenlandicum



Vaccinium myrtilloides



Pyrola aserifolia



Mahonia aquifolium 'Compacta'



Matteuccia struthiopteris



Juniperus communis



Lonicera involucrata



Shepherdia canadensis



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.

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

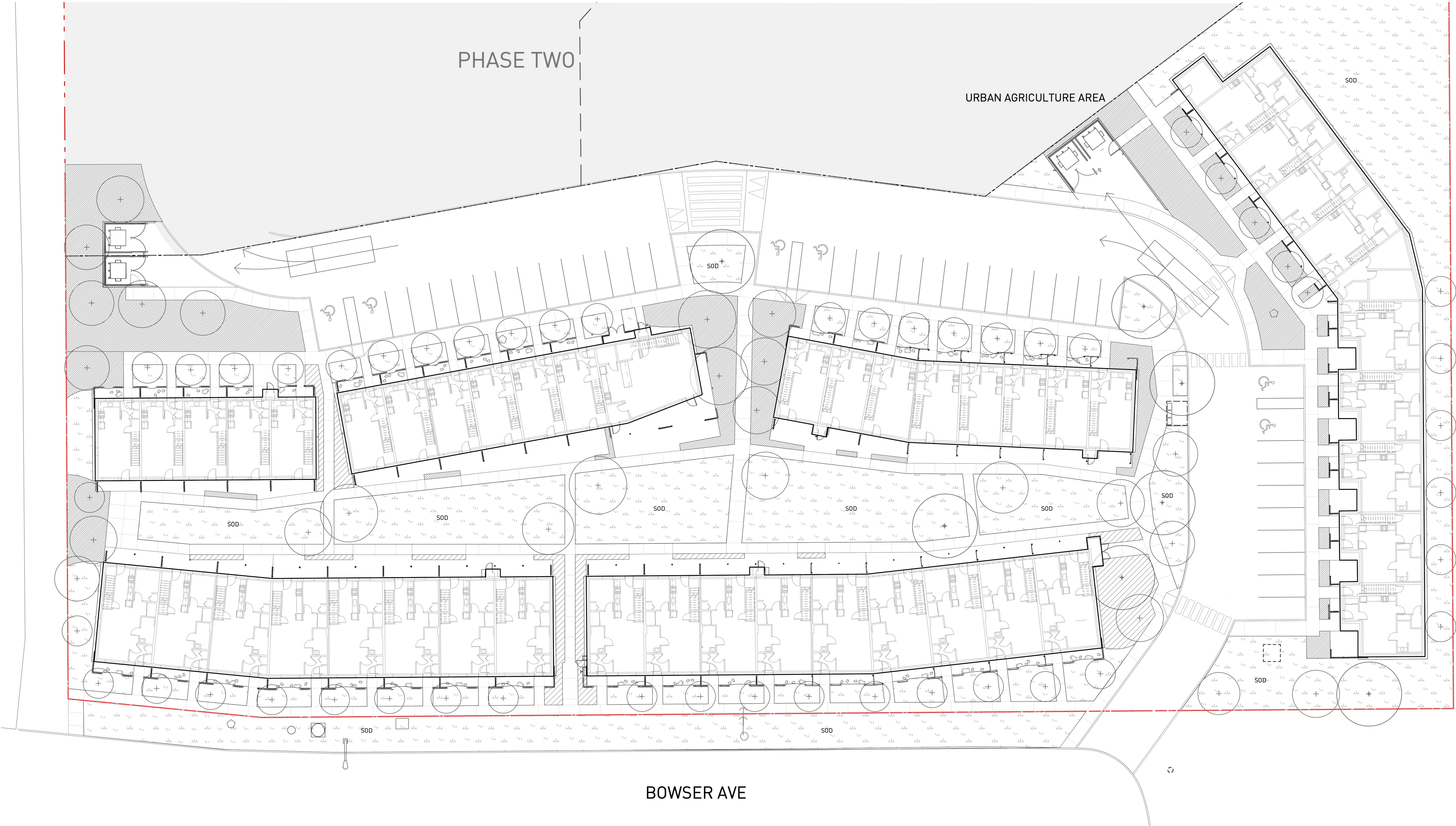


Exhibit "A"
Application: DP100725
Date: October 5, 2020
Page 9 of 17

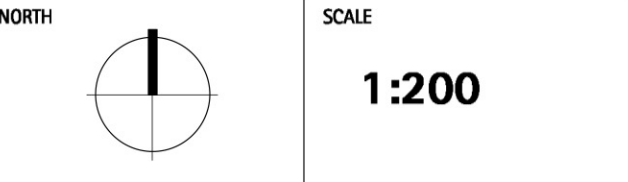


PROJECT
**PRINCE GEORGE
URBAN VILLAGE**

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

DRAWING TITLE
SHRUB PLANTING PLAN

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

L2_01

Abies lasiocarpa

Acer rubrum 'Armstrong'

Acer rubrum 'Bowhall'

Amelanchier x grandiflora 'Autumn Brilliance'

Fraxinus americana 'Autumn Blaze'

Picea abies

Picea glauca

Pinus sylvestris

1. 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.

2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.

3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.

4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.

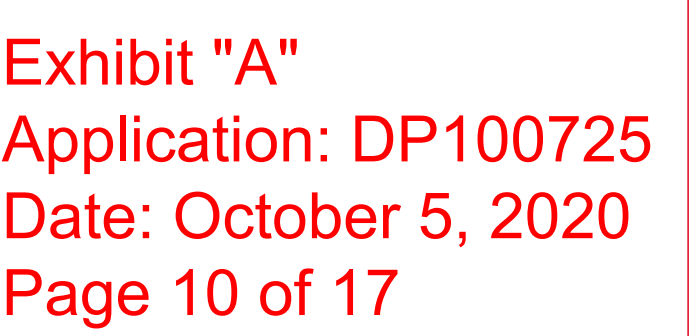
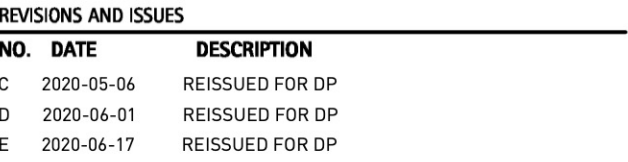
5. PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.

6. 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.

7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.

9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFORMED WITH THE CONSULTANT WILL BE REJECTED.



PROJECT

PRINCE GEORGE URBAN VILLAGE

919 17TH AVE
PRINCE GEORGE, BC

TREE PLANTING PLAN

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NORTH



SCALE

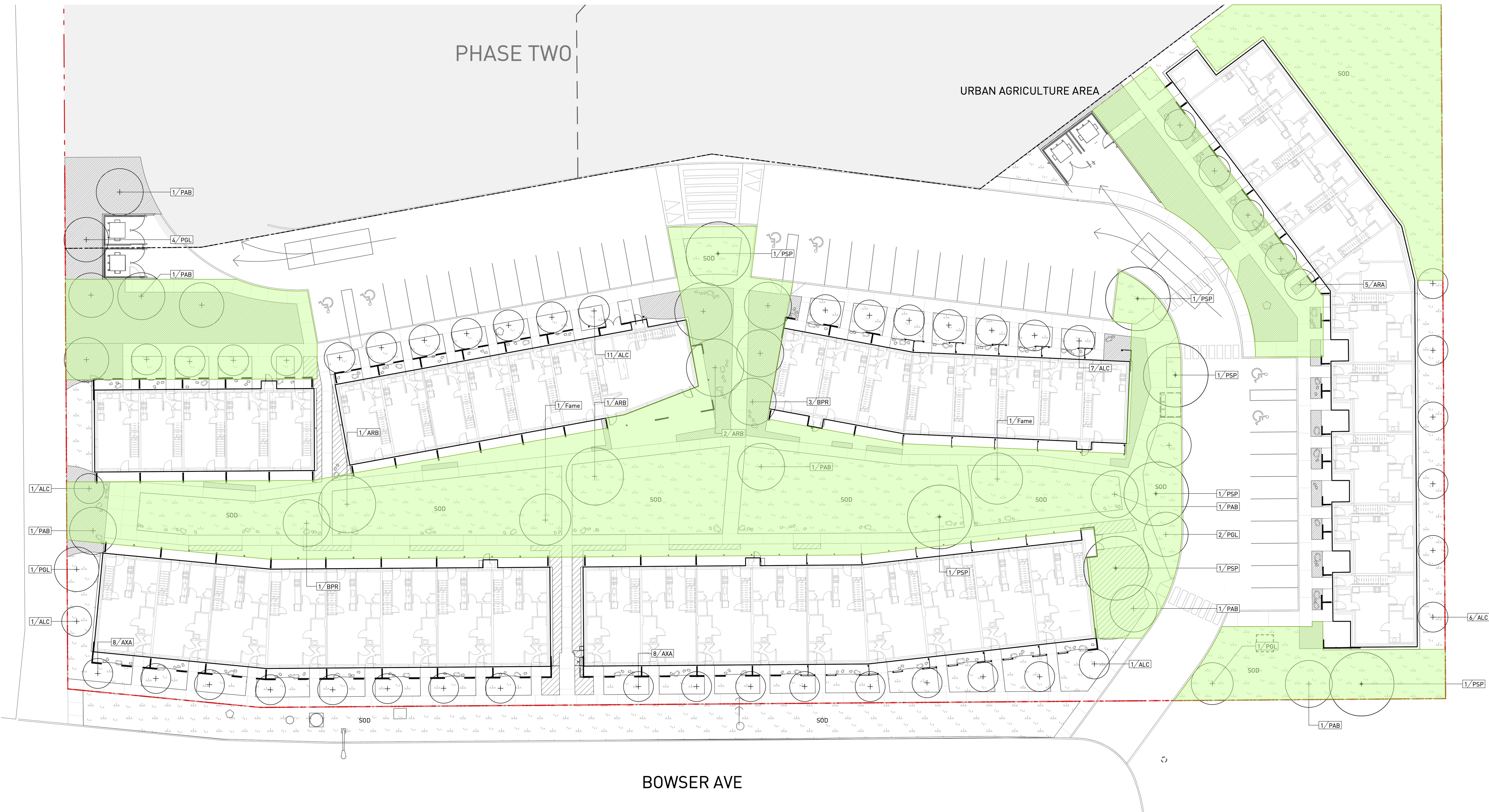
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PROJECT NO.	18041		
DATE			
FILE NAME	18041 PLAN simple DP.vwx		
PLOTTED			
DRAWN	JO/BW	REVIEWED	JW
DRAWING			

L2_02

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
Trees						
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 [or 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
Shrubs						
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
LDI	36	Loniceria involucrata	Bearberry 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
Ground Cover						
AUU	199	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	38cm [15"]	15cm [6"] leads, Mimimum 3 leads, nursery grown
FRV	199	Fragaria virginiana	Virginia Strawberry	#1 pot	30cm [12"]	Well established, nursery grown
Perennials						
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
Ferns						
MAS	38	Matteuccia struthiopteris	Ostrich Fern	#1 pot	60 cm [24"]	Well established



PWL partnership

PWL Partnership Landscape Architects Inc.
5th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2

www.pwlpartnership.com
T 604.688.6111
F 604.688.6112

dys architecture

INDIGENOUS DESIGN STUDIO

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

Exhibit "A"
Application: DP100725
Date: October 5, 2020
Page 11 of 17



PROJECT

PRINCE GEORGE URBAN VILLAGE


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		
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DRAWN	JO/BW	REVIEWED	JW
DRAWING			

L2_03

DESIGN BUILD IRRIGATION SYSTEM

GENERAL NOTES

- | | |
|---|--|
| 1. 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. | 5. 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. |
| 2. AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED AS "DESIGN BUILD". REFER TO SPECIFICATIONS FOR DESIGN AND SUBMISSION REQUIREMENTS. | 6. IRRIGATION SUB-TUB 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. |
| 3. 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. | 7. 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. |
| 4. 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. | 8. CONTRACTOR TO COORDINATE CONTROLLER CONNECTION TO ELECTRICAL SUPPLY WITH ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL ENGINEER'S DRAWINGS. |
| | 9. IRRIGATION SYSTEM TO PROVIDE FULL HEAD TO HEAD COVERAGE. |

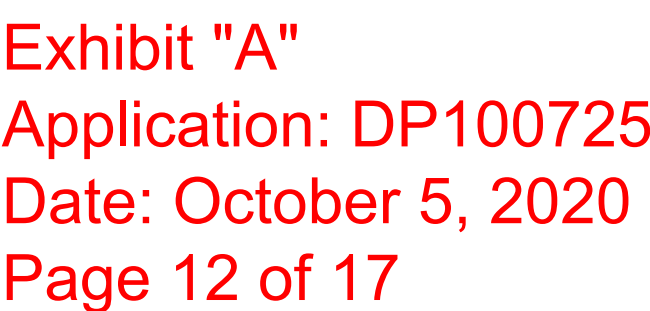
NOTE:
REFER TO MECHANICAL DRAWINGS FOR HOSEBIB LOCATIONS AT INDIVIDUAL UNITS



 **dys** architecture



REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
C	2020-05-06	REISSUED FOR DISSEMINATION
D	2020-06-01	REISSUED FOR DISSEMINATION
E	2020-06-17	REISSUED FOR DISSEMINATION



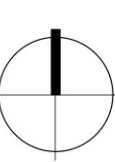
PROJECT

PRINCE GEORGE URBAN VILLAGE

919 17TH AVE
PRINCE GEORGE, BC

IRRIGATION PLAN

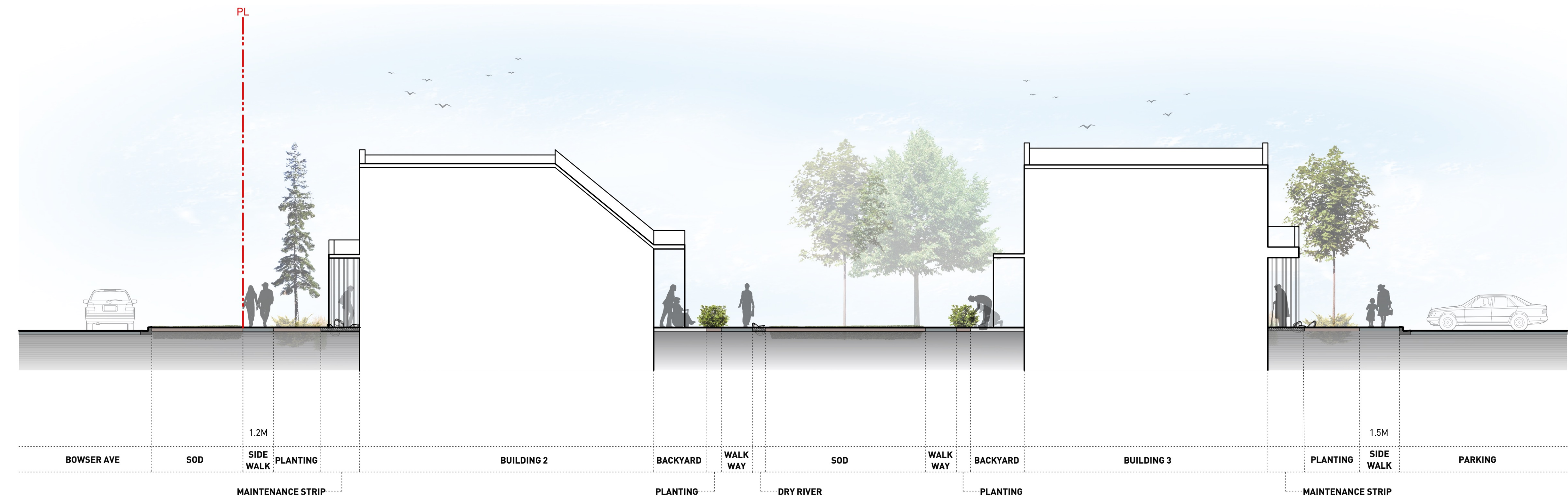
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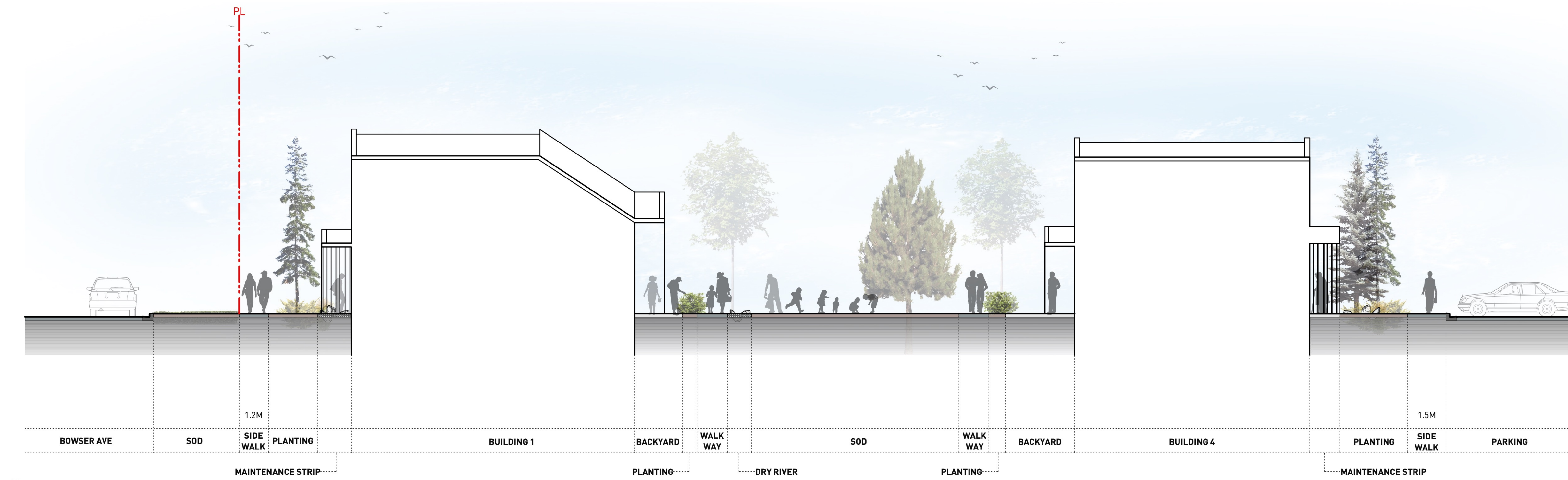
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DATE		
FILE NAME	18041 PLAN simple DP.vwx	
PLOTTED		
DRAWN	JO/BW	REVIEWED
DRAWING		

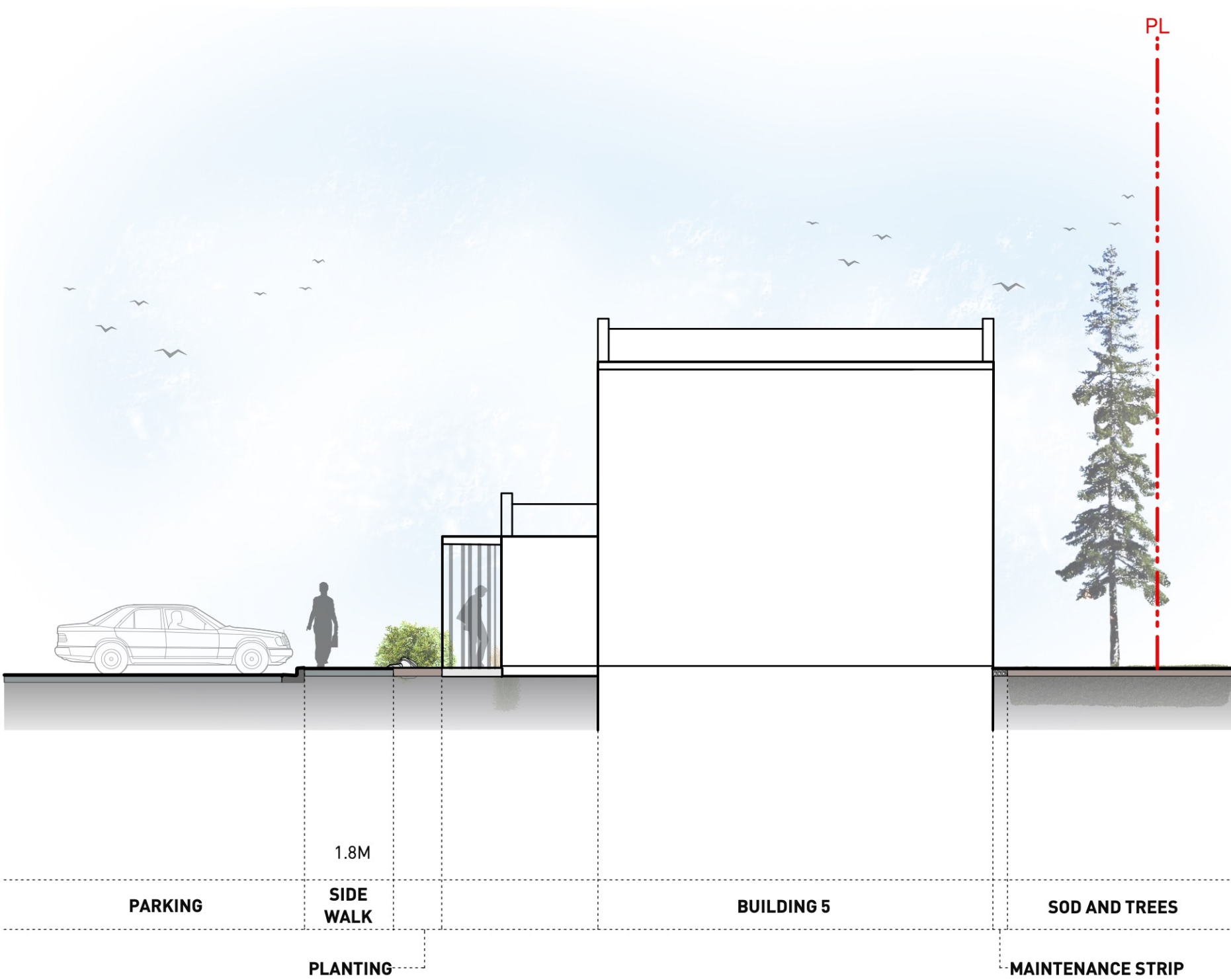
L3_01



1 SECTION 1
1:100



2 SECTION 2
1:100



3 SECTION 3
1:100



KEY PLAN 1:1000

REVISIONS AND ISSUES	
NO.	DATE
C	2020-05-06
D	2020-06-01
E	2020-08-17

Exhibit "A"
Application: DP100725
Date: October 5, 2020
Page 13 of 17



**PRINCE GEORGE
URBAN VILLAGE**

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

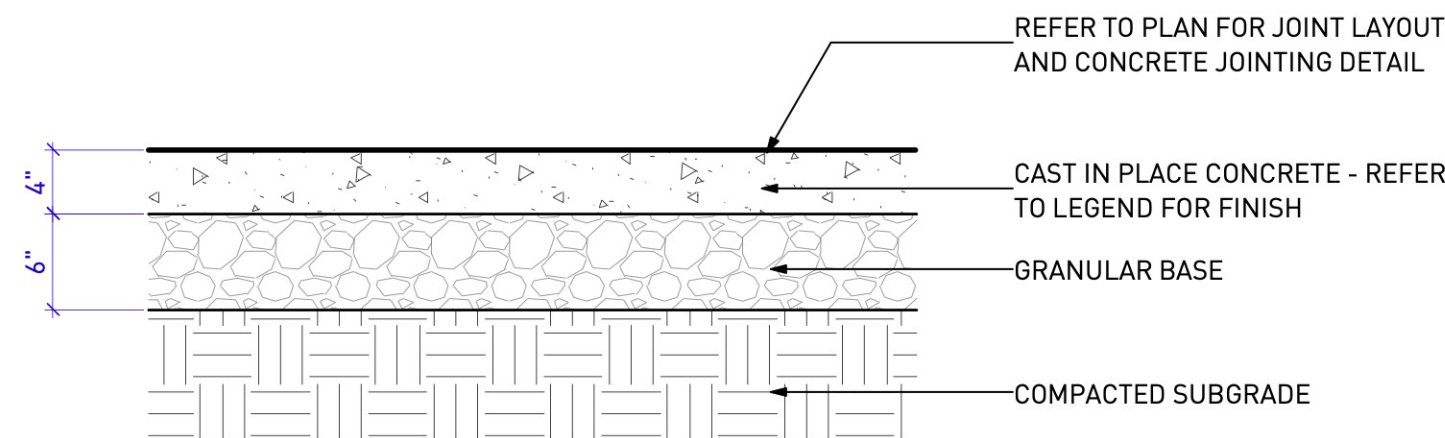
SECTION

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NORTH SCALE

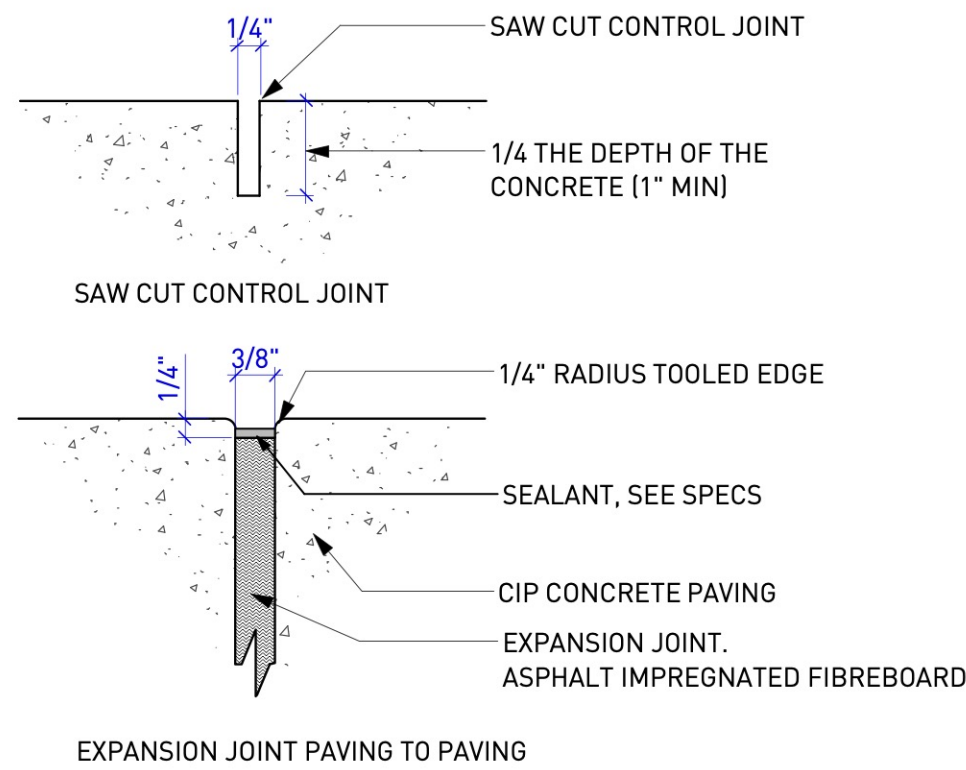
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DATE	
FILE NAME	18041 PLAN simple DP.vwx
PLOTTED	
DRAWN	JO/BW
REVIEWED	JW
DRAWING	

L4_01



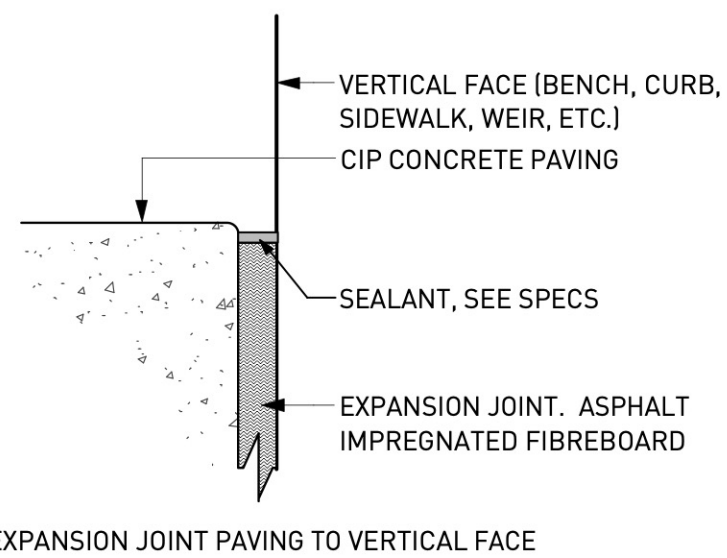
1 CAST IN PLACE CONCRETE ON GRADE

Scale: 1" = 1'-0"

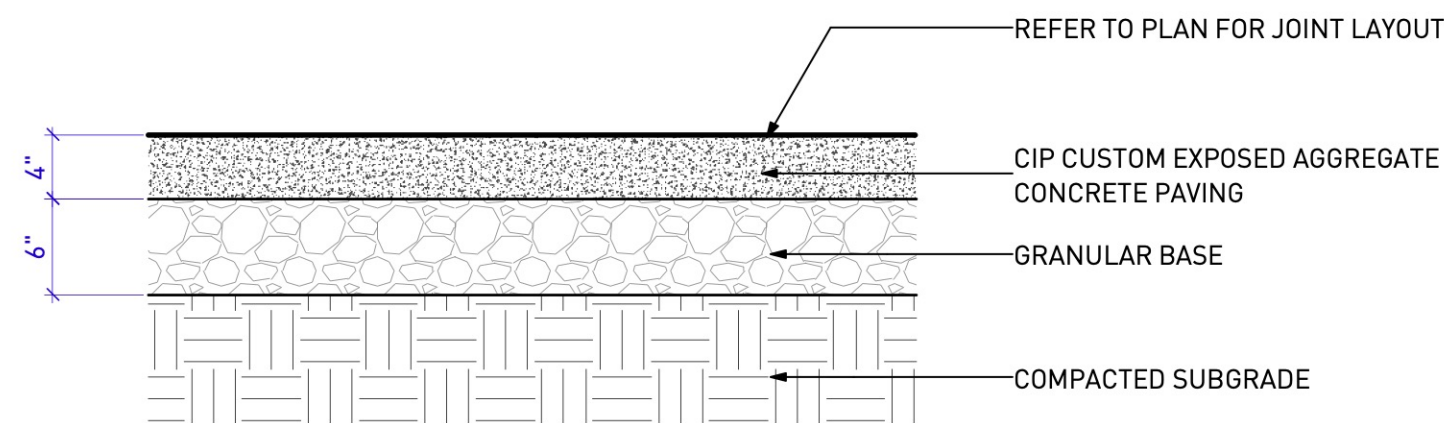


2 CONTROL AND EXPANSION JOINTS

Scale: Half Actual Size

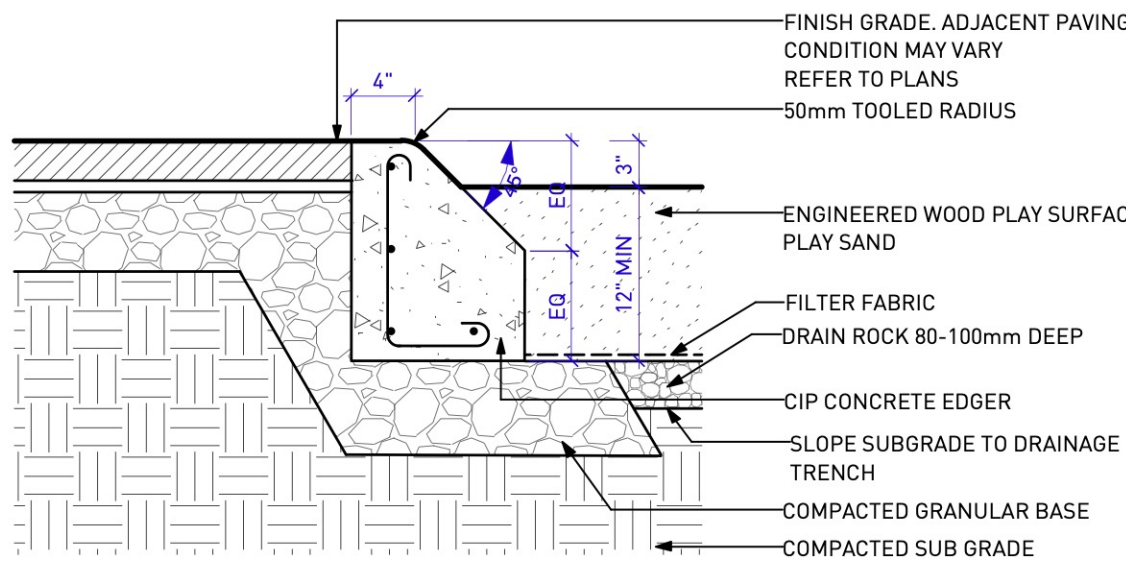


EXPANSION JOINT PAVING TO VERTICAL FACE



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.

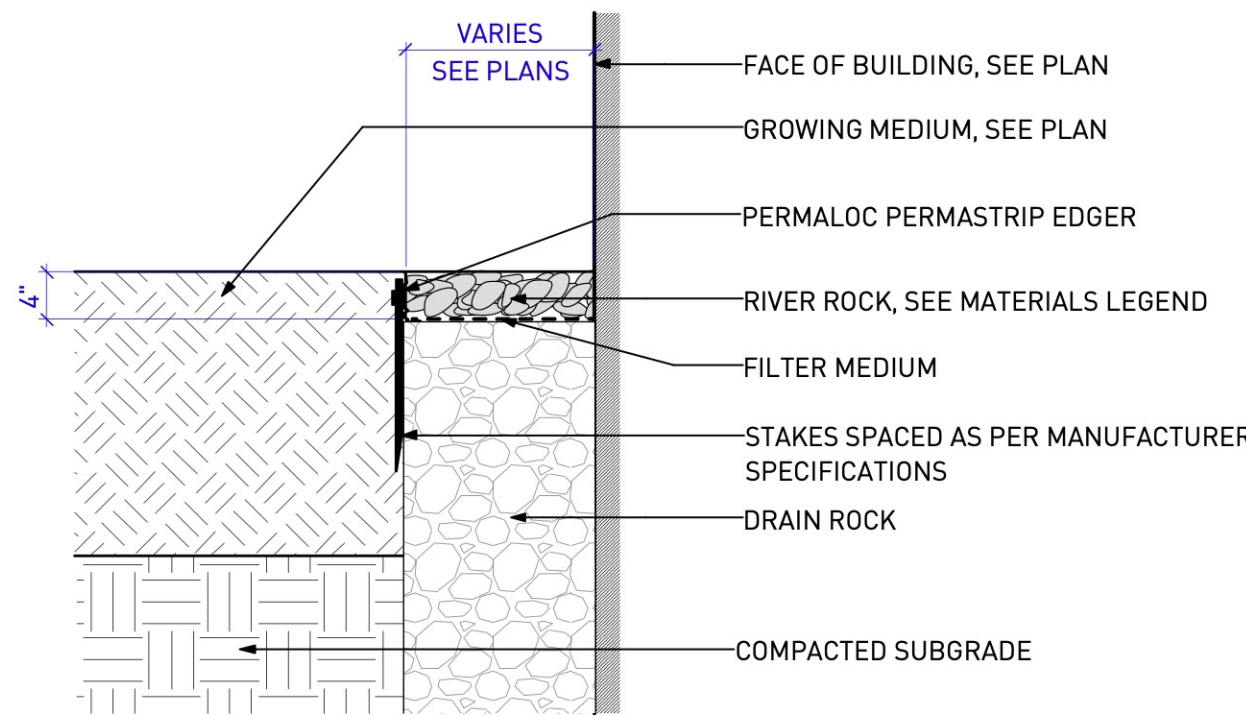
Impact Attenuation - ASTM F1292: Impact attenuation of surface systems under and around playground equipment.

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."

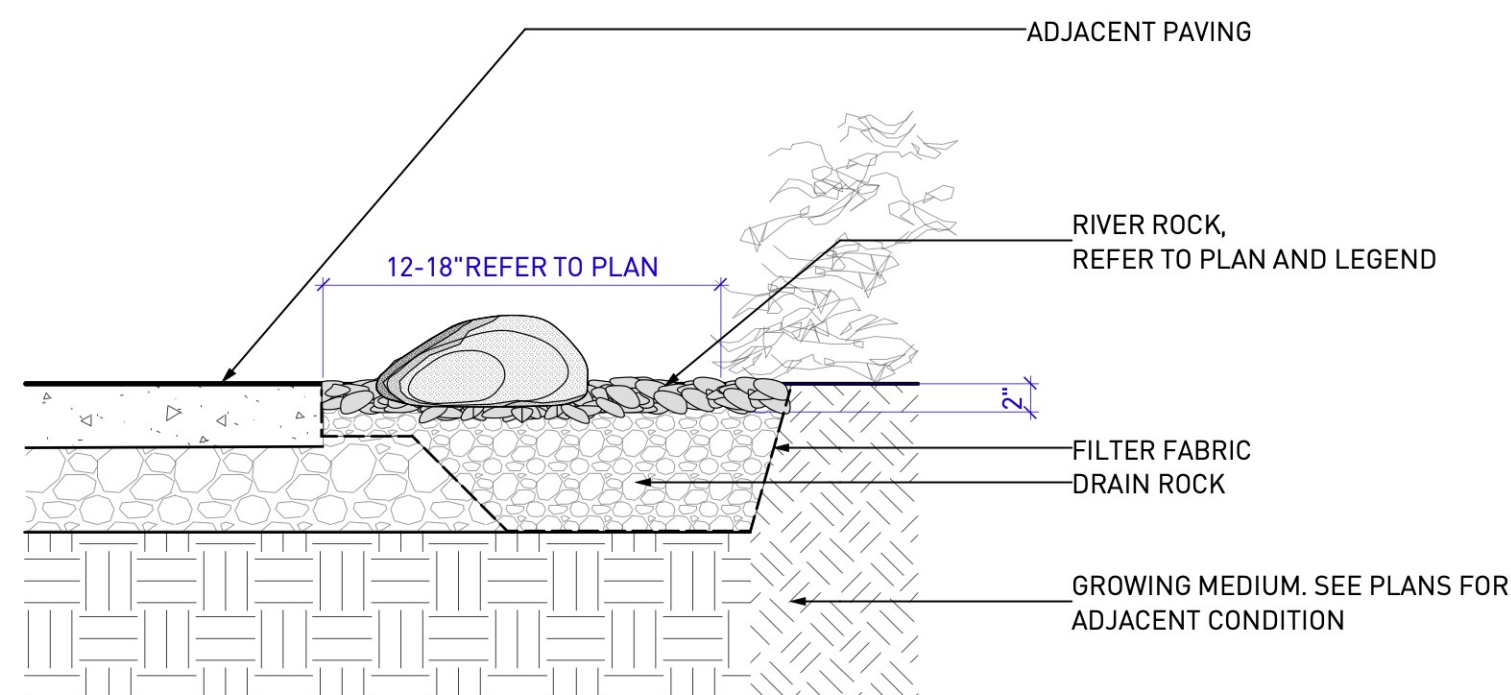
NOTES:
PLAY SAND:

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



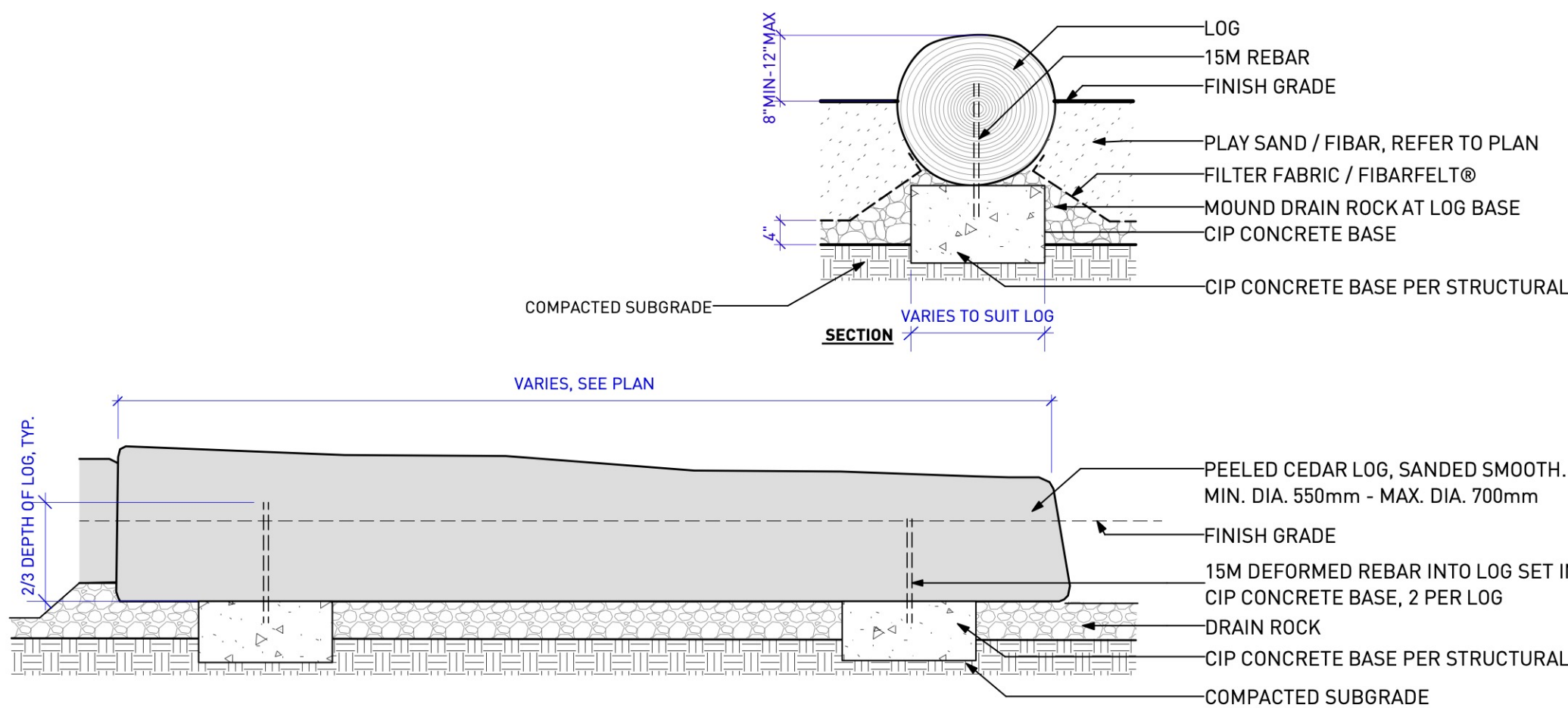
5 DRAIN STRIP AT BUILDING FACE

Scale: 1" = 1'-0"



6 RIVER ROCK DECORATIVE STRIP

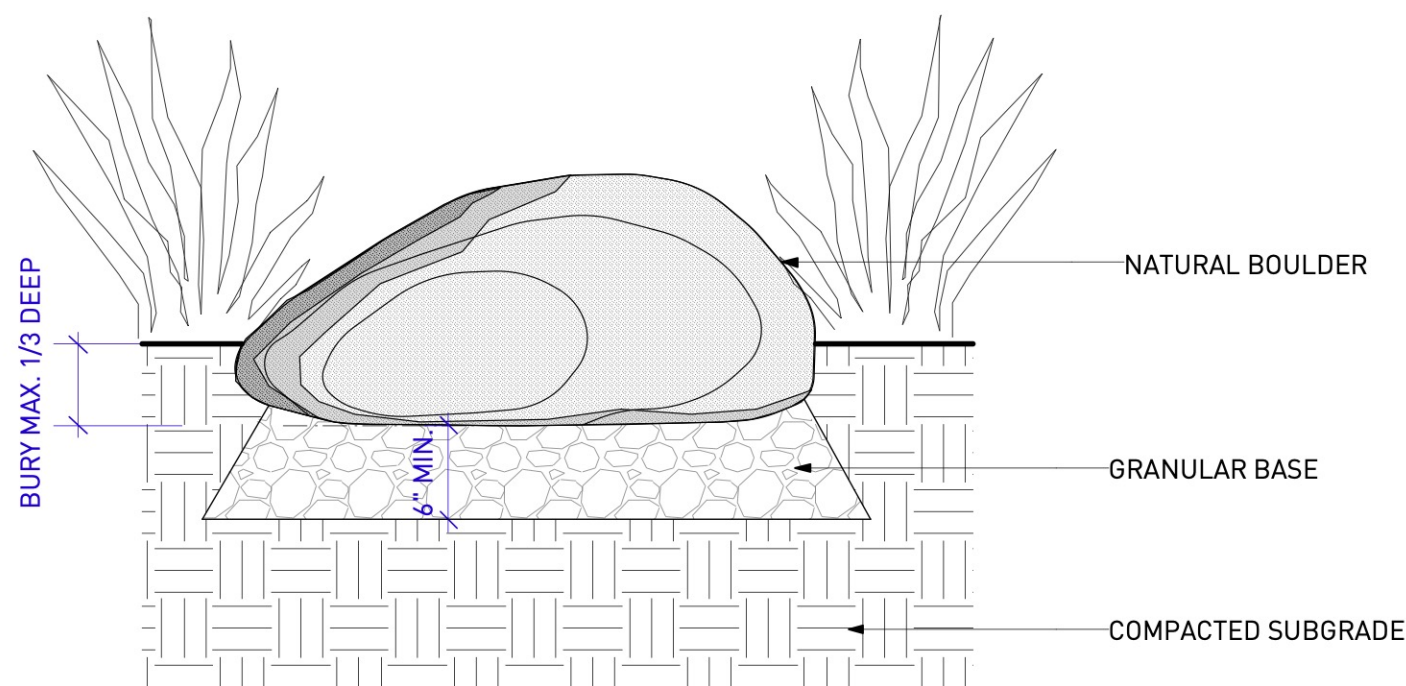
Scale: 1" = 1'-0"



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"

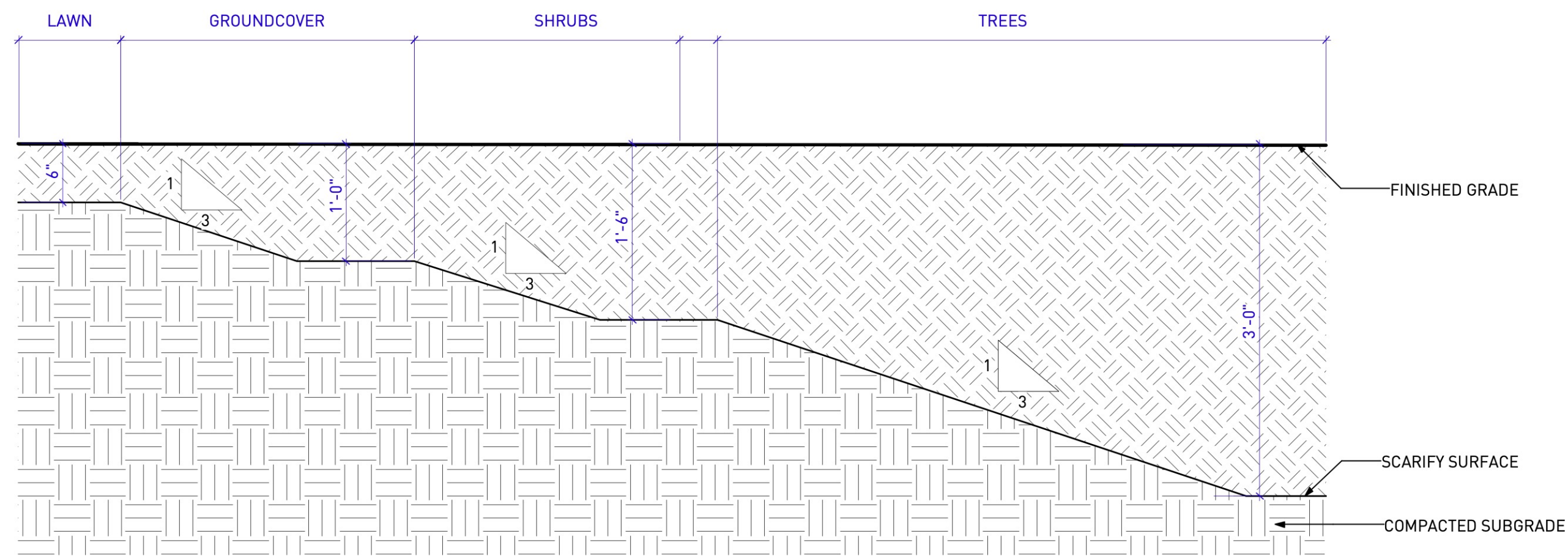


NOTES:
1. BOULDER TO BE BURIED NO MORE THEN 1/3 DEEP TO ENSURE A MAJORITY OF THE STONE IS EXPOSED.
2. SHOULD ADDITIONAL BOULDERS BE REQUIRED, SOURCING TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
3. FINAL BOULDER LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT

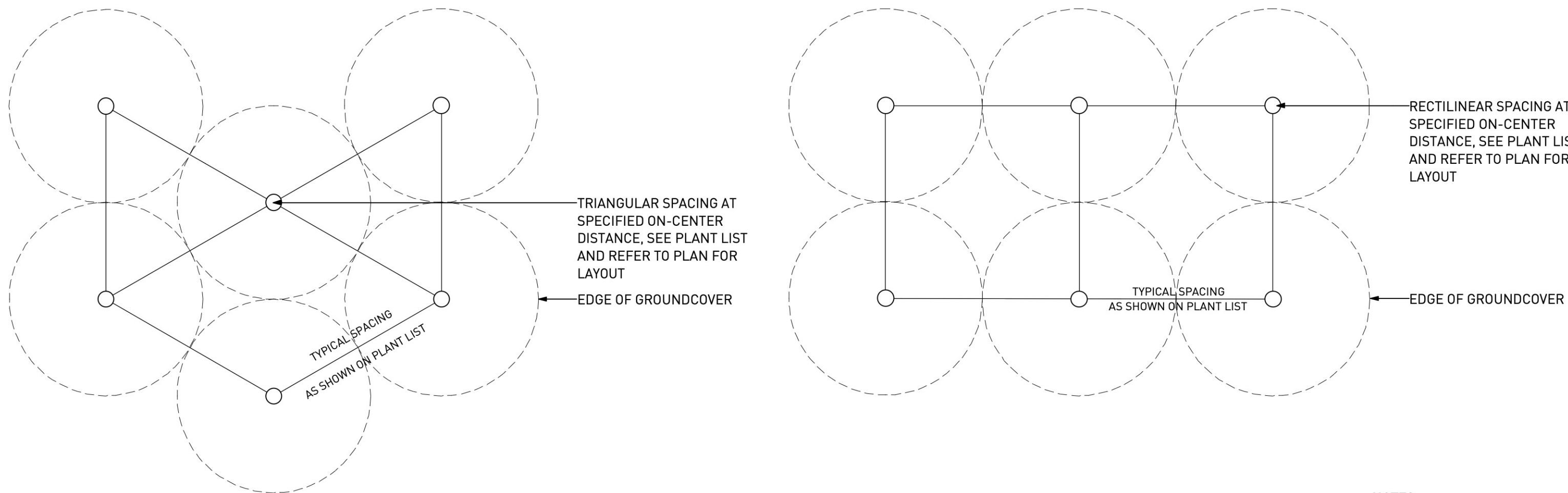
8 ACCENT BOULDER IN PLANTING

Scale: 1" = 1'-0"

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
C	2020-05-06	REISSUED FOR DP
D	2020-04-01	REISSUED FOR DP
E	2020-04-17	REISSUED FOR DP

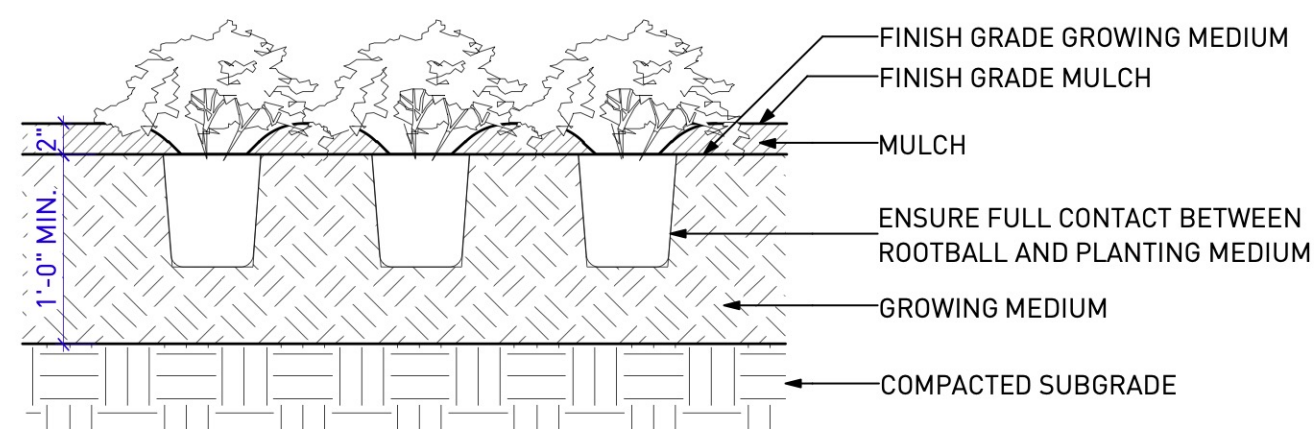


1 SOIL DEPTH ON GRADE
Scale: 1" = 1'-0"



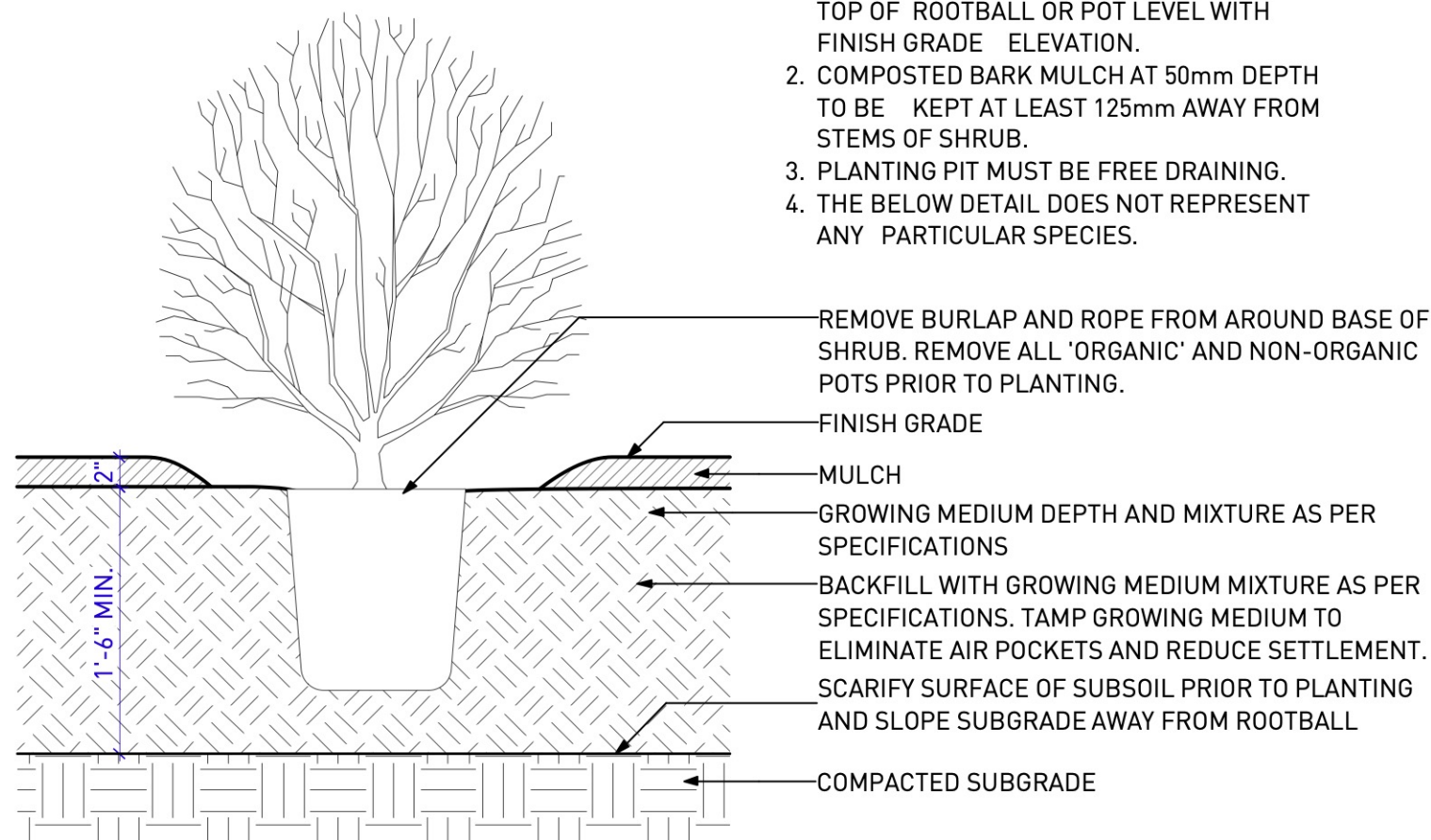
NOTES:

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.



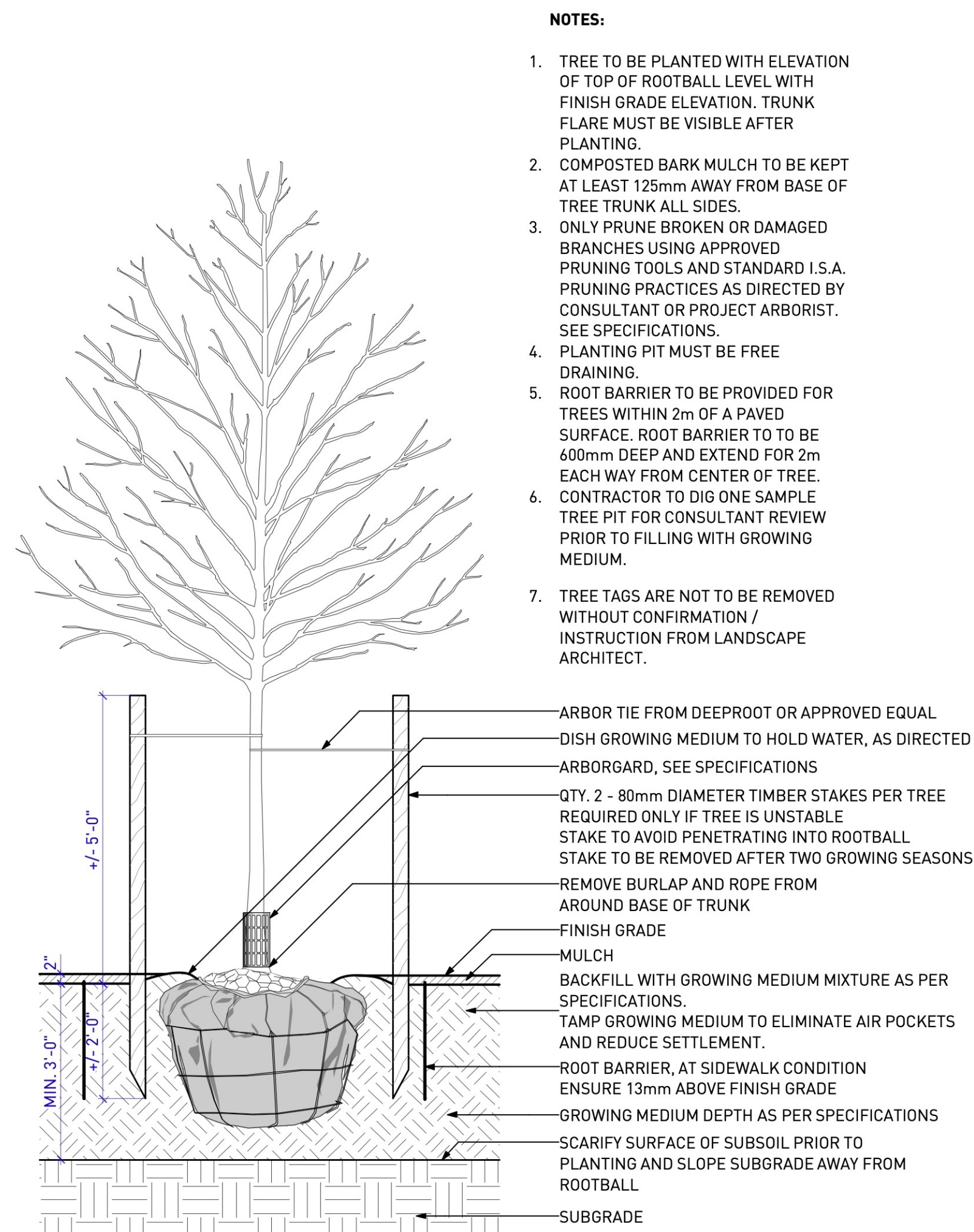
NOTES:

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.



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

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 600mm 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
Page 15 of 17



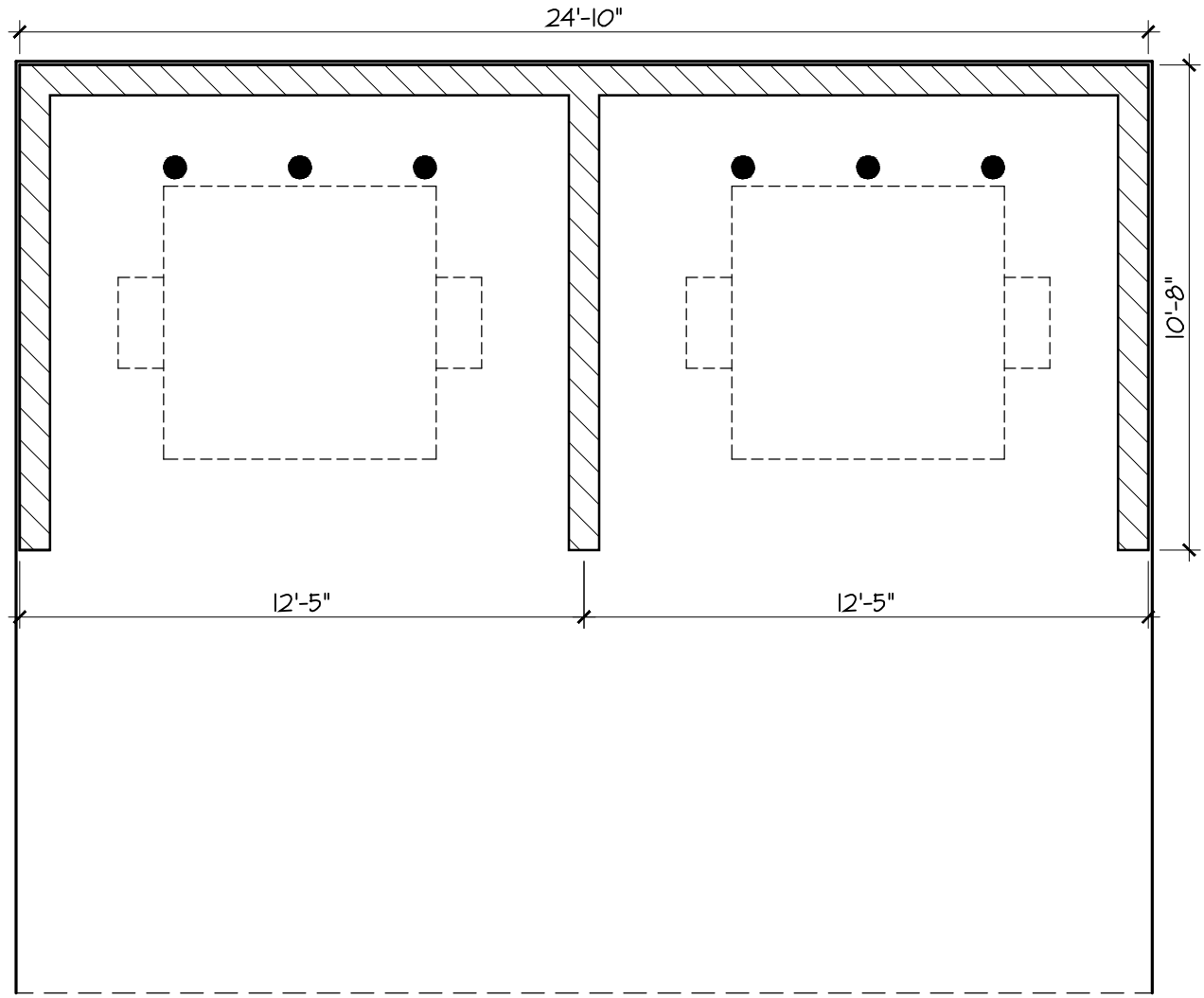
PROJECT
PRINCE GEORGE URBAN VILLAGE

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

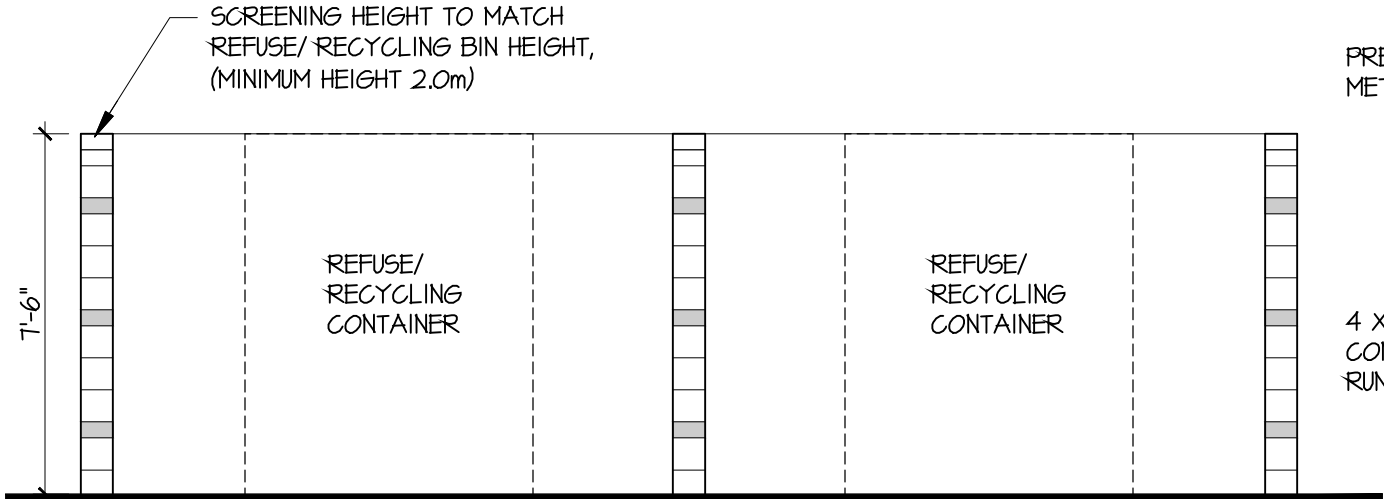
DRAWING TITLE
DETAILS

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

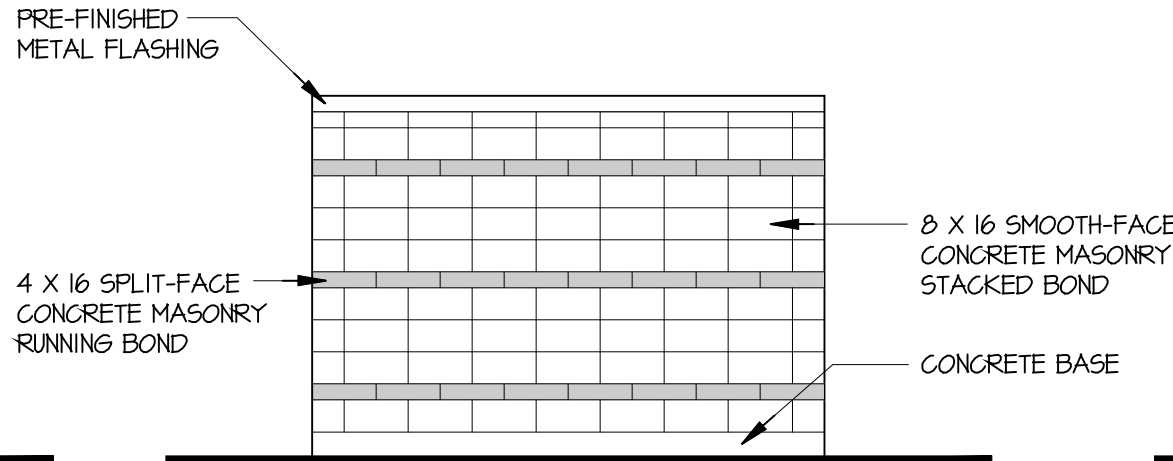
L5_02



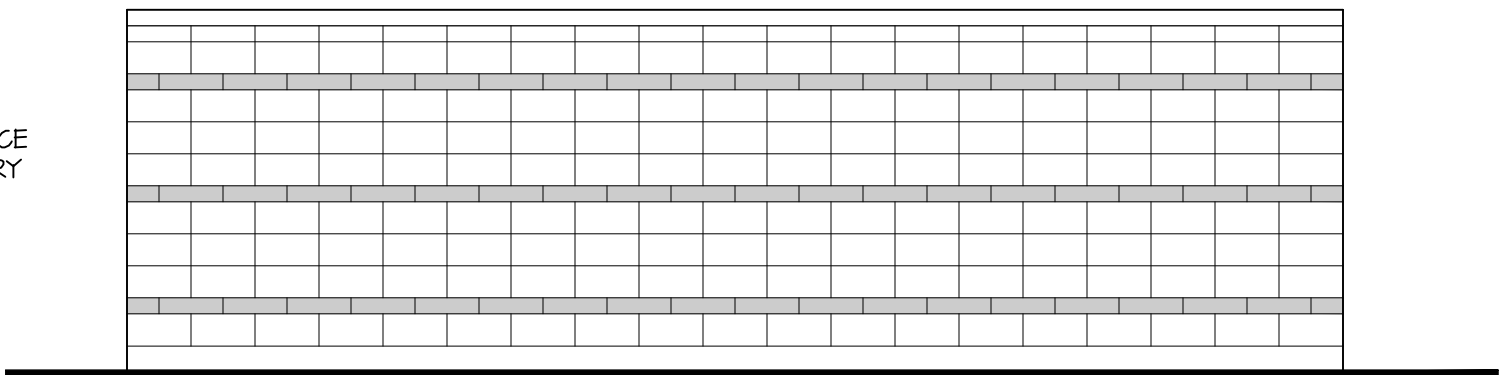
1 GARBAGE/RECYCLING



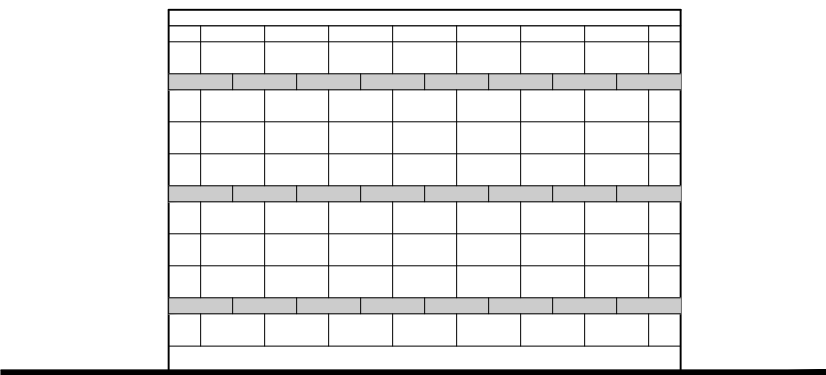
2 GARBAGE/RECYCLING - SOUTH



3 GARBAGE/RECYCLING - WEST



4 GARBAGE/RECYCLING - NORTH



5 GARBAGE/RECYCLING - EAST

CLIENT



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

NO. | DATE | REVISION



Exhibit "A"
Application: DP100725
Date: October 5, 2020
Page 16 of 17

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

C:\Users\Elan\1559-04 - Aboriginal Housing Society of Prince George\04 - Phase 1 Development\Drawings\1559-04 Base.dwg

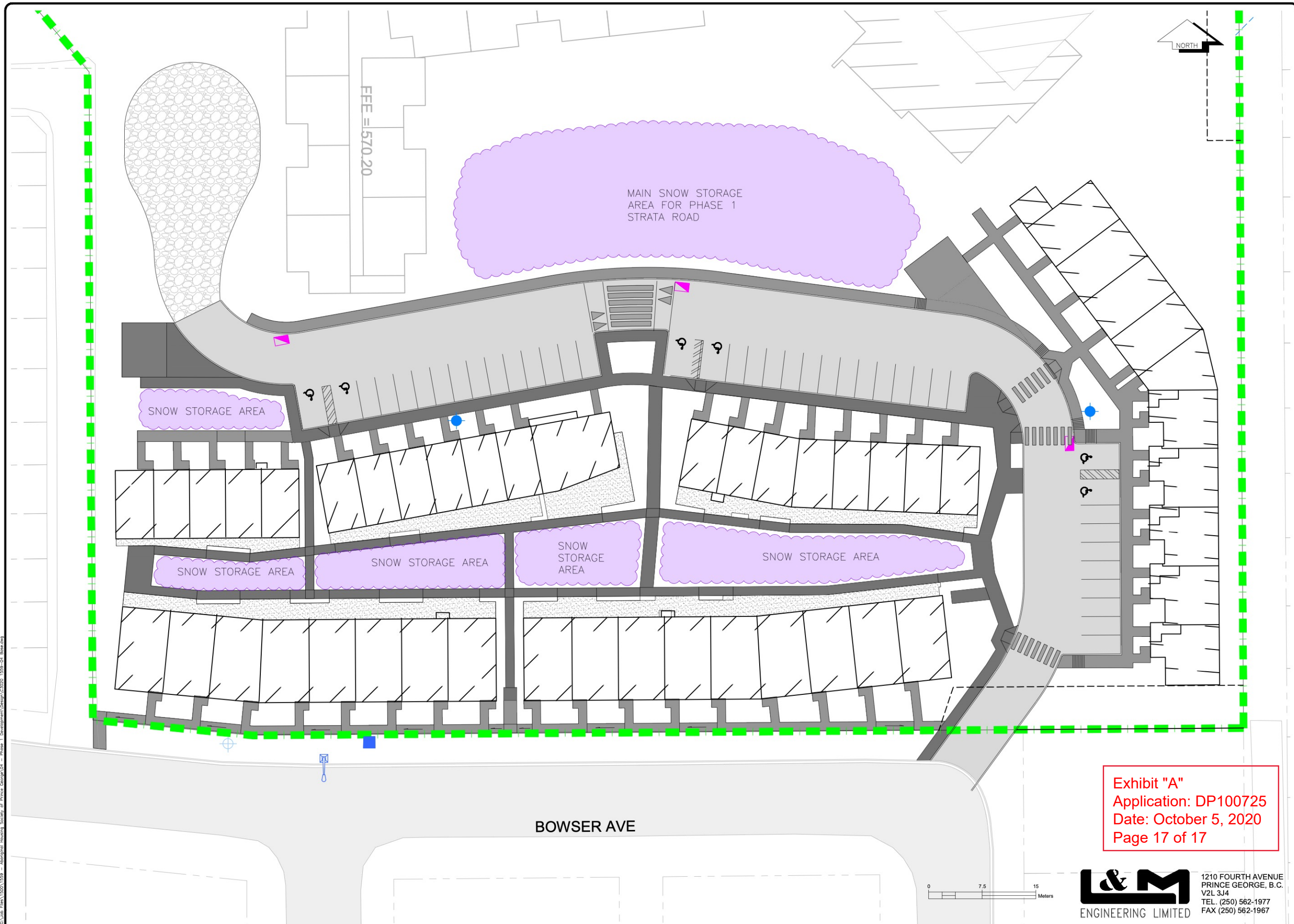


Exhibit "A"
Application: DP100725
Date: October 5, 2020
Page 17 of 17

L & M
ENGINEERING LIMITED

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

LEGEND			
EXISTING			
	I.P.	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