

Seal:

BUILDING CODE NOTES:

- 1) SETBACKS
- (a) With The Exception Of A Fence, Or Unless Specified Elsewhere In This Bylaw, A Building Or Structure Is Not To Be Located Closer Than:
 - (i) 7.5 M From A Front Lot Line;
 - (ii) 2.5 M From A Rear Lot Line; And
 - (iii) 2.5 M From A Side Lot Line.
 - (b) Notwithstanding Ss. 59.0 (6)(A) A Carport, Garage Or Accessory Building Is Not To Be Located Closer Than 1.0 M From A Rear Lot Line Or A Side Lot Line.
 - (c) The Minimum Distance Between Principal Buildings Is 5.0 M.
- 2) BUILDING REGULATIONS
- (a) The Maximum Height Of A Building Or Structure Is 10.0 M Except A Ski Lift Tower.
 - (b) Notwithstanding Ss. 59.0(7)(B) The Maximum Height For A Day Lodge, Restaurant, Residential-Multiple Family, Recreation Accommodation, Or Hotel Use Is 3 1/2 Storeys Or 12.0 M, Whichever Is Less.

- 3) PARKING
- (a) The Minimum Dimensions Of An Off-Street Parking Space Is 6.0m X 2.8m.
 - (b) Number Of Parkings For Residential-Multiple Family Is 1.5 Per Dwelling Unit Plus 1 Per 100.0m² Of Floor Area

DESCRIPTION	CALCULATION	RESULT
PARKINGS STALLS PER DWELLING UNIT	1.5 X 15 (15 UNITS PER BUILDING)	22 STALLS
PARKING STALLS PER 100.0M ² OF FLOOR AREA	TOTAL FLOOR AREA: 724.33*3=2173 M ²	21 STALLS
TOTAL PARKING STALLS FOR 15 UNITS (PHASE 1)		43 STALLS REQUIRED FOR PHASE 1

REQUESTED VARIANCE

DESCRIPTION	CALCULATION	RESULT
PARKINGS STALLS PER DWELLING UNIT	1.5 X 15 (15 UNITS PER BUILDING)	22 STALLS
TOTAL PARKING STALLS FOR 15 UNITS (PHASE 1)		22 STALLS REQUIRED FOR PHASE 1-

- 4) PART 9
- (a) Buildings Classified Under Part 9 Can Be Unsprinklered.
 - (b) Part 9 Of Division B Applies To All Buildings Of 3 Storey Or Less In Building Height, Having A Building Area Not Exceeding 600m²/ 6458.35ft²
 - (c) Where Portions Of A Building Are Completely Separated By A Vertical Fire Separation That Has A Fire-Resistance Rating Of Not Less Than 1 H And Extends Through All Storeys And Service Spaces Of The Separated Portions, Each Separated Portion Is Permitted To Be Considered As A Separate Building For The Purpose Of Determining Building Height

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Revisions:

No.	Description	Date
1	VARIANCE	2024-09-11

Client:
CLARKE AND YOUNG DEVELOPMENTS LTD.

Project:
POWDER KING MULTI-FAMILY RESIDENTIAL

Project Address:
SNOWLINE RD, FRASER-FORT GEORGE, BC

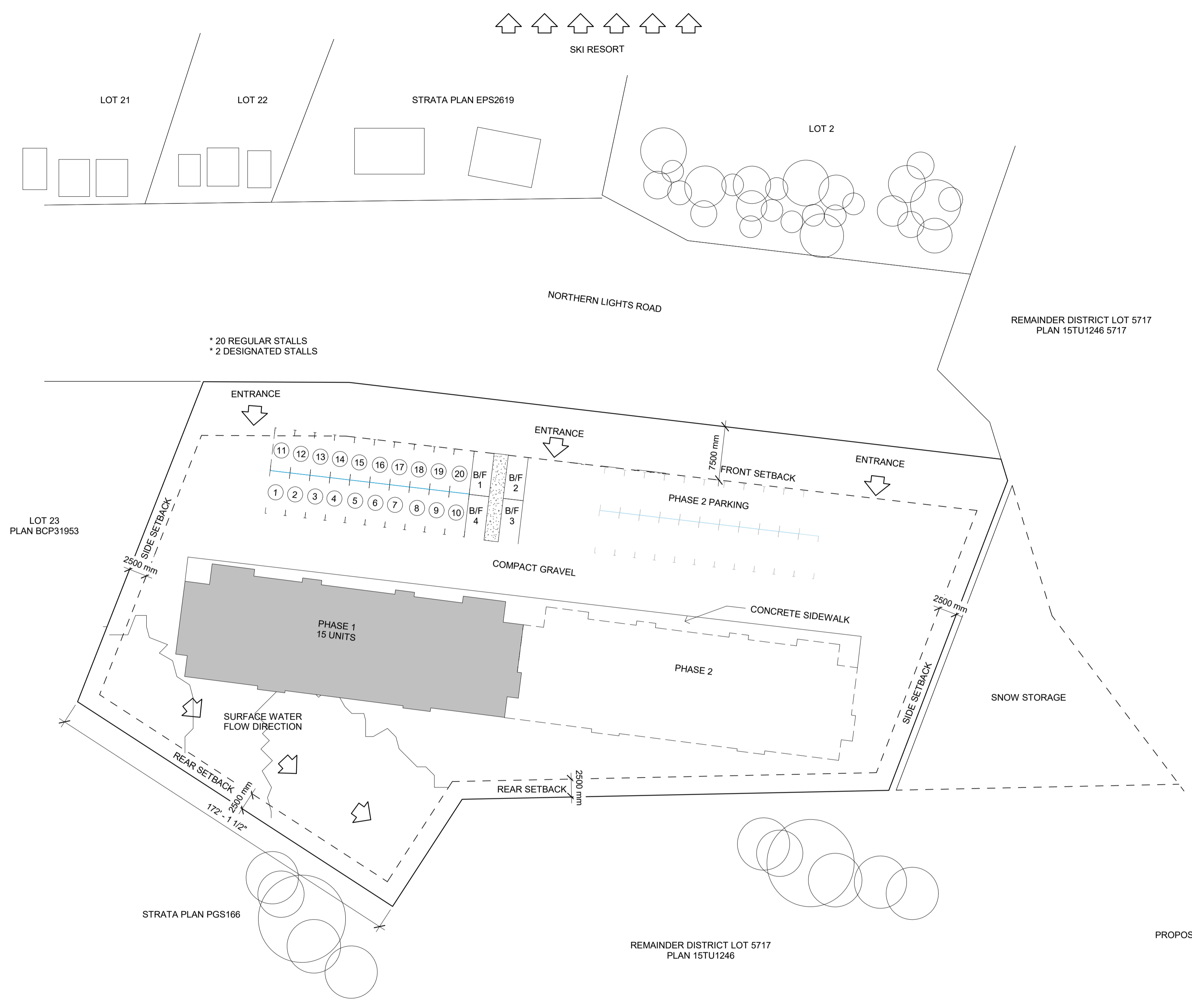
Project number: 2024-06
Date: 2024-09-11
Scale: As indicated

APPROVED FOR CONSTRUCTION

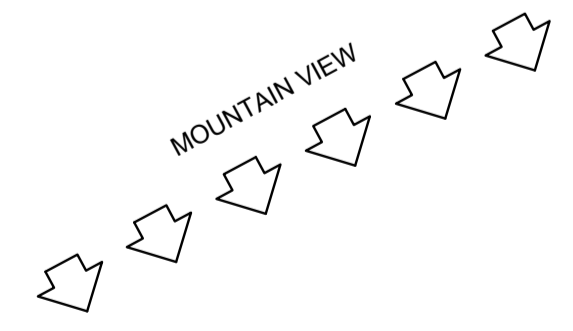
Scale assumes 24" x 36" prints at 100%

A0.1

SITE PLAN



1 SITE PLAN
1" = 30'-0"



GENERAL LEGEND

- - -	PROPERTY LINE	- - -	LINE OF DEMOLITION
■	FOOTPRINT		
■	EXISTING - HALFTONE		
—	LINE OF CURB		
●	EXISTING POWER POLE		
▲	BUILDING ENTRY		
- - -	OVERHEAD POWER LINES		

2 PARKING STALL
1" = 10'-0"

