

THE GEORGE HOTEL & RESIDENCES



GIBSONS BC

* RENDERING NOT UPDATED
* FOR CURRENT DETAILS SEE
A9.0.3A

Issued for Form &
Character - DP

ISSUED		
#	Date	Remarks
1	2013.12.20	Issued for Rezoning / DP
2	2014.09.10	Re-Issued for Rezoning / DP
3	2015.02.17	Issued for Client review
4	2015.05.11	Issued to COW
5	2015.09.04	Issued for Client review
6	2016.02.17	Issued for Form & Character DP - DRAFT
7	2016.03.07	Issued for Form & Character DP - DRAFT
8	2016.03.11	Issued for Form & Character DP - DRAFT
9	2016.03.18	Issued for Form & Character DP - DRAFT
10	2016.04.29	Issued for Form & Character DP
11	2016.05.06	Issued for Form & Character DP

KLAUS FUERNISS
ENTERPRISES INC.
THE GEORGE
HOTEL & RESIDENCES
GOWER POINT ROAD, GIBSONS, BC

Drawn:	Checked:
Project Number	10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

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permitted to executing the work. Discrepancies and variations shall be reported to the Consultant prior to commencing construction. In all cases, the latest issue of the drawing shall be used in the execution of the work. The Contractor shall ensure that all previous issues of this drawing are marked "Superseded", with reference to the latest issue, and used for reference purposes only.

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A = Architectural
S = Structural
M = Mechanical/HVAC
P = Plumbing
E = Electrical
FP = Fire Protection
L = Landscape
C = Civil

NOT FOR CONSTRUCTION

COVER SHEET

A0.0.0

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<u>OWNER REPRESENTATIVE</u> ART PHILLIPS	HORIZON ENGINEERING INC. UNIT 114 2433 DOLLARTON HWY NORTH VANCOUVER, BC PHONE: 604-990-0546 FAX: 604-990-0583

ARCHITECTURAL	
A0.0.0	COVER SHEET
A0.0.1	PROJECT DATA
A0.0.2	PROJECT STATISTICS
A1.0.1	SITE PLAN
A1.0.2	CONTEXT PLAN
A1.0.3	SITE PLAN WITH MARINA
A2.0.1	LEVEL P3 & P2 - FLOOR PLAN
A2.0.2	LEVEL P1 - FLOOR PLAN
A2.0.3	LEVEL 1 - FLOOR PLAN
A2.0.4	LEVEL 2 - FLOOR PLAN
A2.0.5	LEVEL 3 - FLOOR PLAN
A2.0.6	LEVEL 4 - FLOOR PLAN
A2.0.7	LEVEL 5 - FLOOR PLAN
A2.0.8	HOTEL LEVEL 6 - FLOOR PLAN & RESIDENTIAL - ROOF PLAN
A2.0.9	ROOF PLAN

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1	2013.12.20	Issued for Reasoning / DP
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10	2016.04.29	Issued for Form & Character DP
11	2016.05.06	Issued for Form & Character DP

A.F.F.	ABOVE FINISH FLOOR	E.Q.	EQUAL	N.I.C.	NOT IN CONTRACT
ALT.	ALTERNATE	F.B.O.	FURNISH BY OWNER	N.O.	NUMBER
APPROX.	APPROXIMATE	FD	FLOOR DRAIN	N.T.S.	NOT TO SCALE
ALUM.	ALUMINUM	FDN.	FOUNDATION	O.D.	OUTSIDE DIAMETER
A.B.	ANCHOR BOLT	F.F.E.	FINISH FLOOR ELEVATION	OH.	OVERHEAD
ACQUST.	ACOUSTICAL	FLR.	FLOOR	OPP.	OPPOSITE
ASPH.	ASPHALT	F.R.R.	FIRE RESISTANCE RATING	O.C.	ON CENTER
AVG	AVERAGE	FURR	FURRING	OPN'G	OPENING
B.S.	BOTH SIDES	FTG.	FOOTING	P.B.C.	PLUMBING CONTRACTOR
BLK'G	BLOCKING	F.P.	FIREPROOF	PLAS. LAM.	PLASTIC LAMINATE
BD.	BOARD	FIN.	FINISHED	PNT.	PAINT
BLDG.	BUILDING	GA.	GAUGE	PL.	PLATE
BM.	BEAM	G.C.	GENERAL CONTRACTOR	PLYWD.	PLYWOOD
B.O.	BOTTOM OF	G.C.C.	GENERAL CONSTRUCTION CONTRACTOR	PR	PAIR
BOT.	BOTTOM			PSF	PRESSED STEEL FRAME
CONTR.	CONTRACTOR	GALV.	GALVANIZED	P.P.T.	PRESSURE PRESERVATIVE TREATED
CLG.	CEILING	GL.	GLASS		
CONC.	CONCRETE	GYP.	GYPSPUM	RAD.	RADIUS
CONT.	CONTINUOUS	GRD.	GRADE	REQ'D	REQUIRED
C.J.	CONTROL JOINT	HT.	HEIGHT	REINF.	REINFORCED
COL.	COLUMN	HC.	HOLLOW CORE	RESIL.	RESILIENT
C.M.U.	CONCRETE MASONRY UNIT	HWWD	HARDWOOD	RM.	ROOM
CLR.	CLEAR	HORIZ.	HORIZONTAL	R.O.	ROUGH OPENING
CTR.	CENTER	H.M.	HOLLOW METAL	R.T.U.	ROOF TOP UNIT
C/W	COMPLETE WITH	H.P.	HIGH POINT	R.W.L.	RAIN WATER LEADER
DN.	DOWN	HAC	HEATING & A/C CONTRACTOR	STL.	STEEL
DIA.	DIAMETER	I.D.C.	INSIDE DIMENSION CLEAR	SUSP. CLG.	SUSPENDED CEILING
DWG.	DRAWING	I.D.	INSIDE DIMETER	SIM.	SIMILAR
DS.	DOWNSPOUT	INSUL.	INSULATION	SPEC'S.	SPECIFICATIONS
DR.	DOOR	INT.	INTERIOR	SQ.	SQUARE
DBL.	DOUBLE	JT.	JOINT	SHGT.	SHEATHING
DTL/DET	DETAIL	JAN.	JANITOR	STD.	STANDARD
E.F.	EACH FACE	LAM.	LAMINATE	STRUCT.	STRUCTURAL
EF.	EXHAUST FAN	LAV.	LAVATORY	T.B.C.	TO BE CONFIRMED
E.W.	EACH WAY	LBF	POUNDS PER FOOT	T.O.	TOP OF
E.W.C.	ELECTRIC WATER COOLER	L.P.	LQW POINT	T.O.M.	TOP OF MASONRY
ELC	ELECTRICAL CONTRACTOR	MAX.	MAXIMUM	T.O.S.	TOP OF STEEL
EXIST.	EXISTING	MTL.	METAL	TYP.	TYPICAL
EXP.	EXPANSION	MIN.	MINIMUM	U.N.D.	UNLESS NOTED OTHERWISE
ELEC.	ELECTRICAL	MECH.	MECHANICAL	U/S	UNDERSIDE
EQUIP.	EQUIPMENT	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
EA.	EACH	MTD.	MOUNTED	W/	WITH
EL	ELEVATION	M.O.	MASONRY OPENING	WD.	WOOD

GRID BUBBLE

DETAIL BUBBLE AND
CALLOUT

BUILDING SECTION

WALL SECTION

DETAIL SECTION

ELEVATION

ELEVATION (DATUM)
SECTION

EXISTING/NEW ELEVATION
(DATUM) IN PLAN

CEILING ELEVATION
EXISTING/NEW

TOP OF WALL ELEVATION

TOP OF PARAPET ELEVATION

TOP OF RIDGE ELEVATION

DESIGN ELEVATION

KEY NOTE

WALL / FURRING TAG

101

1
A101

TITLE @ REF.

A101

SCALE: 1/8" = 1'-0"

TITLE BUBBLE

REQUIRES SPECIAL ATTENTION

R

PROPERTY LINE

SETBACK LINE

6'-0"

LEADER

DIMENSIONS / LEADERS

*** DIMENSION ARE TAKEN FROM EDGE OF STEEL STUD

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SUITE MIX:

The George - Suite Mix																									
Building 1 - Residential																									
RESIDENTIAL UNITS																									
Level	Suite A	Suite B	Suite C	Suite D	Suite E	Suite F	Suite G	Suite H	Suite I	Suite J	Suite K	Suite L	Suite M	Suite N	Suite O	Suite P	Suite Q	Suite R	Suite S	Suite T	Suite PH1	Suite PH2	Suite PH3	Suite PH4	Total
Suite Area: Gross, to nearest Ssf	1330	1090	1240	1225	1450	1230	1330	1425	1220	605	810	1250	1305	1325	1230	1340	1355	1060	1000	905	1780	1815	2460	2425	32205
P3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
P2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
P1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0
Level Ground	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Level 2	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	8
Level 3	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	8
Level 4	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	8
Level 5	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	8
Total Residential suites	1	1	1	1	1	1	1	1	1	3	3	3	3	3	3	3	3	3	1	1	1	1	1	1	40
Total per type	36																				4				40

Building 2 - Hotel					Req't for accessible rooms = (7)													
Level	Room A	Room B	Suite A	Room D	Room E	Room F	Room G	Room H	Room I	Room J	Suite B	Suite C	Suite D	Total				
	Room Area: Net				393	424	600	302	740	383	333	425	304	347	555	570	730	Sf
	Room Area: Gross				435	467		339		424	379	480	349	392				Sf
P3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
P2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
P1	-	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4
Level Ground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Level 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Level 3	18	4	0	1	1	1	1	2	1	1	0	0	0	0	30			
Level 4	18	4	0	1	1	1	1	2	1	1	0	0	0	0	30			
Level 5	18	4	0	1	1	1	1	2	1	1	0	0	0	0	30			
Level 6	11	3	3	1	1	0	0	0	0	0	1	1	1	1	22			
Total, per type	65	15	3	4	4	3	3	6	3	3	1	1	1	1	116	hotel units		

VEHICLE PARKING:

The George - Vehicle Parking

NOTE: For Detailed evaluation & parking strategy, see CTS traffic and parking study

Town of 2000m² Zoning Bylaw Requirements: Offstreet Parking Part 6

A maximum of 90% of the total stalls may be dedicated to small cars.

Visitor parking should be 15% of what is required for Townhouse or Apartment use.

HC stalls: 19 nose, 20-40 one required, 40-99 two required, 100 or more: Two plus one for every 50 or portion thereof exceeding 100

Apartment (Dwelling Units) - 1.5 per dwelling unit

Retail - 1 per 45 sm (484 sf) of Gross Area

Tourist Accommodation - 1 per sleeping unit plus 1 per each 8 seats for an attached restaurant use

Licensed Premises - 1 per 5 seats, plus 1 space for each standing patron permitted by the liquor license

Residential Building

Residential - Required per Bylaw

Level	Regular	Small	HC	Subtotal
1.5 per dwelling unit (40 units = 60 stalls)	30	24	2	56
Commercial/ Retail: 1 per 484 sf (1825 sf = 4 stalls)	3	1	0	4
Sub-Total	33	25	2	60
Reserved for Visitors (15% of Total Residential)	9			9
Total - Building 1 (Residential + retail)	60			60 stalls
Public Parking to replace existing onstreet parking	12			12 stalls
TOTAL Required	72			72 stalls

Residential - PROPOSED

Level	Regular	Small	HC	Regular	HC	Regular	Subtotal
		Comdo Use		Public	Visitor		
P1	5	0	0	0	0	0	5
P2	68	0	0	0	4	0	67
P3	0	0	0	0	0	0	0
Subtotal	68	0	0	0	4	0	60 stalls
per sq	68			4			
TOTAL Proposed							72 stalls

Waterfront Restaurant

Required per Bylaw, Licensed, Not Attached

Regular	Small	HC	Total	
Waterfront Restaurant: 1 stall per ea 8 seats (209 seats = 26 stalls), Inside & Out	17	8	1	26 stalls
TOTAL Required	26			

Hotel Building

Hotel & Dining - Required per Bylaw

Per Hotel Use	Regular	Small	HC	Total
	(Max 3)	(Max 3)		
1 stall per sleeping unit (116 stalls)	78	35	3	116
Seawalk Cafe (attached): 1 stall per ea 8 seats (180 seats = 23 stalls) does not include seasonal outdoor seating**	26	7	0	23
Lounge/Cafe (attached): 1 stall per ea 8 seats (138 seats = 17 stalls)	17	5	0	22
* Included in Hotel Use*				17 hotel use*
Sub-Total Hotel Building + attached Dining	106	47	3	156 stalls
TOTAL - Hotel Building, and Waterfront Restaurant	182			182 stalls

Hotel & Dining - Proposed

Level	Regular	Small	HC	Total
P1	61	10	4	75
P2	28	10	0	38
P3	30	0	0	30
Subtotal	119	20	4	143
TOTAL	143			Hotel Bldg, Dining, & Waterfront Restaurant

Residential, Hotel & WF Restaurant, combined. REQUIRED per Bylaw

Regular	Small	HC	Total	
	(Max 3)	(Max 3)		
Sub-Total Residential Building, Retail & Public Parking	45	25	2	72
Sub-Total Hotel Building, attached Dining, and Waterfront Restaurant	123	55	4	182
TOTAL PARKING	168	80	6	254

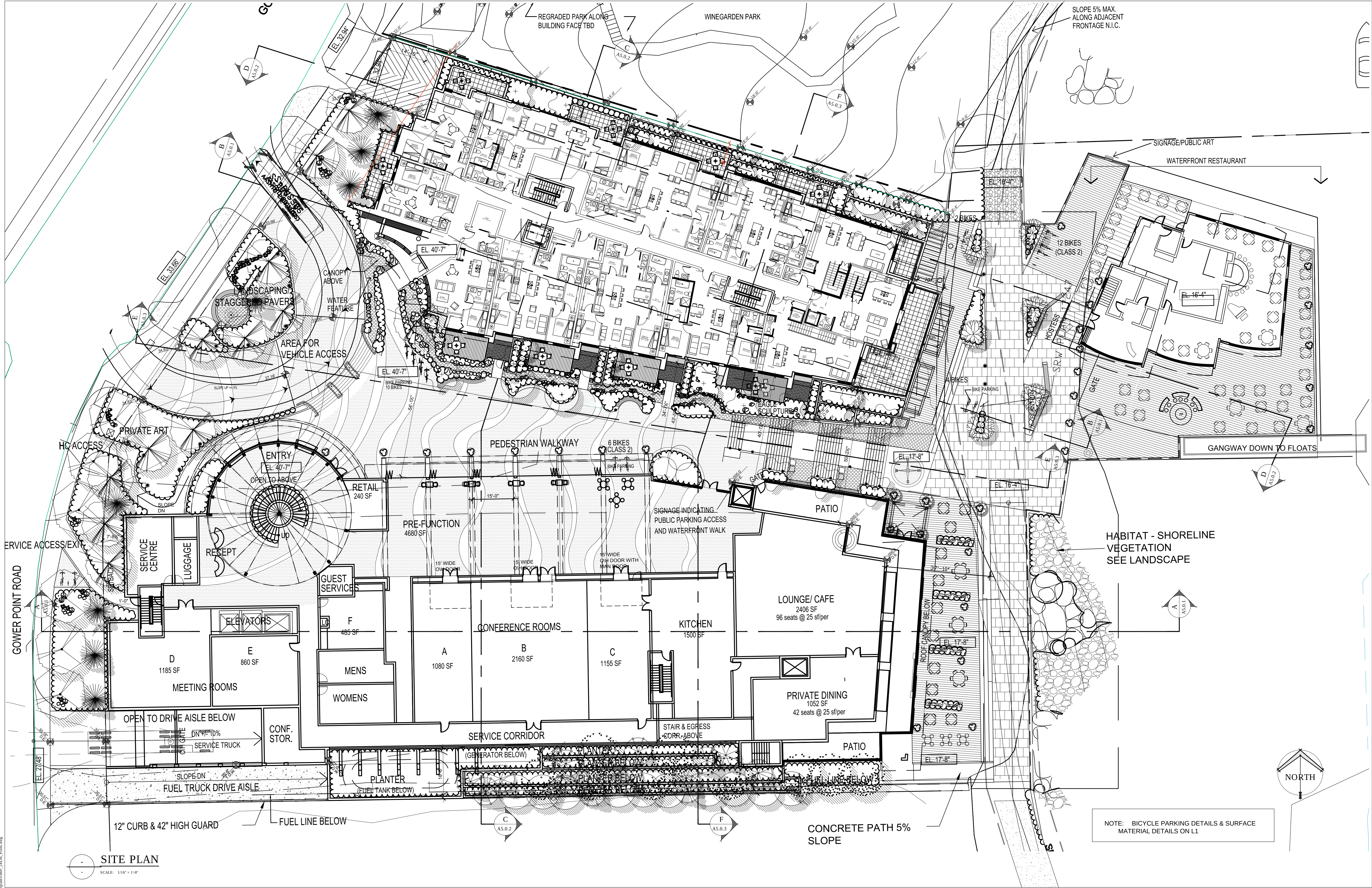
Residential, Hotel & WF Restaurant, combined. PROPOSED

Level	Regular	Small	HC	Total
P1	66	10	4	80
P2	91	10	0	105
P3	29	0	0	29
TOTAL	186	20	4	214 Stalls

Note: Zoning Bylaw allows for up to 20% reduction subject to Traffic Study												
Offstreet Loading REQUIRED per Bylaw				Offstreet Loading PROVIDED per Bylaw								
Every building accommodating a commercial, industrial or apartment residential use must provide at least one off-street, loading space min dims 29.5' x 14.2' w x 11.5' h (NOTE: Hotel use to provide loading management plan for loading)				Every building accommodating a commercial, industrial or apartment residential use must provide at least one off-street, loading space min dims 29.5' x 14.2' w x 11.5' h (NOTE: Hotel use to provide loading management plan for loading)								
Hotel + Waterfront restaurant	1	1	2 stalls	REQUIRED		PROVIDED		Hotel + Waterfront restaurant		1	1	2 stalls
Bicycle Parking REQUIRED per Bylaw				REQUIRED				PROVIDED				
Class 1 for Tourist accommodation = 27 spaces per 100sm/1076 sf of gross greater than 100sm*				Vertical (k/s)	Total		Vertical	Total				
125508.4 sf				10	31.49			31.49		spaces		
Class 2 for Tourist accommodation = 27 spaces per 100sm/1076 sf of gross greater than 100sm*					31.49			31.49		spaces		
125508.4 sf					31.49			31.49		spaces		
Class 1 for Retail, Office or service commercial = 27 spaces per 100sm/1076 sf of gross greater than 100sm* (RETAIL)				0	0.39			0.39		spaces		
1552 sf				1,442,319 x 27	0.39			0.39		spaces		
Class 2 for Retail, Office or service commercial = 27 spaces per 100sm/1076 sf of gross greater than 100sm* (RETAIL)				0	0.58			0.58		spaces		
1552 sf				1,442,319 x 27	0.58			0.58		spaces		
Class 1 for Retail, Office or service commercial = 27 spaces per 100sm/1076 sf of gross greater than 100sm* (WATERFRONT RESTAURANT)				0	1.00			1.00		spaces		
3995 sf				3,732,487 x 27	1.00			1.00		spaces		
Class 2 for Retail, Office or service commercial = 27 spaces per 100sm/1076 sf of gross greater than 100sm* (WATERFRONT RESTAURANT)				0	1.48			1.48		spaces		
3995 sf				3,732,487 x 27	1.48			1.48		spaces		
Total Class 1					32.89 spaces		0	32.89		spaces		
Total Class 2					33.56 spaces		0	33.56		spaces		
Bicycle Parking REQUIRED per Bylaw				REQUIRED				PROVIDED				
Class 1 for Apartment = 125 per dwelling unit				10	50		0	50		spaces		
Class 2 for Apartment = 2 spaces per dwelling unit					8		0	8		spaces		
40 units					8			8		spaces		
40 units					8			8		spaces		

PROJECT AREA CALCULATIONS:

10-13-075 The George - Area Calculation									
Building 1 (Residential) - Phase 1.									
Residential, & attached Retail, office, meeting, etc									
* does not include parkade area									
Level	Net Area - Residential Suites (Approximate)	Circulation - Residential	Amenity- residential	Mechanical- Residential	Net Area- Retail, Commercial	*Gross Area - Residential Bldg	Suite Count		
P3	0 sf	0 sf			0 sf	-	0		
P2- Retail, Mtg, Storage	0 sf	0 sf			1552 sf	4,853 sf	0		
P1 Residential & Amenity	2,923 sf	0 sf				3,944 sf	0		
Level Ground	11,500 sf	1942 sf			240 sf	13,655 sf	12		
Level 2	9,295 sf	1025 sf				10,494 sf	8		
Level 3	9,295 sf	1025 sf				10,494 sf	8		
Level 4	9,295 sf	1025 sf				10,494 sf	8		
Level 5	8,480 sf	555 sf				9,129 sf	4		
Roof access & mech	-					424 sf	0		
Total	50,788 sf	5572 sf	-	0 sf	1792 sf	63,488 sf	40	suites	
TOTAL Rezoning Conformance Table-Residential									
Residential, & attached Retail, office, meeting, etc									
* does not include parkade area									
Level	Net Area - Residential Suites (Approximate)	Circulation - Residential	Amenity- residential	Mechanical- Residential	Net Area- Retail, Commercial	*Gross Area - Residential Bldg	Suite Count		
P3	0 sf	0 sf			0 sf	-	0		
P2- Retail, Mtg, Storage	0 sf	0 sf			1552 sf	-	0		
P1 Residential	2,923 sf	0 sf				3,944 sf	0		
Level Ground	11,500 sf	1942 sf			240 sf	13,655 sf	12		
Level 2	9,295 sf	1025 sf				10,494 sf	8		
Level 3	9,295 sf	1025 sf				10,494 sf	8		
Level 4	9,295 sf	1025 sf				10,494 sf	8		
Level 5	8,480 sf	555 sf				9,129 sf	4		
Roof access & mech	-					424 sf	0		
Total	50,788 sf	5572 sf	-	0 sf	1792 sf	58,634 sf	40	suites	
Waterfront Restaurant (Building 3) - Phase 1									
NOT attached to Hotel Use									
Level	Net Area - Commercial	Circulation - Commercial	*Gross Area - Commercial						
Level P2 (seawalk restaurant)			3,283 sf						
Level 2 (office)			712 sf						
Total	0 sf	0 sf	3,995 sf						
Buildings 1 & 3 - Phase 1 Total Gross Area									
Area	67,482 sf								
Building 2 - Phase 2. Hotel									
Hotel, & Attached Dining, Spa, Conference Rms, etc									
* does not include parkade									
Level	Net Area - Hotel Suites	Dining Areas- Hotel	Spa- Hotel	Conference Rooms/chapel	Admin	Mechanical - Hotel	*Gross Area - Hotel Bldg		
P3		2655 sf		1240		878	-		
P2- Seawalk Café, chapel, Kitchen & Support							4,773 sf		
P1- Storage & Hotel Rooms							4,040 sf		
Level Ground (*including Dining, Conf.)	3450 sf			6525 sf			26,085 sf		
Mezzanine Level (Admin)					4210 sf		4,815 sf		
Level 2 (*including Spa, Pool, etc.)				1155 sf			22,296 sf		
Level 3							16,185 sf		
Level 4							16,185 sf		
Level 5							16,185 sf		
Level 6							14,488 sf		
Roof access & mech.							455 sf		
Total Gross for Hotel	0 sf	6105 sf	0 sf	8080 sf	4210 sf	0 sf	125,508 sf		
TOTAL Rezoning Conformance Table- Hotel									
Level	Net Area - Hotel Suites	Dining Areas- Hotel	Spa- Hotel	Conference Rooms	Admin	Mechanical - Hotel	*Gross Area - Hotel Bldg		
P3		2655 sf					-		
P2- Seawalk Café, Kitchen & Support							4,772 sf		
P1- Conference Storage Area & Hotel Rooms							4,040 sf		
Level Ground (*including Dining, Conf.)	3450 sf			6525 sf			16,354 sf		
Mezzanine Level (Admin)					4210 sf		4,815 sf		
Level 2 (*including Spa, Pool, etc.)				1155 sf			22,296 sf		
Level 3							16,185 sf		
Level 4							16,185 sf		
Level 5							16,185 sf		
Level 6							14,488 sf		
Roof access & mech.							-		
Total Tourist Use Gross Area	63,044 sf	6105 sf	38,650 sf	8080 sf	4210 sf	0 sf	115,322 sf		
Total Gross Area- Buildings 1, 2, & 3									
192,991 sf			Gross Area- Bldgs 1 & 2 (Marina Restaurant not included)			188,996 sf			
* Ground to Level 6, plus P1 and P2 building area east of parkade. Does not include parking, loading, general parkade									
Parkade- Gross area outline for Hotel, Residential, and Waterfront Restaurant (Seawalk Café, Retail, Residential suites, etc.- Not included)									
Level			Gross Area						
P3			10,813 sf						
P2- Parkade, under development.			42,947 sf						
P1- Parkade, under development. Includes loading & refuse area.			50,179 sf						
TOTAL PARKADE AREA				104,039 sf					
SITE AREA				73,033 sf					



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SITE PLAN
SCALE: 1/64" = 1'-0"

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CONTEXT PLAN

A1.0.2

**OMICRON**

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 45369 Vancouver, BC
V7X 1L4 CANADA

Toll-free 1 877 632 3350
T. 604 632 3350
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www.omicronaec.com

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11	2016.05.06	Issued for Form & Character DP

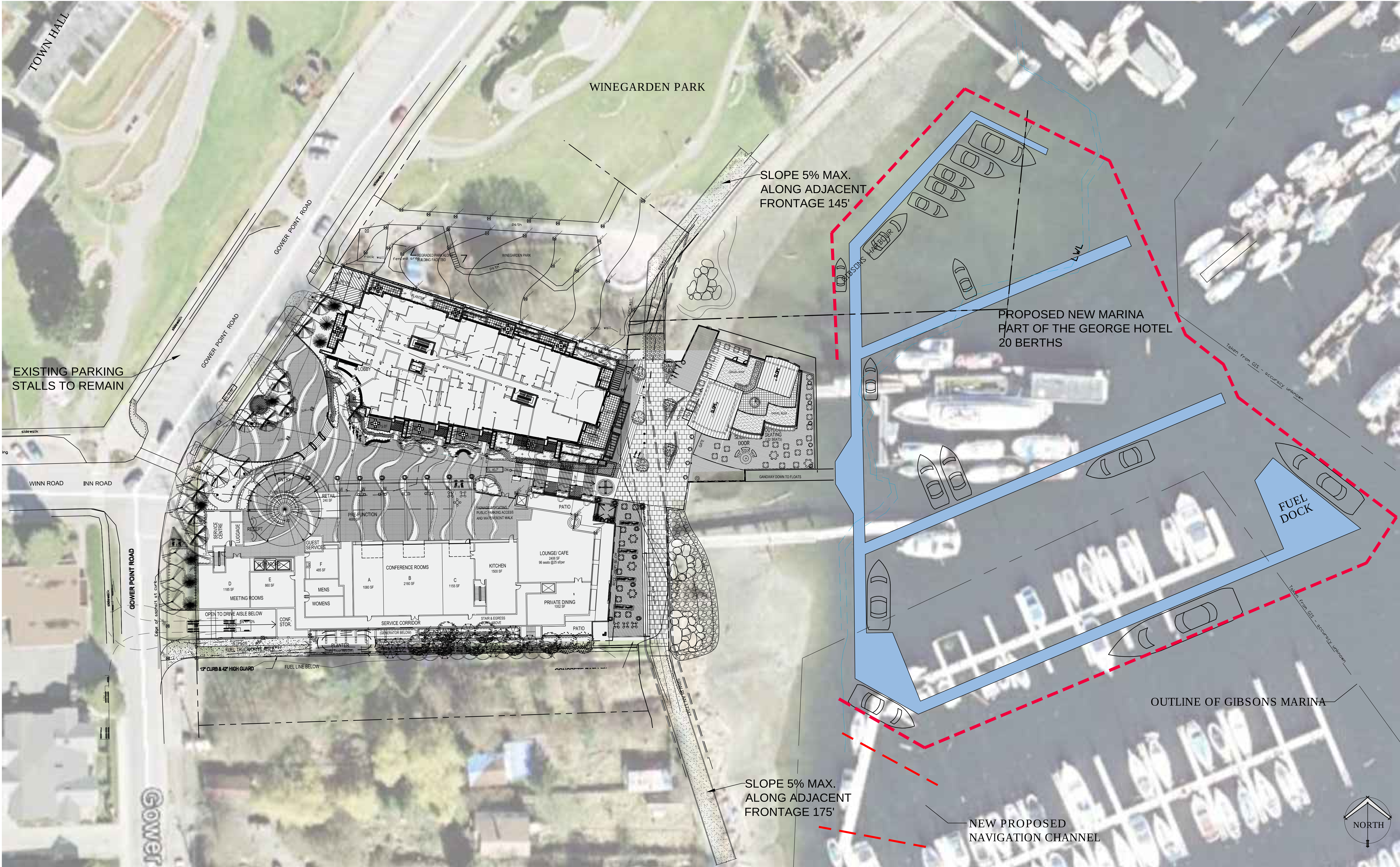
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ENTERPRISES INC.

THE GEORGE
HOTEL & RESIDENCES

GOWER POINT ROAD, GIBSONS, BC

Drawn:	Checked:
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SITE PLAN
SCALE: 1/32" = 1'-0"

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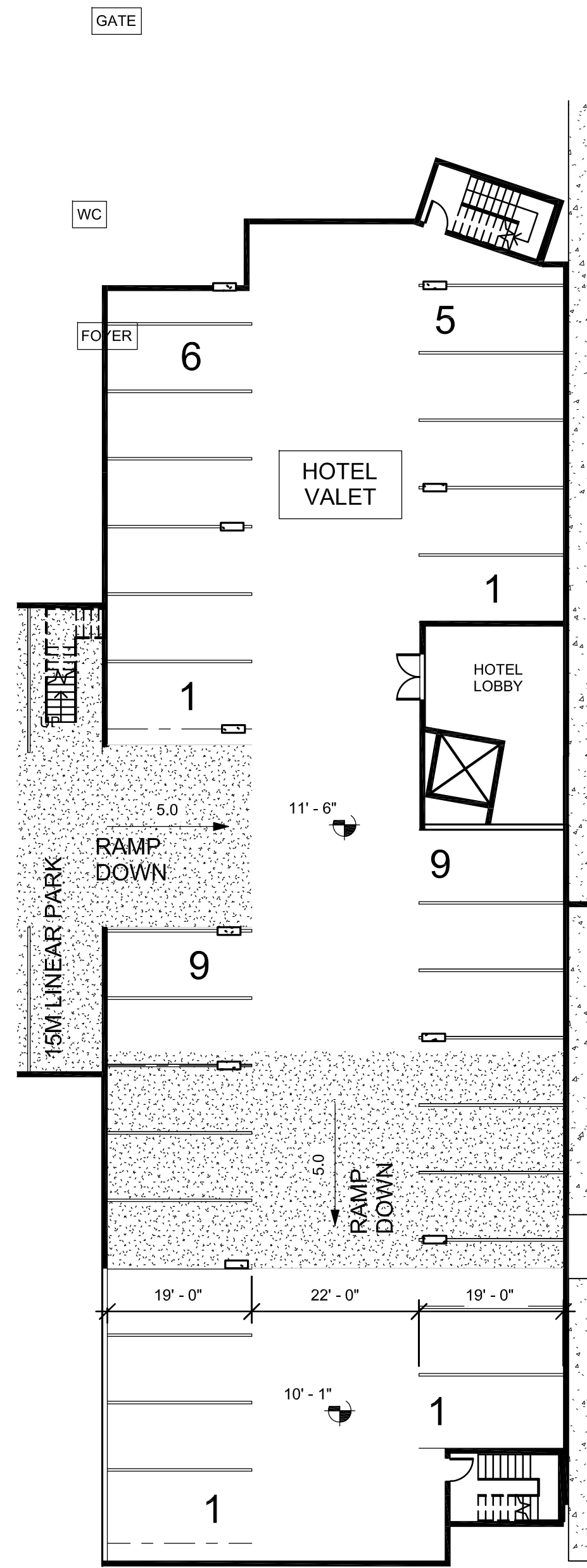
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Drawn:	Checked:
Project Number	10 13 075

A1.0.3

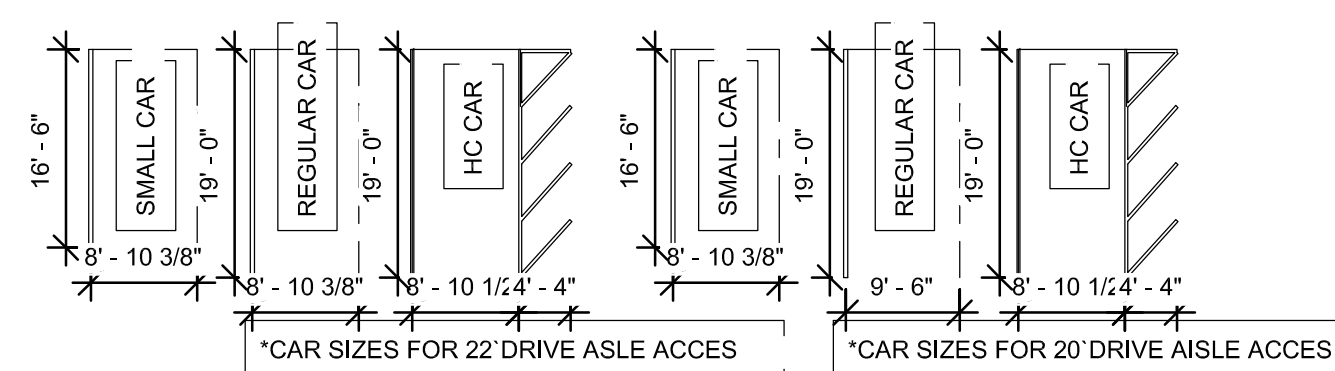
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4 2015.05.12	Issued for COV	
5 2015.09.04	Issued for Client Review	
6 2016.02.19	Issued for Form & Character DP - DRAFT	
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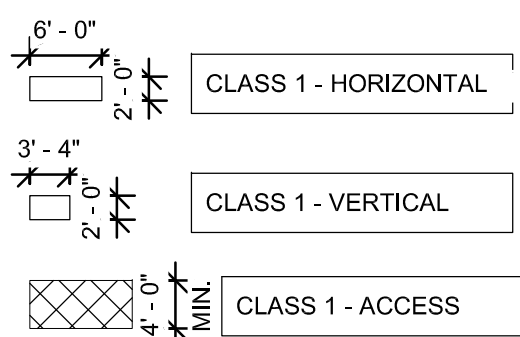


2 03 - P2
A2.0.1 SCALE: 1/16" = 1'-0"

PARKING LEGEND



BIKE PARKING LEGEND



1 01 - P3
A2.0.1 SCALE: 1/16" = 1'-0"

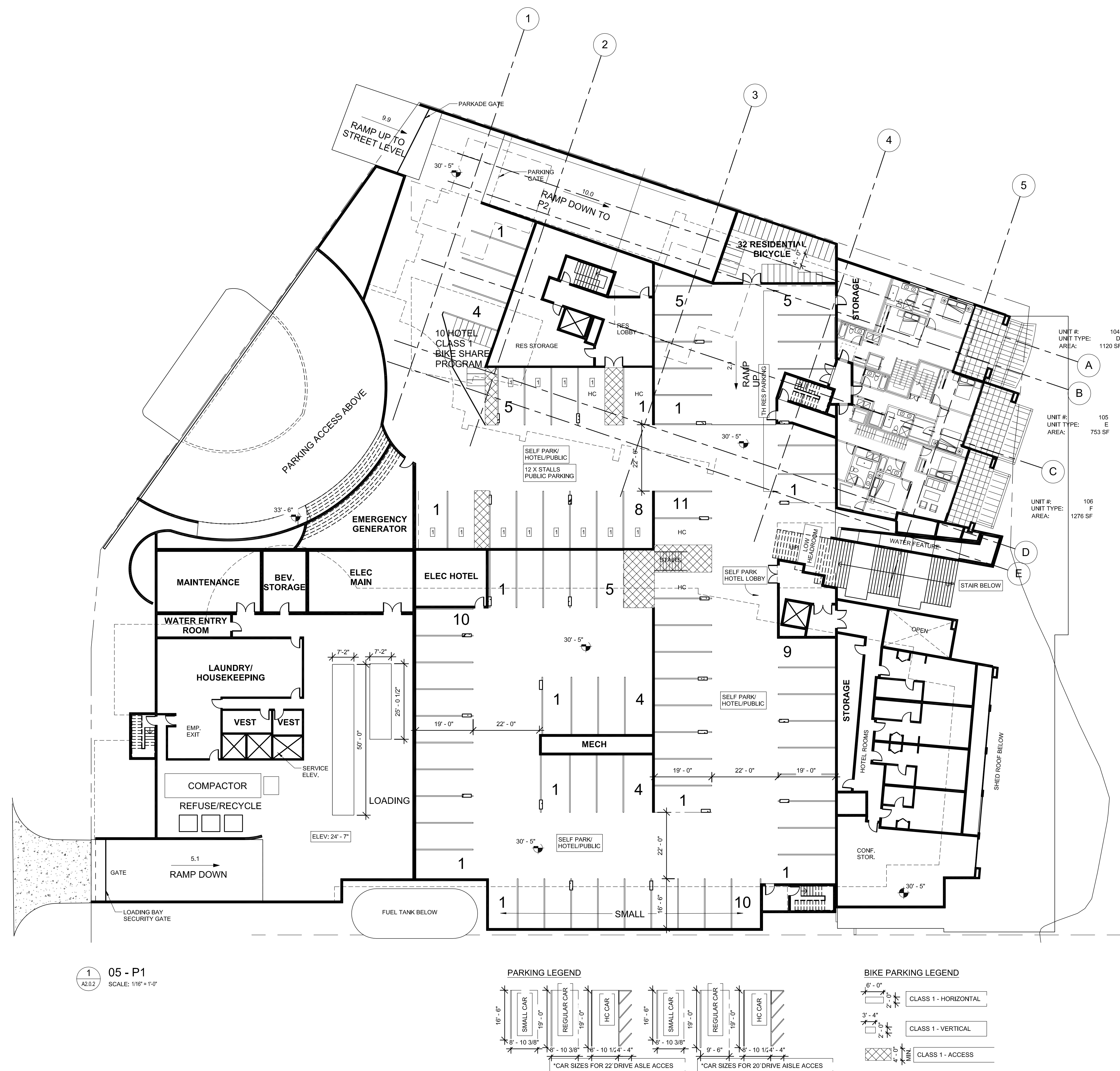
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ISSUED		
Date	Remarks	
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2014.05.10	Re-issued for Reasoning / DP	2
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2015.05.12	Issued for COVW	4
2015.09.04	Issued for Client Review	5
2016.02.19	Issued for Form & Character DP - DRAFT	6
2016.03.07	Issued for Form & Character DP - DRAFT	7
2016.03.11	Issued for Form & Character DP - DRAFT	8
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2016.04.29	Issued for Form & Character DP	10
2016.05.05	Issued for Form & Character DP	11

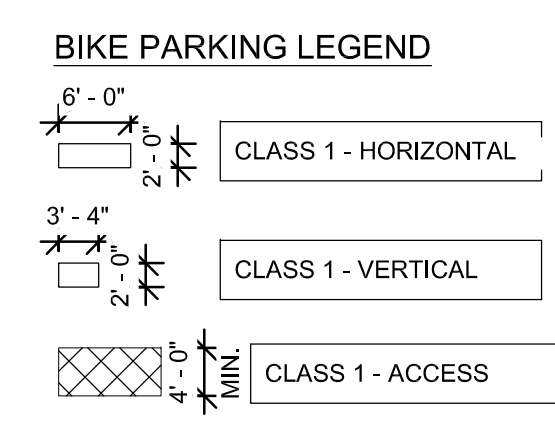
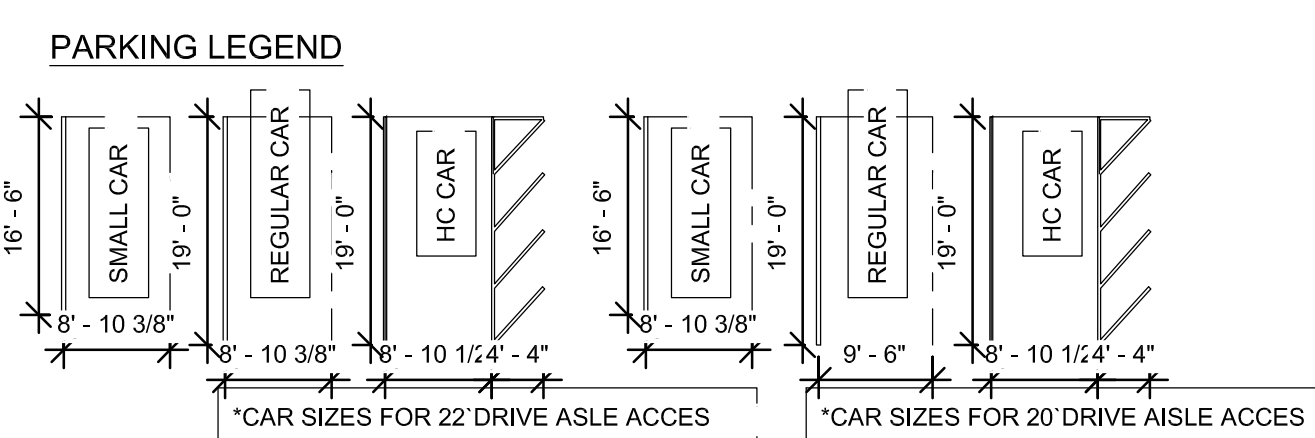
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GOWER POINT ROAD, GIBSONS, BC

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Project Number 10 13 075



05 - P1
SCALE: 1/16" = 1'-0"



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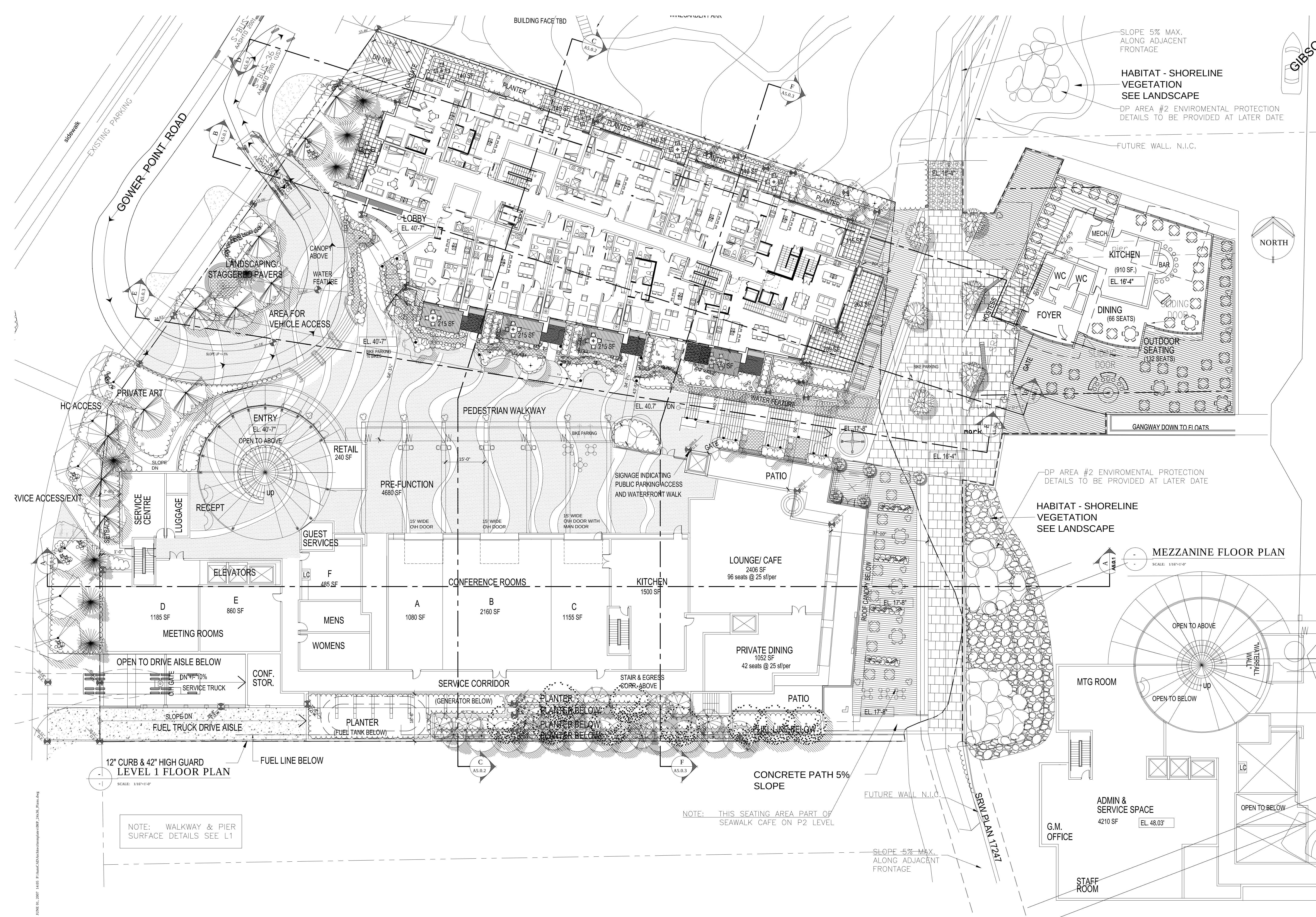
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GOWER POINT ROAD, GIBSON'S, BC

Drawn:	Checked:
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LEVEL 1
FLOOR PLAN

A2.0.3



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M = Mechanical/HVAC	PL = Plumbing
P = Paving	C = Civil

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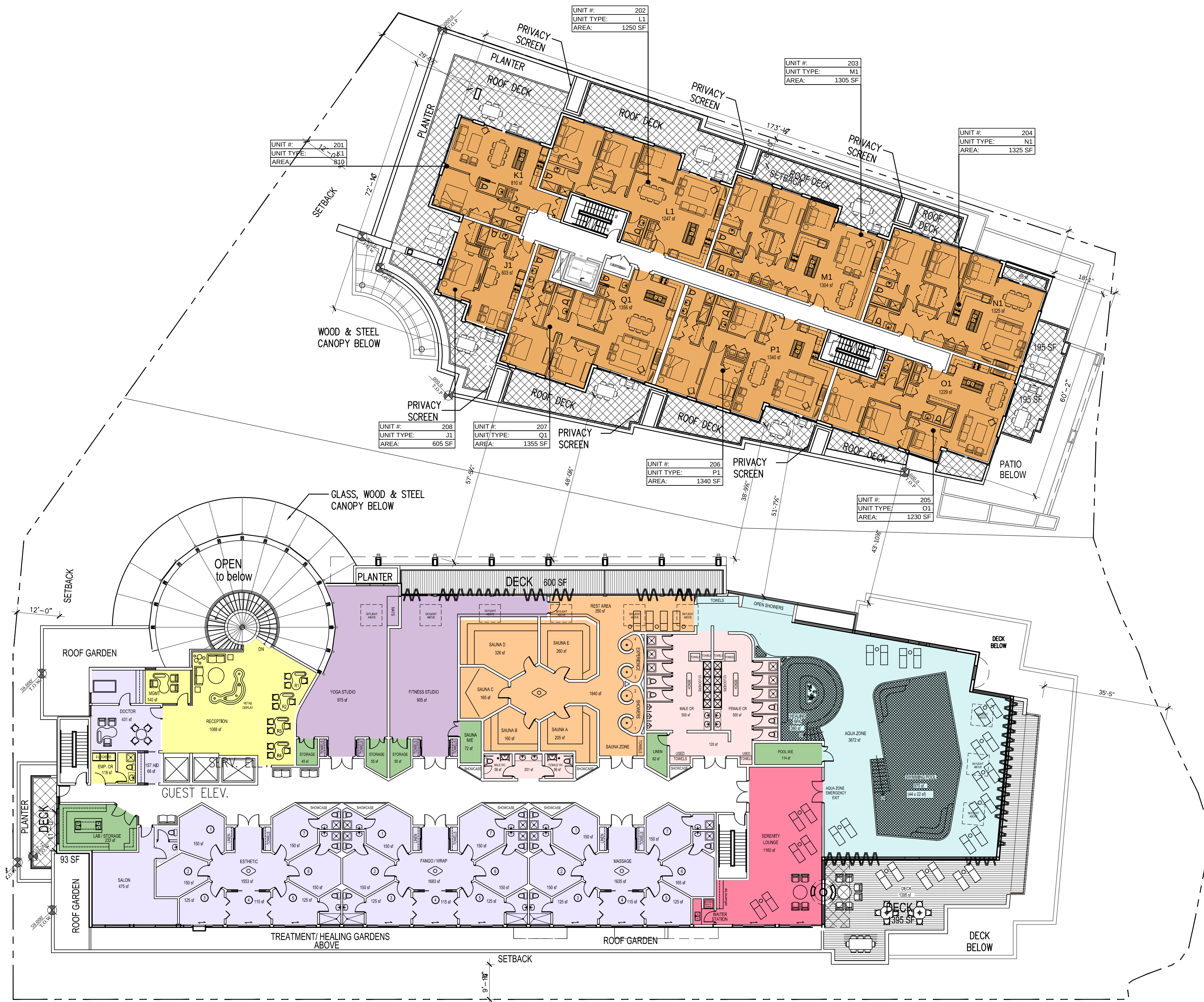
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Drawn: _____ Checked: _____

Project Number 10 13 075



LEVEL 2 FLOOR PLAN

SCALE: 1/16\"=1'-0"

NOT FOR CONSTRUCTION

LEVEL 2
FLOOR PLAN

A2.0.4

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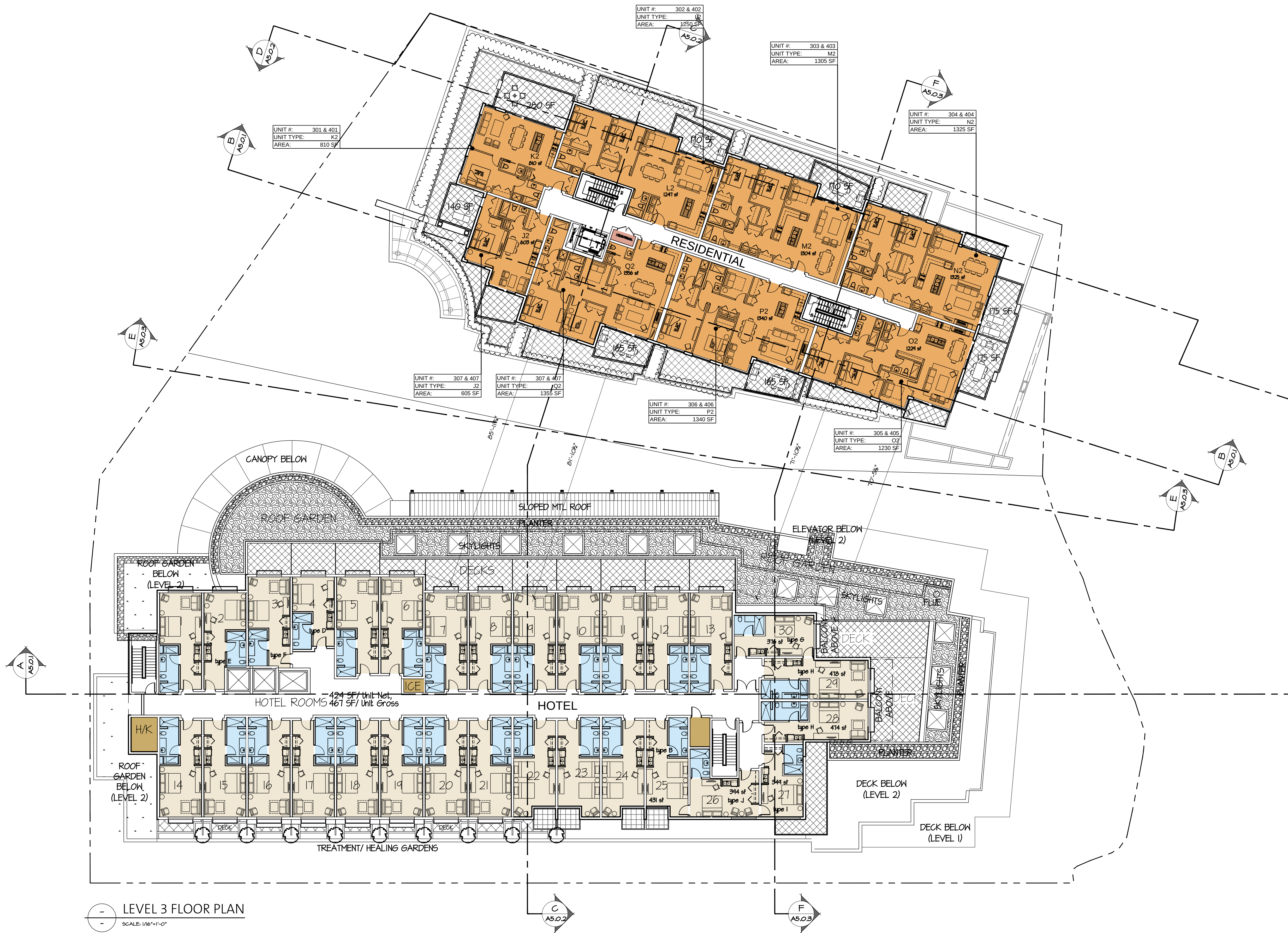
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KEY NOTES:

Drawn: _____ Checked: _____
Project Number 10 13 075

LEVEL 3
FLOOR PLAN

A2.0.5



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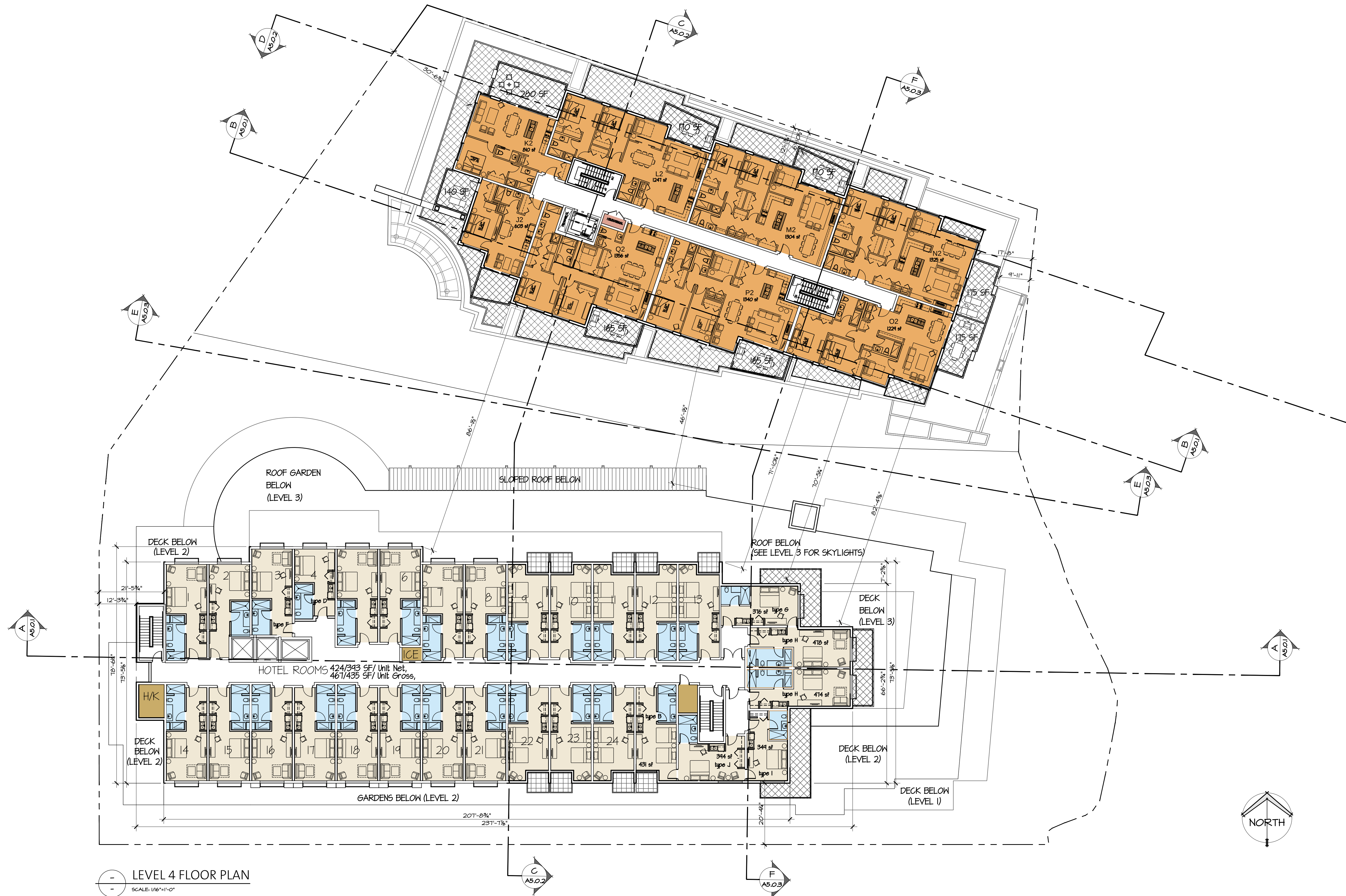
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LEVEL 4
FLOOR PLAN

A2.0.6



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P = Plumbing
L = Landscape
C = Civil

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LEVEL 5
FLOOR PLAN

A2.0.7

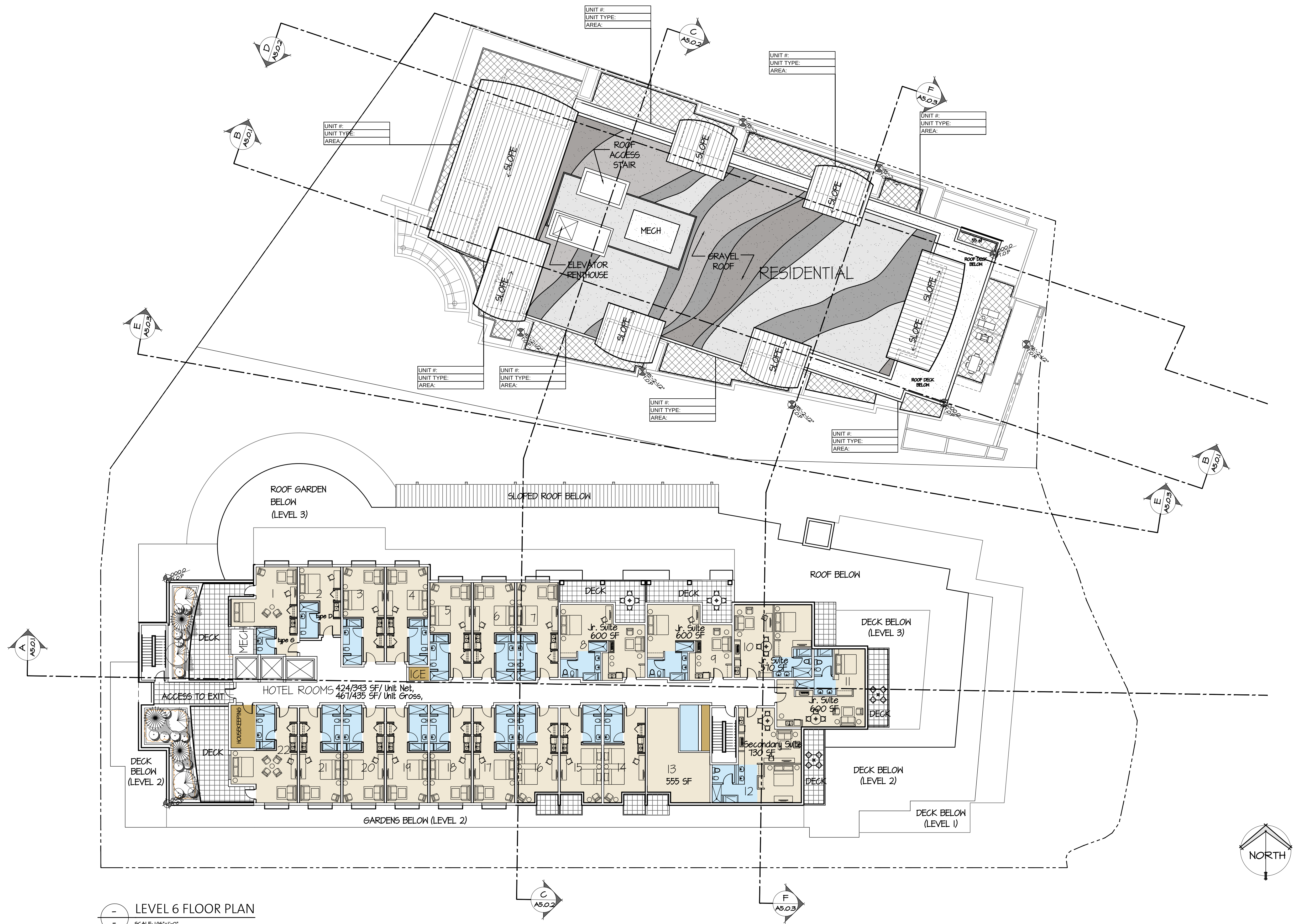
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10	2016.04.29	Issued for Form & Character DP

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Project Number 10 13 075



KEY NOTES:

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HOTEL LEVEL 6 FLOOR PLAN &
RESIDENTIAL ROOF PLAN

A2.0.8

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DWG. LIMITS
1/16" = 1'-0"
SET SCALE

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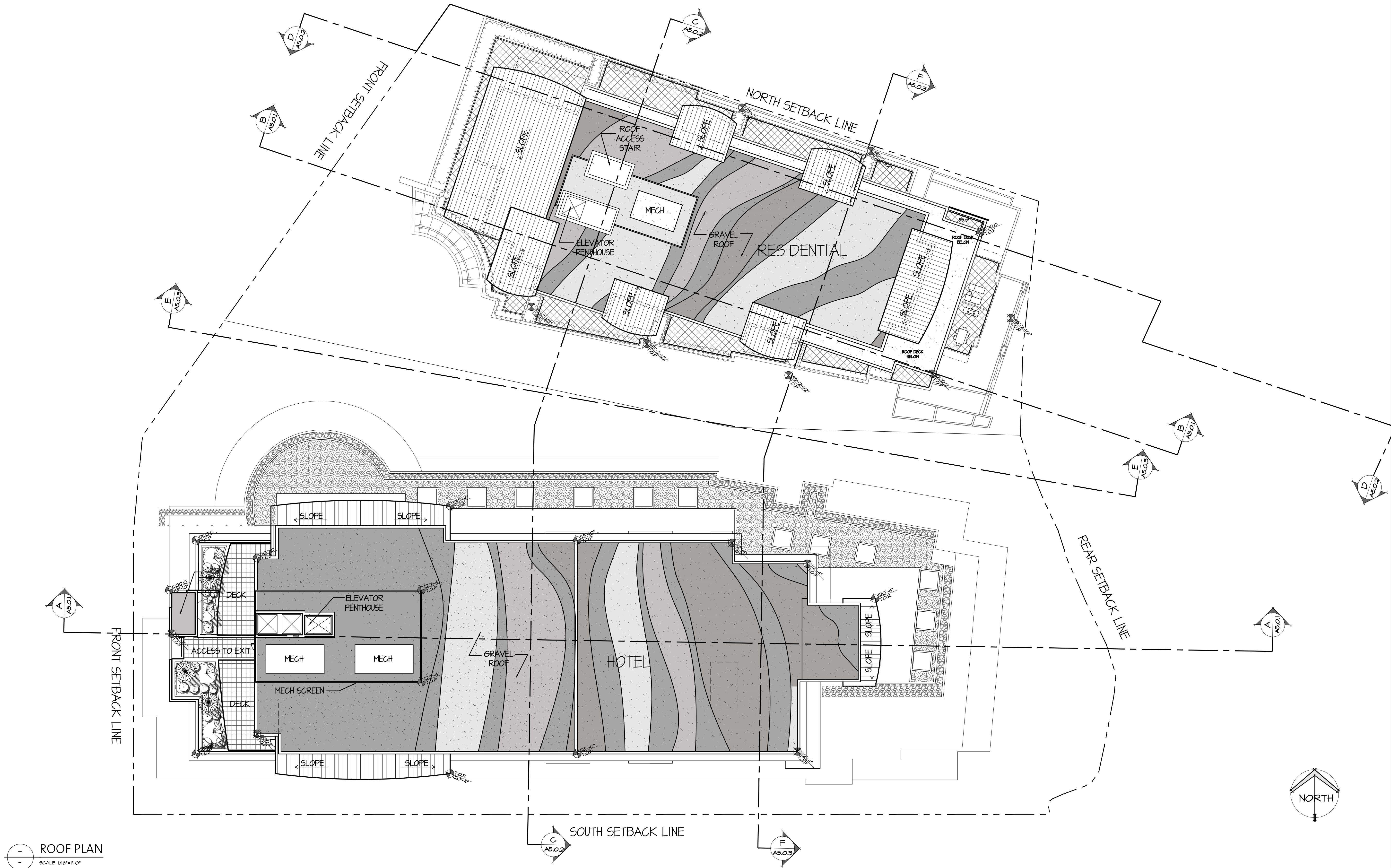
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Project Number 10 13 075

A2.0.9



KEY NOTES:

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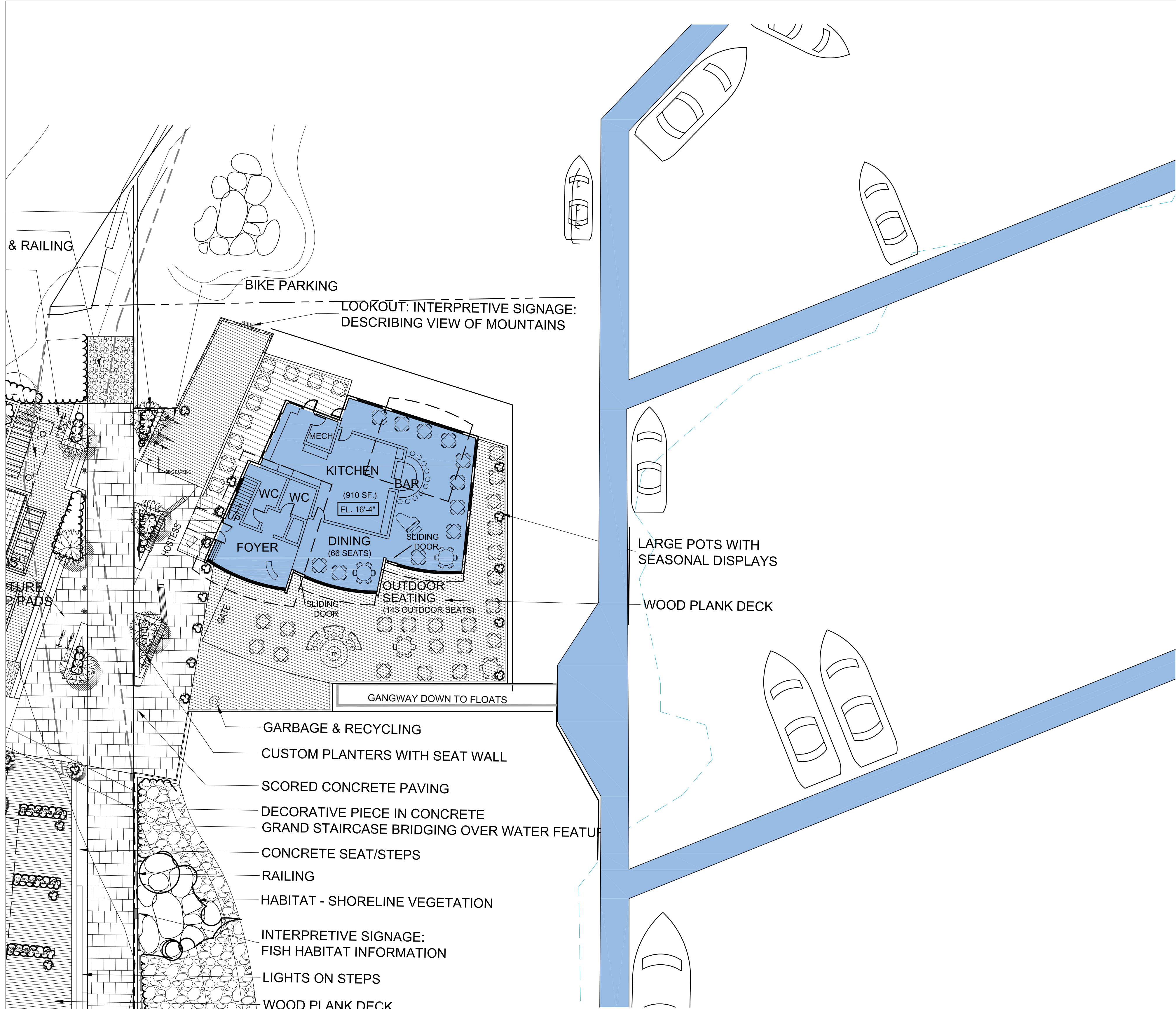
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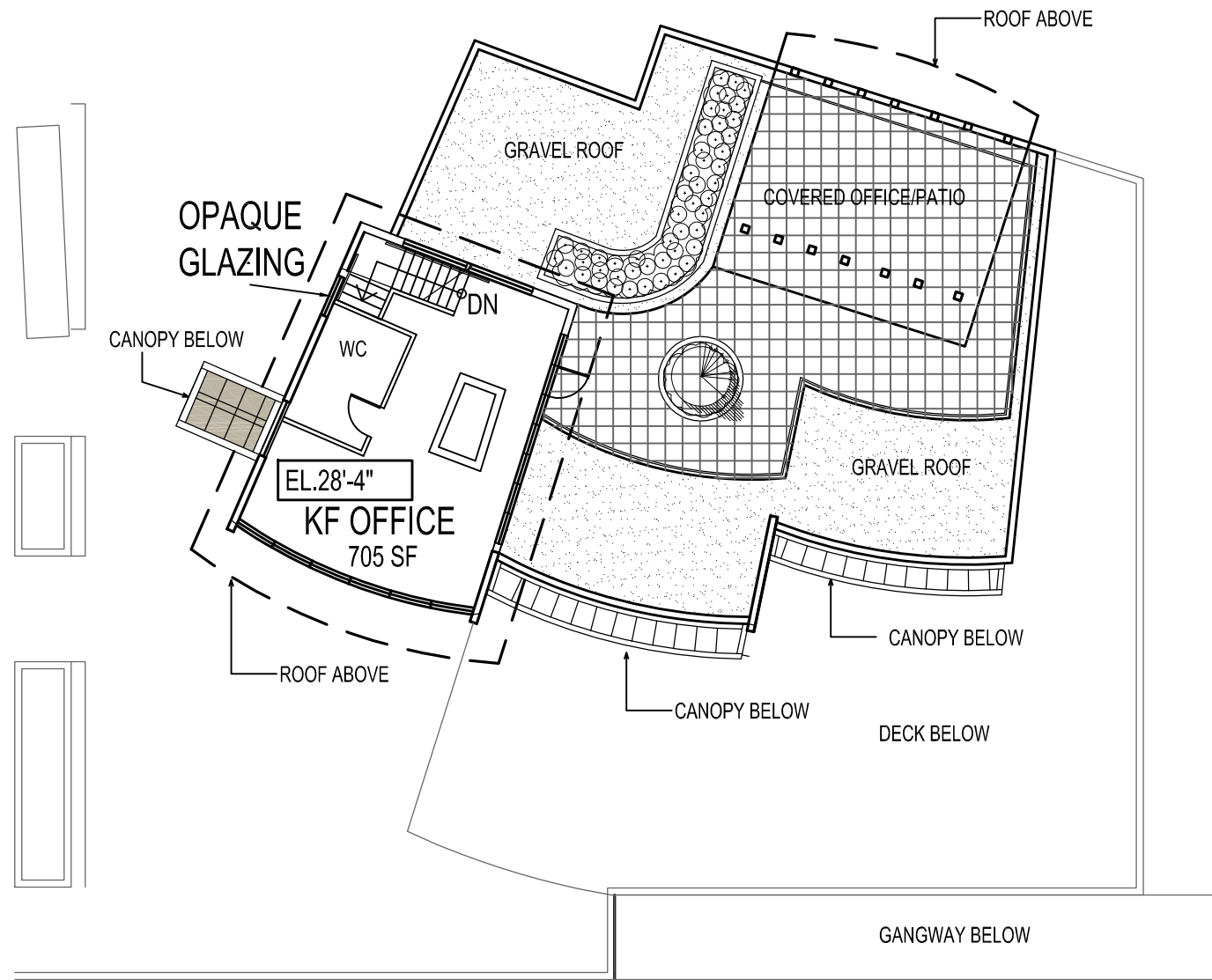
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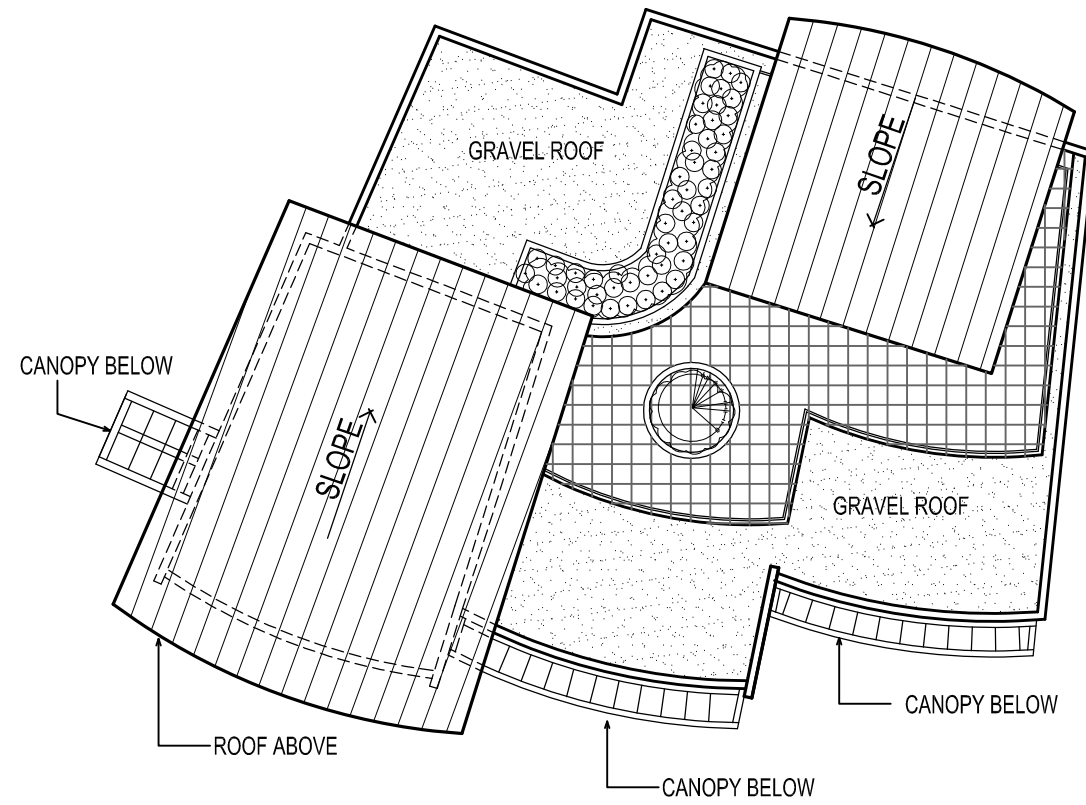
ROOF PLAN



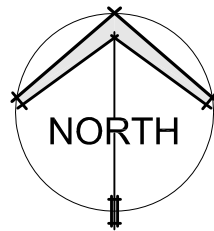
WATERFRONT RESTAURANT MAIN FLOOR PLAN
SCALE: 1/16"=1'-0"



WATERFRONT RESTAURANT LEVEL 2 FLOOR PLAN
SCALE: 1/16"=1'-0"



WATERFRONT RESTAURANT ROOF PLAN
SCALE: 1/16"=1'-0"



KEY NOTES:

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WATERFRONT RESTAURANT PLAN

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11	2016.05.06	Issued for Form & Character DP

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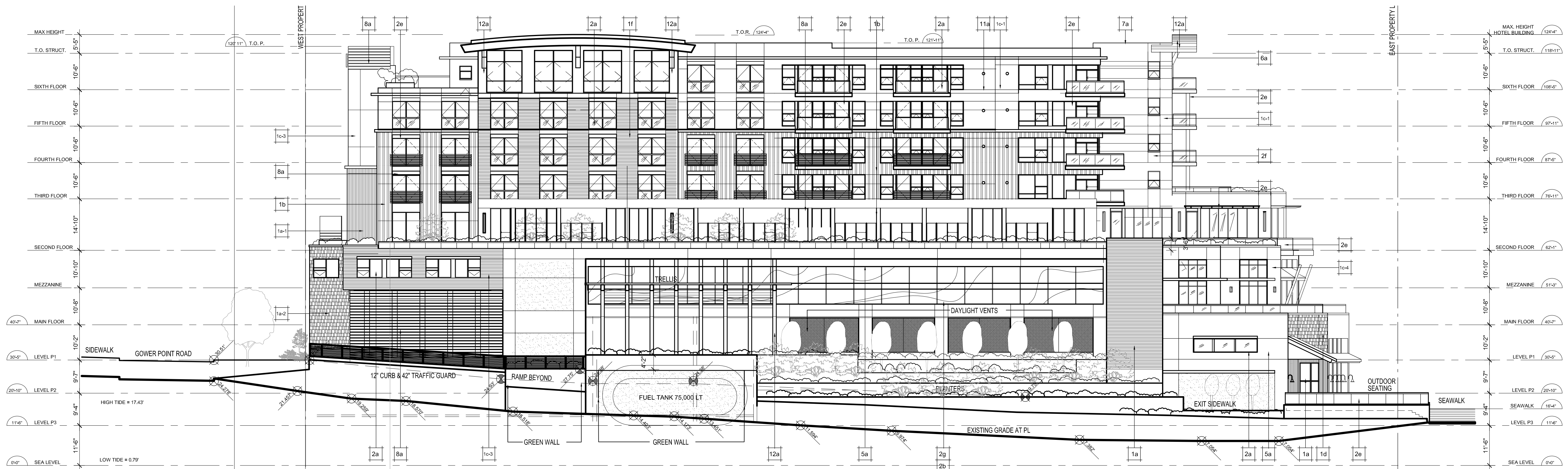
Drawn: _____ Checked: _____

Project Number 10 13 075



1 HOTEL - NORTH ELEVATION

SCALE: 1/16\"/>



2 HOTEL - SOUTH ELEVATION

SCALE: 1/16\"/>

- 8a METAL FIN DETAIL
Colour: Warm Tan (Cedar Colour)
- 8b METAL SCREEN DETAIL
Colour: Warm Brown
- 9a EXTERIOR LIGHTING
- 10a SIGNAGE (UNDER SEPERATE SIGN PERMIT SUBMITTAL)
- 11a GAS VENT
- 12a TIMBER

- 4b PAINTED METAL DOORS
Colour: Charcoal Grey
- 4c OVERHEAD SECURITY GRILLE METAL
Colour: BRONZE
- 5a CONCRETE
Colour: Integrally WP
- 6a SOFFITS WOOD
Colour: CEDAR COLOUR
- 7a STANDING SEAM METAL ROOFING- Colour: Charcoal Grey

- 2f PUNCHED WINDOWS - BRONZE METAL FRAMES & CLEAR GLASS
- 2g FRITTED GLASS W/ WAVE PATTERN
Colour: Blues/Greens
- 3a WOOD, METAL & GLASS CANOPY
- 3b PAINTED METAL & GLASS CANOPY
Colour: Charcoal Grey & Clear Glass
- 4a WOOD ENTRY DOORS

- 2a WINDOW WALL - BRONZE METAL FRAMES & CLEAR GLASS
- 2b CURTAIN WALL - BRONZE METAL FRAMES & CLEAR GLASS
- 2c OVERHEAD GLAZED DOOR - BRONZE METAL FRAMES & CLEAR GLASS
- 2d GLAZED SLIDING PARTITION - BRONZE METAL FRAMES & CLEAR GLASS
- 2e GLASS GUARDS W/ BRONZE METAL SUPPORT- CLEAR GLASS

- 1c-3 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-87 Ashley Gray
- 1c-4 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-84 Elmira White
- 1d FIBRE CEMENT BOARD Profile: Shingles
Colour: Warm Tan (Cedar Colour)
- 1e FIBRE CEMENT BOARD Profile: Vertical T & G Colour: Warm Tan (Cedar Colour)
- 1f FIBRE CEMENT BOARD Profile: Horiz. Lap
Colour: Warm Tan (Cedar Colour)

KEY NOTES:

- 1a-1 CORRUGATED METAL CLADDING Colour: BM 2125-30 Gray Shower
- 1a-2 CORRUGATED METAL CLADDING Colour: BM 2136-40 Aegean Teal
- 1b FIBRE CEMENT BOARD Profile: Board & Batten Colour: BM 2136-40 Aegean Teal
- 1c-1 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-75 Maryville Brown
- 1c-2 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM CC-390 Rusty Nail

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P = Plumbing
E = Electrical
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L = Landscape
C = Civil

NOT FOR CONSTRUCTION

HOTEL- NORTH AND SOUTH
BUILDING ELEVATIONS

A4.0.1

ISSUED			
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1	2013.12.20	Issued for Rezoning / DP	
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9	2016.03.18	Issued for Form & Character DP - DRAFT	
10	2016.04.29	Issued for Form & Character DP	
11	2016.05.06	Issued for Form & Character DP	

Issued for Form & Character - DP

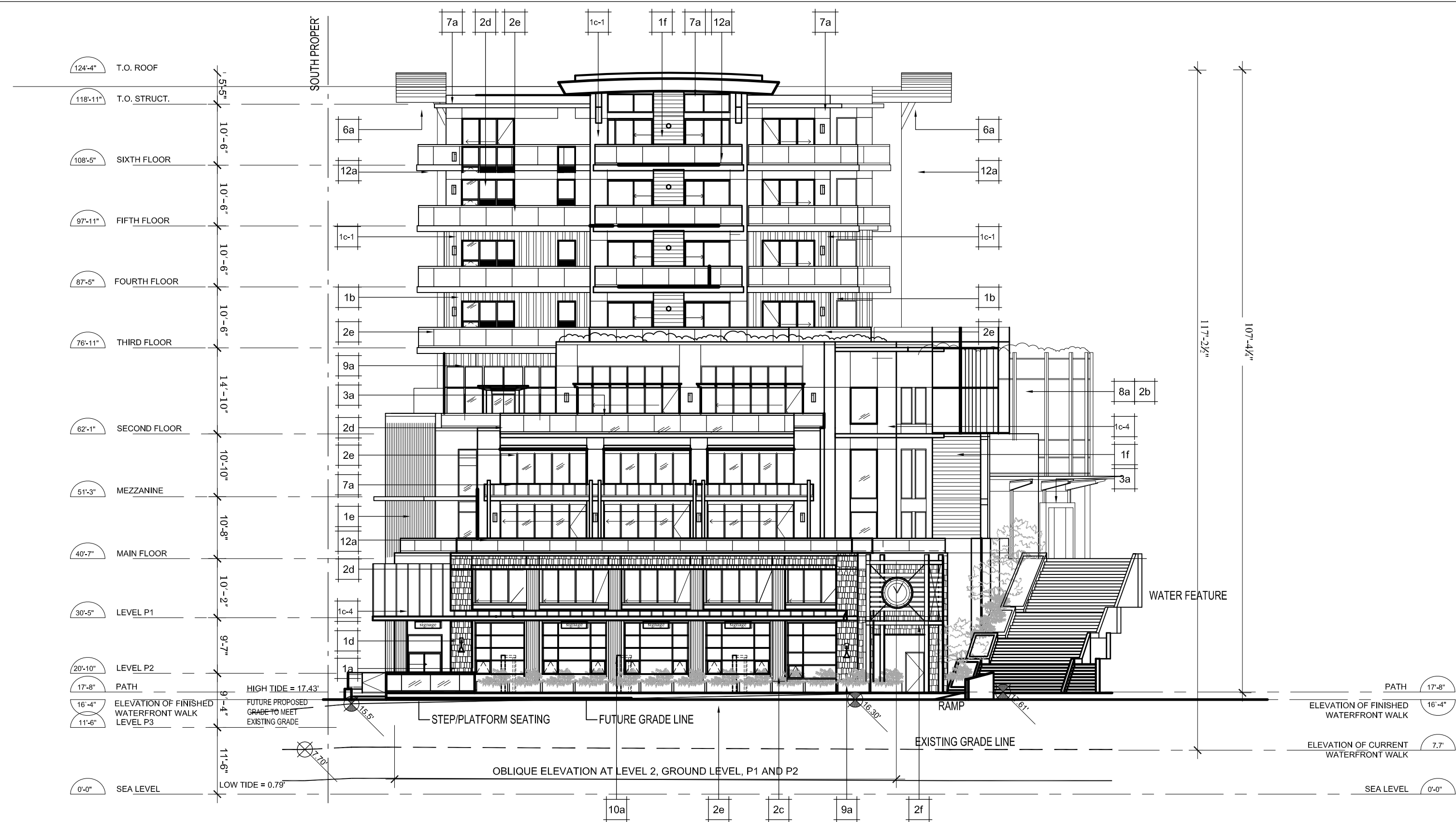
KLAUS FUERNISS ENTERPRISES INC.

THE GEORGE HOTEL & RESIDENCES

GOWER POINT ROAD, GIBSONS, BC

Drawn: _____ Checked: _____

Project Number 10 13 075



HOTEL - EAST ELEVATION FROM SEAWALK

SCALE: 1/16"=1'-0"



RESIDENCES - EAST ELEVATION FROM SEAWALK

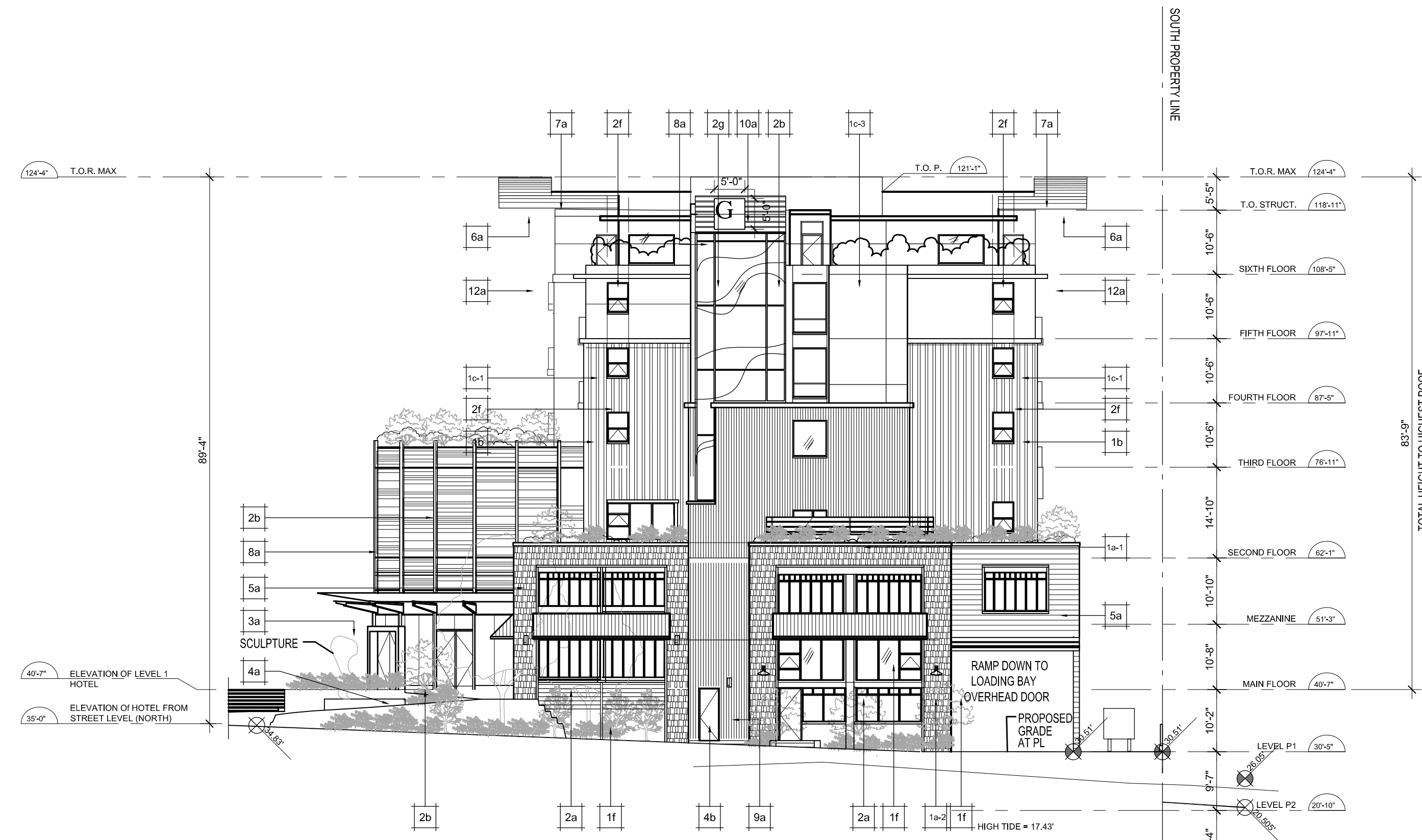
SCALE: 1/16"=1'-0"



RESIDENCES - WEST ELEVATION FROM GOWER POINT ROAD

SCALE: 1/16"=1'-0"

- | | | |
|--|---|--|
| 8a METAL FIN DETAIL
Colour: Warm Tan (Cedar Colour) | 4b PAINTED METAL DOORS
Colour: Charcoal Grey | 2f PUNCHED WINDOWS - BRONZE METAL FRAMES & CLEAR GLASS |
| 8b METAL SCREEN DETAIL
Colour: Warm Brown | 4c OVERHEAD SECURITY GRILLE METAL
Colour: BRONZE | 2g FRITTED GLASS W/ WAVE PATTERN
Colour: Blues/Greens |
| 9a EXTERIOR LIGHTING | 5a CONCRETE
Colour: Integrally WP | 3a WOOD, METAL & GLASS CANOPY |
| 10a SIGNAGE (UNDER SEPERATE SIGN PERMIT SUBMITTAL) | 6a SOFFITS WOOD
Colour: CEDAR COLOUR | 3b PAINTED METAL & GLASS CANOPY
Colour: Charcoal Grey & Clear Glass |
| 11a GAS VENT | 7a STANDING SEAM METAL ROOFING- Colour: Charcoal Grey | 4a WOOD ENTRY DOORS |
| 12a TIMBER | | |



HOTEL - WEST ELEVATION FROM GOWER POINT ROAD

SCALE: 1/16"=1'-0"

- | | | |
|---|---|--|
| 2a WINDOW WALL - BRONZE METAL FRAMES & CLEAR GLASS | 1c-3 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-87 Ashley Gray | 1a-1 CORRUGATED METAL CLADDING Colour: BM 2125-30 Gray Shower |
| 2b CURTAIN WALL - BRONZE METAL FRAMES & CLEAR GLASS | 1c-4 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-84 Elmira White | 1a-2 CORRUGATED METAL CLADDING Colour: BM 2136-40 Aegean Teal |
| 2c OVERHEAD GLAZED DOOR - BRONZE METAL FRAMES & CLEAR GLASS | 1d FIBRE CEMENT BOARD Profile: Shingles Colour: Warm Tan (Cedar Colour) | 1b FIBRE CEMENT BOARD Profile: Board & Batten Colour: BM 2136-40 Aegean Teal |
| 2d GLAZED SLIDING PARTITION - BRONZE METAL FRAMES & CLEAR GLASS | 1e FIBRE CEMENT BOARD Profile: Vertical T & G Colour: Warm Tan (Cedar Colour) | 1c-1 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-75 Maryville Brown |
| 2e GLASS GUARDS W/ BRONZE METAL SUPPORT- CLEAR GLASS | 1f FIBRE CEMENT BOARD Profile: Horiz. Lap Colour: Warm Tan (Cedar Colour) | 1c-2 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM CC-390 Rusty Nail |

KEY NOTES:

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NOT FOR CONSTRUCTION

HOTEL & RESIDENCES
EAST & WEST BUILDING ELEVATIONS

A4.0.2

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10	2016.04.29	Issued for Form & Character DP	
11	2016.05.06	Issued for Form & Character DP	

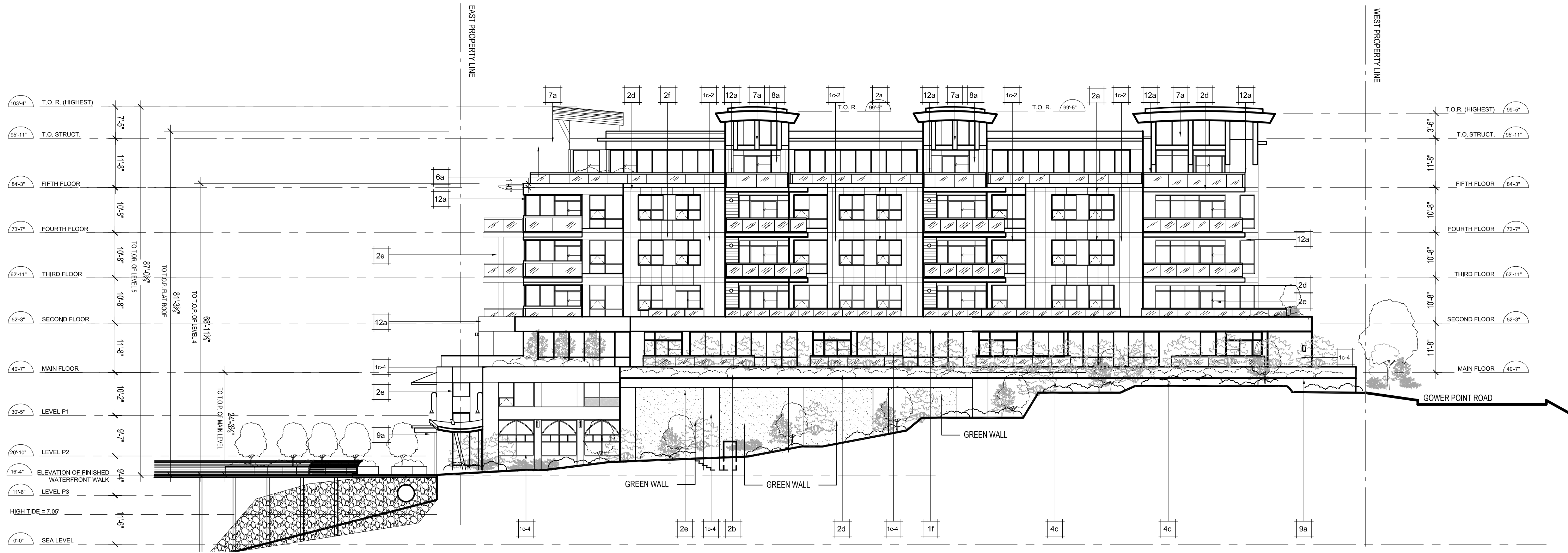
Issued for Form &
Character - DP

KLAUS FUERNISS
ENTERPRISES INC.

THE GEORGE
HOTEL & RESIDENCES

GOWER POINT ROAD, GIBSONS, BC

Drawn:	Checked:
Project Number	10 13 075



1 RESIDENCES - NORTH ELEVATION
SCALE: 1/16"=1'-0"



2 RESIDENCES - SOUTH ELEVATION
SCALE: NA

- 8a METAL FIN DETAIL
Colour: Warm Tan (Cedar Colour)
- 8b METAL SCREEN DETAIL
Colour: Warm Brown
- 9a EXTERIOR LIGHTING
- 10a SIGNAGE (UNDER SEPERATE SIGN PERMIT
SUBMITTAL)
- 11a GAS VENT
- 12a TIMBER

- 4b PAINTED METAL DOORS
Colour: Charcoal Grey
- 4c OVERHEAD SECURITY GRILLE METAL
Colour: BRONZE
- 5a CONCRETE
Colour: Integrally WP
- 6a SOFFITS WOOD
Colour: CEDAR COLOUR
- 7a STANDING SEAM METAL ROOFING- Colour:
Charcoal Grey

- 2f PUNCHED WINDOWS - BRONZE METAL FRAMES & CLEAR
GLASS
- 2g FRITTED GLASS W/ WAVE PATTERN
Colour: Blues/Greens
- 3a WOOD, METAL & GLASS CANOPY
- 3b PAINTED METAL & GLASS CANOPY
Colour: Charcoal Grey & Clear Glass
- 4a WOOD ENTRY DOORS

- 2a WINDOW WALL - BRONZE METAL FRAMES & CLEAR GLASS
- 2b CURTAIN WALL - BRONZE METAL FRAMES & CLEAR GLASS
- 2c OVERHEAD GLAZED DOOR - BRONZE METAL FRAMES & CLEAR
GLASS
- 2d GLAZED SLIDING PARTITION - BRONZE METAL FRAMES &
CLEAR GLASS
- 2e GLASS GUARDS W/ BRONZE METAL SUPPORT- CLEAR GLASS

- 7c-3 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-87
Ashley Gray
- 7c-4 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-84
Elmira White
- 1d FIBRE CEMENT BOARD Profile: Shingles
Colour: Warm Tan (Cedar Colour)
- 1e FIBRE CEMENT BOARD Profile: Vertical T & G Colour: Warm
Tan (Cedar Colour)
- 1f FIBRE CEMENT BOARD Profile: Horiz. Lap
Colour: Warm Tan (Cedar Colour)

KEY NOTES:

- 1a-1 CORRUGATED METAL CLADDING Colour: BM
2125-30 Gray Shower
- 1a-2 CORRUGATED METAL CLADDING Colour: BM
2136-40 Aegean Teal
- 1b FIBRE CEMENT BOARD Profile: Board & Batten Colour: BM 2136-40
Aegean Teal
- 1c-1 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-75
Maryville Brown
- 1c-2 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM CC-390
Rusty Nail

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T = Fire Protection
L = Landscape
C = Civil

NOT FOR CONSTRUCTION

RESIDENCES- NORTH AND SOUTH
BUILDING ELEVATIONS

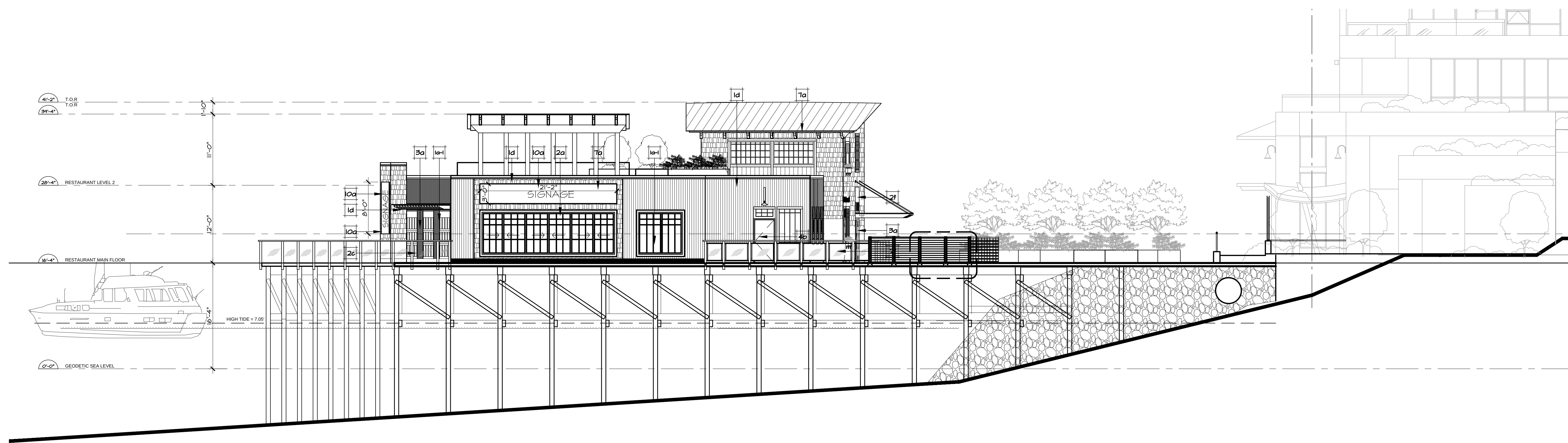
A4.0.3

ISSUED		
#	Date	Remarks
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9	2016.03.18	Issued for Form & Character DP - DRAFT
10	2016.04.29	Issued for Form & Character DP

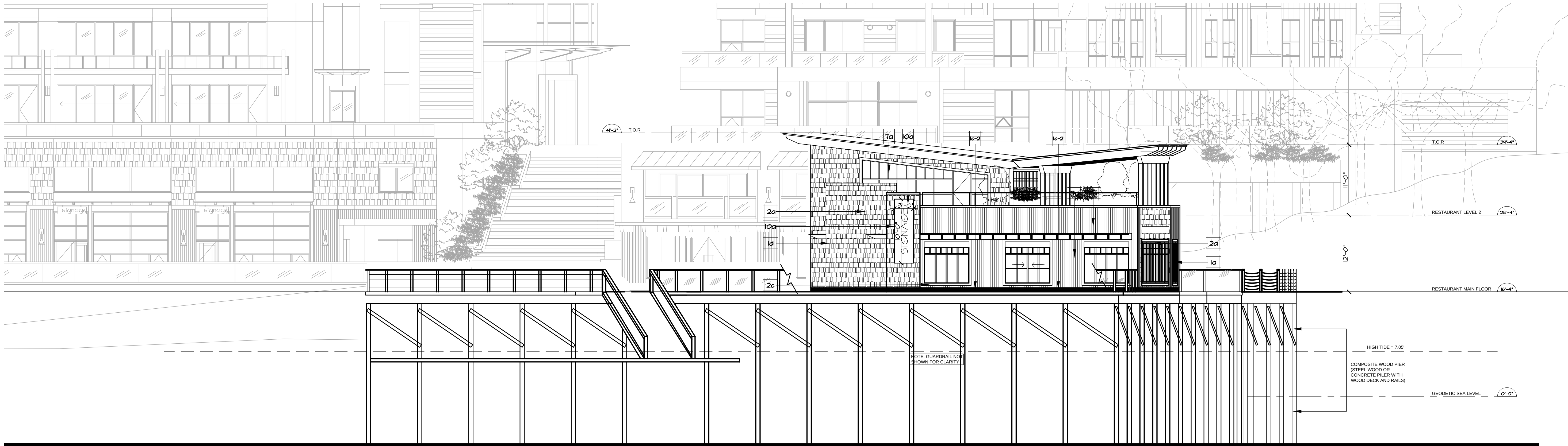
Issued for Form & Character - DP

KLAUS FUERNISS ENTERPRISES INC.
THE GEORGE HOTEL & RESIDENCES
GOWER POINT ROAD, GIBSONS, BC

Drawn:	Checked:
Project Number	10 13 075



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"

- 1a** METAL FIN DETAIL
Colour: Warm Tan (Cedar Colour)
- 1b** METAL SCREEN DETAIL
Colour: Warm Brown
- 1c** EXTERIOR LIGHTING
- 1d** SIGNAGE (UNDER SEPERATE SIGN PERMIT SUBMITTAL)
- 1e** GAS VENT
- 1f** TIMBER

- 2a** PAINTED METAL DOORS
Colour: Charcoal Grey
- 2b** OVERHEAD SECURITY GRILLE METAL
Colour: BRONZE
- 2c** CONCRETE
Colour: Integrally WP
- 2d** SOFFITS WOOD
Colour: CEDAR COLOUR
- 2e** STANDING SEAM METAL ROOFING-
Colour: Charcoal Grey

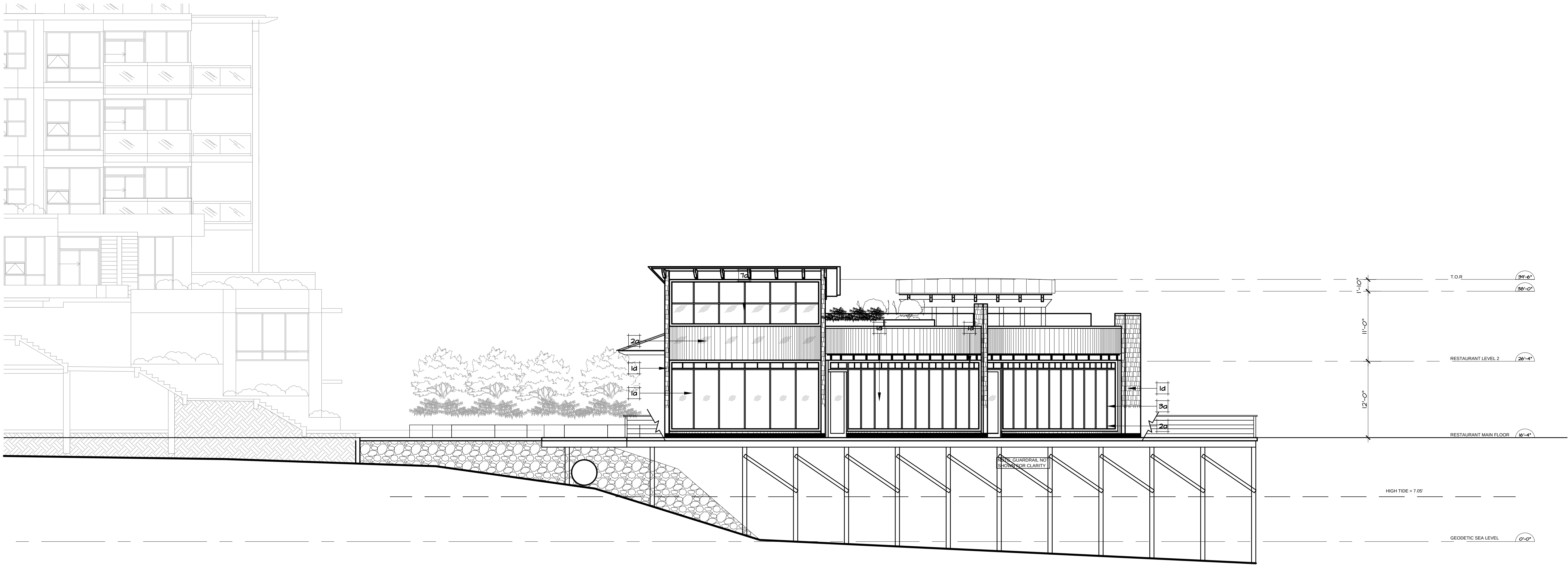
- 3a** PUNCHED WINDOWS - BRONZE METAL FRAMES & CLEAR GLASS
- 3b** FRITTED GLASS W/ WAVE PATTERN
Colour: Blues/Greens
- 3c** WOOD, METAL & GLASS CANOPY
- 3d** PAINTED METAL & GLASS CANOPY
Colour: Charcoal Grey & Clear Glass
- 3e** WOOD ENTRY DOORS

- 4a** WINDOW WALL - BRONZE METAL FRAMES & CLEAR GLASS
- 4b** CURTAIN WALL - BRONZE METAL FRAMES & CLEAR GLASS
- 4c** OVERHEAD GLAZED DOOR - BRONZE METAL FRAMES & CLEAR GLASS
- 4d** GLAZED SLIDING PARTITION - BRONZE METAL FRAMES & CLEAR GLASS
- 4e** GLASS GUARDS W/ BRONZE METAL SUPPORT- CLEAR GLASS

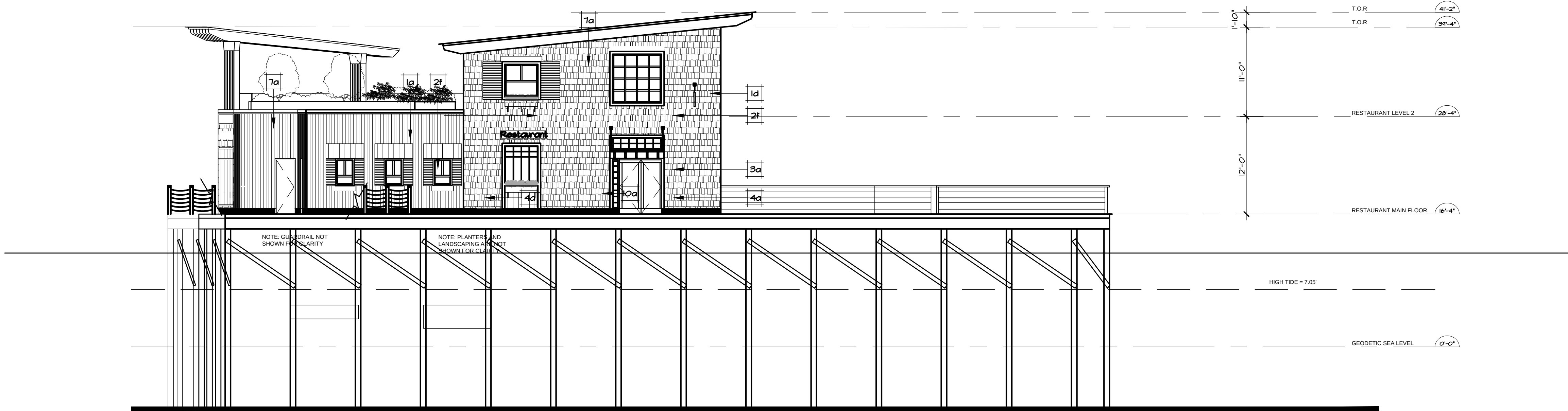
- 5a** FIBRE CEMENT BOARD Profile: Board w/ reveals
Colour: BM HC-01 Ashley Gray
- 5b** FIBRE CEMENT BOARD Profile: Board w/ reveals
Colour: BM HC-04 Elmira White
- 5c** FIBRE CEMENT BOARD Profile: Shingles
Colour: Warm Tan (Cedar Colour)
- 5d** FIBRE CEMENT BOARD Profile: Vertical T & G
Colour: Warm Tan (Cedar Colour)
- 5e** FIBRE CEMENT BOARD Profile: Horiz. Lap
Colour: Warm Tan (Cedar Colour)

KEY NOTES:

- 6a** CORRUGATED METAL CLADDING
Colour: BM 2125-30 Gray Shower
- 6b** CORRUGATED METAL CLADDING
Colour: BM 2136-40 Aegean Teal
- 6c** FIBRE CEMENT BOARD Profile: Board & Batten
Colour: BM 2136-40 Aegean Teal
- 6d** FIBRE CEMENT BOARD Profile: Board w/ reveals
Colour: BM HC-75 Maryville Brown
- 6e** FIBRE CEMENT BOARD Profile: Board w/ reveals
Colour: BM CC-340 Rusty Nail



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"

- 1a METAL FIN DETAIL
Colour: Warm Tan (Cedar Colour)
- 1b METAL SCREEN DETAIL
Colour: Warm Brown
- 1c EXTERIOR LIGHTING
- 1d SIGNAGE (UNDER SEPERATE SIGN PERMIT SUBMITTAL)
- 1e GAS VENT
- 1f TIMBER

- 2a PAINTED METAL DOORS
Colour: Charcoal Grey
- 2b OVERHEAD SECURITY GRILLE METAL
Colour: BRONZE
- 2c CONCRETE
Colour: Integrally WP
- 2d SOFFITS WOOD
Colour: CEDAR COLOUR
- 2e STANDING SEAM METAL ROOFING-
Colour: Charcoal Grey

- 3a PUNCHED WINDOWS - BRONZE METAL FRAMES & CLEAR GLASS
- 3b FRITTED GLASS W/ WAVE PATTERN
Colour: Blues/Greens
- 3c WOOD, METAL & GLASS CANOPY
- 3d PAINTED METAL & GLASS CANOPY
Colour: Charcoal Grey & Clear Glass
- 3e WOOD ENTRY DOORS

- 4a WINDOW WALL - BRONZE METAL FRAMES & CLEAR GLASS
- 4b CURTAIN WALL - BRONZE METAL FRAMES & CLEAR GLASS
- 4c OVERHEAD GLAZED DOOR - BRONZE METAL FRAMES & CLEAR GLASS
- 4d GLAZED SLIDING PARTITION - BRONZE METAL FRAMES & CLEAR GLASS
- 4e GLASS GUARDS W/ BRONZE METAL SUPPORT- CLEAR GLASS

- 5a FIBRE CEMENT BOARD Profile: Board w/ reveals
Colour: BM HC-01 Ashley Gray
- 5b FIBRE CEMENT BOARD Profile: Board w/ reveals
Colour: BM HC-04 Elmira White
- 5c FIBRE CEMENT BOARD Profile: Shingles
Colour: Warm Tan (Cedar Colour)
- 5d FIBRE CEMENT BOARD Profile: Vertical T & G
Colour: Warm Tan (Cedar Colour)
- 5e FIBRE CEMENT BOARD Profile: Horiz. Lap
Colour: Warm Tan (Cedar Colour)

KEY NOTES:

- 6a CORRUGATED METAL CLADDING
Colour: BM 2125-30 Gray Shower
- 6b CORRUGATED METAL CLADDING
Colour: BM 2136-40 Aegean Teal
- 6c FIBRE CEMENT BOARD Profile: Board & Batten
Colour: BM 2136-40 Aegean Teal
- 6d FIBRE CEMENT BOARD Profile: Board w/ reveals
Colour: BM HC-75 Maryville Brown
- 6e FIBRE CEMENT BOARD Profile: Board w/ reveals
Colour: BM CC-340 Rusty Nail

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WATERFRONT RESTAURANT
BUILDING ELEVATIONS

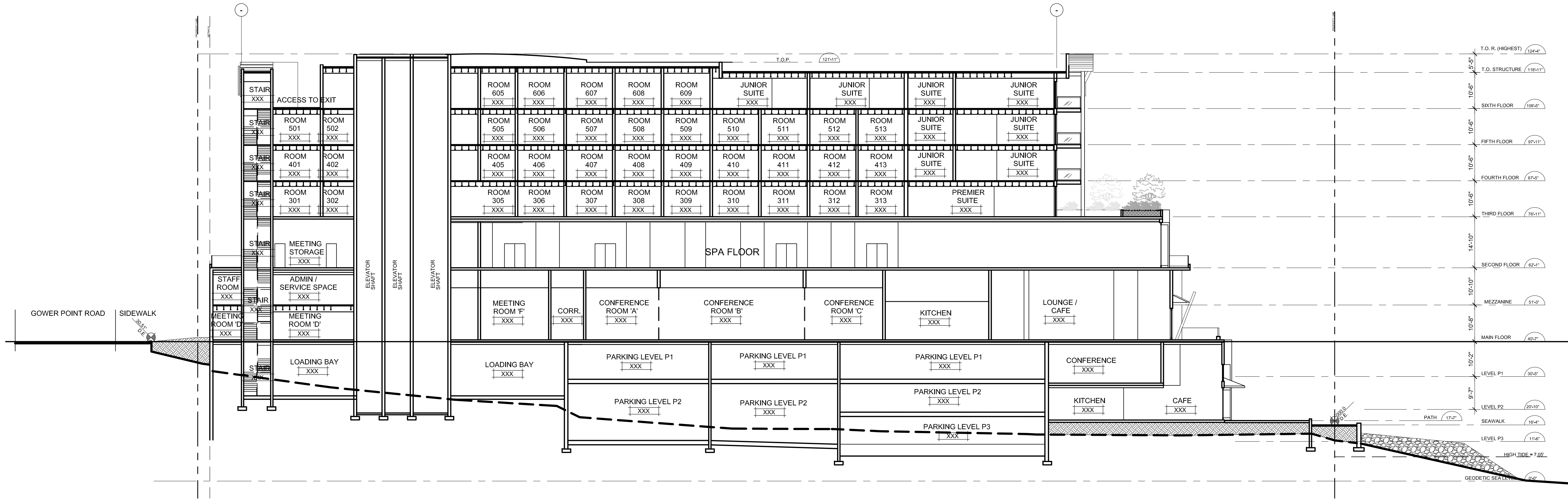
A4.0.6

ISSUED		
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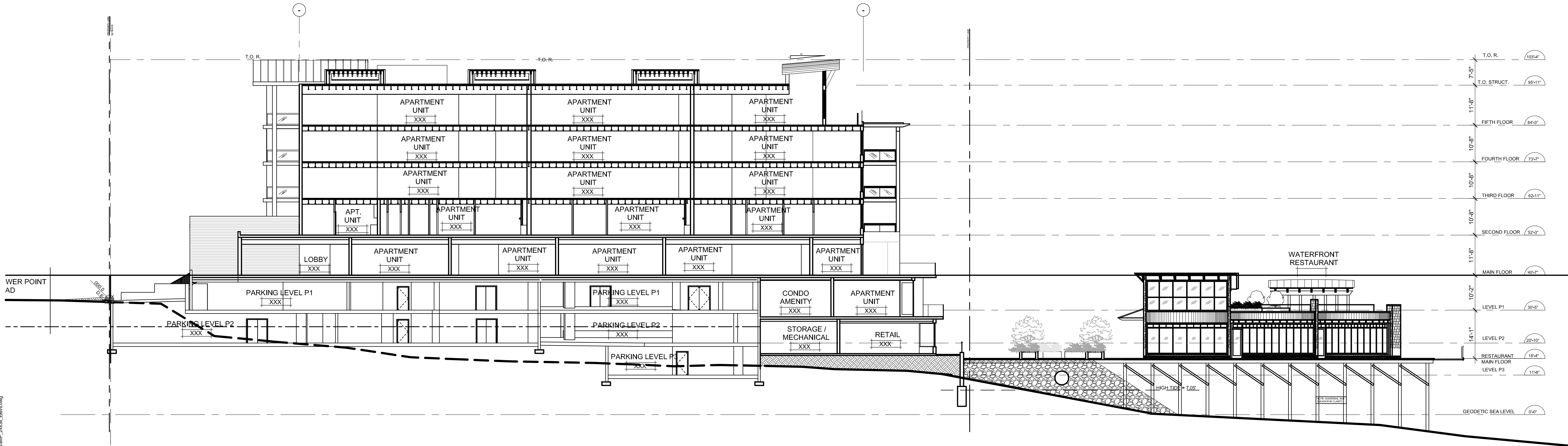
Issued for Form &
Character - DP

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ENTERPRISES INC.
THE GEORGE
HOTEL & RESIDENCES
GOWER POINT ROAD, GIBSONS, BC

Drawn: _____ Checked: _____
Project Number 10 13 075



1 BUILDING SECTION A-A
SCALE: 1/16"=1'-0"



2 BUILDING SECTION B-B
SCALE: 1/16"=1'-0"

ISSUED		
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11	2016.05.06	Issued for Form & Character DP

Issued for Form & Character - DP

KLAUS FUERNISS ENTERPRISES INC.
THE GEORGE HOTEL & RESIDENCES
GOWER POINT ROAD, GIBSONS, BC

KEY NOTES:

OMICRON

Fifth Floor, Three Bantall Centre
595 Burrard Street
PO Box 45369 Vancouver, BC
V7X 1L4 CANADA

Toll-free 1 877 632 3350
T. 604 632 3350
F. 604 632 3351
www.omicronaec.com

CONSULTANT

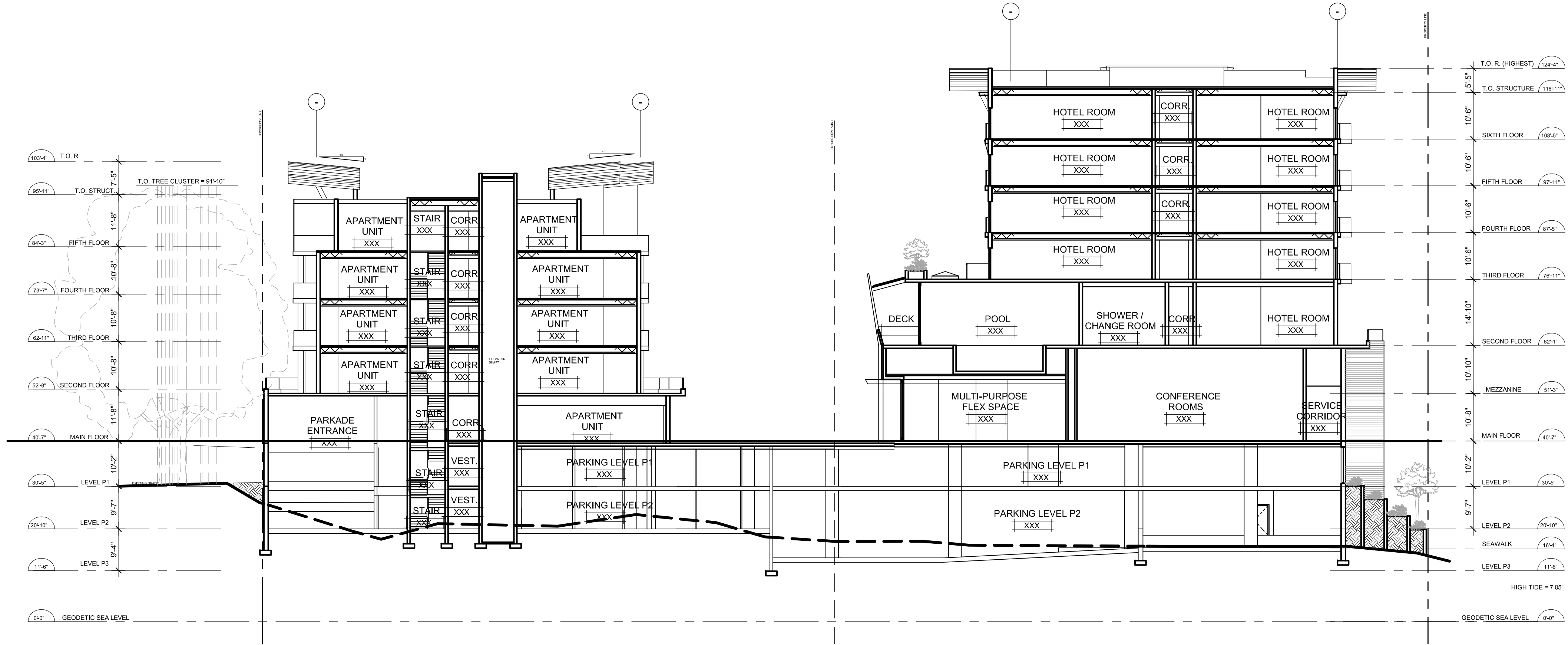
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Issued for Form & Character - DP

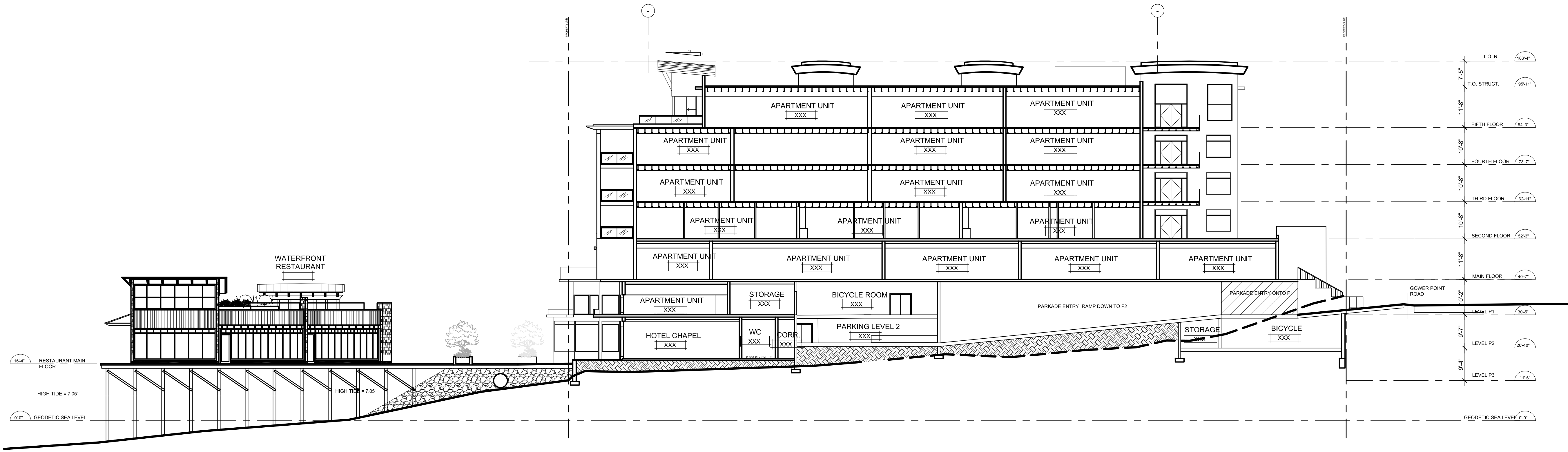
KLAUS FUERNISS ENTERPRISES INC.
THE GEORGE HOTEL & RESIDENCES
GOWER POINT ROAD, GIBSONS, BC

Drawn:	Checked:
Project Number	10 13 075

A5.0.2



1 BUILDING SECTION C-C
SCALE: 1/16"=1'-0"



2 BUILDING SECTION D-D
SCALE: 1/16"=1'-0"

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L = Landscape
C = Civil

NOT FOR CONSTRUCTION

HOTEL & RESIDENCES
BUILDING SECTIONS

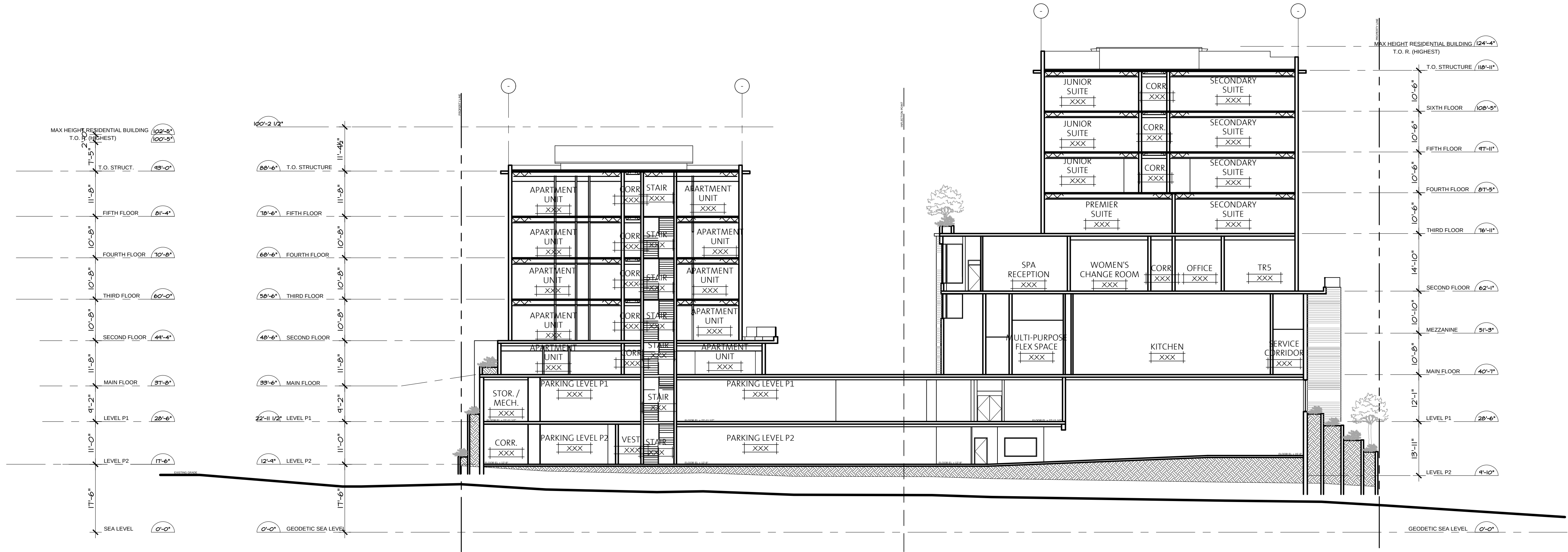
KEY NOTES:

ISSUED		
#	Date	Remarks
1	2013.12.20	Issued for Rezoning / DP
2	2014.09.10	Re-Issued for Rezoning / DP
3	2015.02.17	Issued for Client review
4	2015.05.11	Issued to COW
5	2015.09.04	Issued for Client review
6	2016.02.17	Issued for Form & Character DP - DRAFT
7	2016.03.07	Issued for Form & Character DP - DRAFT
8	2016.03.11	Issued for Form & Character DP - DRAFT
9	2016.03.18	Issued for Form & Character DP - DRAFT
10	2016.04.29	Issued for Form & Character DP

Issued for Form & Character - DP

KLAUS FUERNISS ENTERPRISES INC.
THE GEORGE HOTEL & RESIDENCES
GOWER POINT ROAD, GIBSONS, BC

Drawn:	Checked:
Project Number	10 13 075



BUILDING SECTION F-F
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

HOTEL & RESIDENCES
BUILDING SECTIONS

A5.0.3

02/05/2016 2:25:36 PM P:\Projects\2013\10_2015\13-075_The George\400 DESIGN DOCUMENTATION\400 Drawings\401_ Working Set\REV\1013075_THE GEORGE_ARCH_CENTR.dwg



1 EXTERIOR RENDERING AT PEDESTRIAN PLAZA
SCALE: NTS

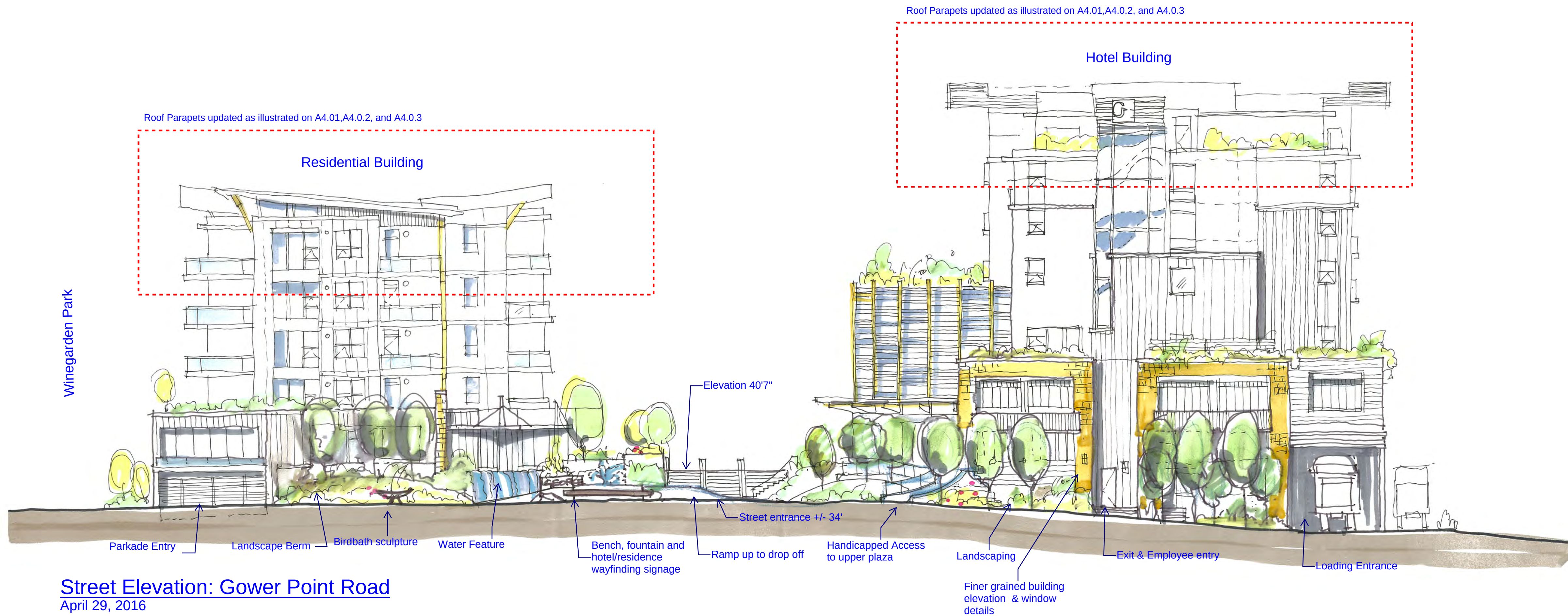
* PARAPET DETAILS NOT UPDATED.
* FOR CURRENT DETAILS SEE A4.0.1 AND A4.0.2

KLAUS FUERNISS
ENTERPRISES INC.
THE GEORGE
HOTEL & RESIDENCES
GOWER POINT ROAD, GIBSONS, BC

Drawn: BF/EB Checked: CD
Project Number 10 13 075

ISSUED		
#	Date	Remarks
1	2013-12-20	Issued for Reasoning / DP
2	2014-01-10	Re-issued for Reasoning / DP
3	2015-02-17	Issued for Client review
4	2016-02-19	Issued for Form & Character DP - DRAFT
5	2016-03-01	Issued for Form & Character DP - DRAFT
6	2016-03-11	Issued for Form & Character DP - DRAFT
7	2016-03-10	Issued for Form & Character DP - DRAFT
8	2016-04-21	Issued for Form & Character DP

Issued for Form & Character



ISSUED		
#	Date	Remarks
1	2015.12.20	Issued for Reasoning / DP
2	2014.04.10	Re-issued for Reasoning / DP
3	2015.02.17	Issued for Client review
5	2015.04.04	Issued for Client Review
6	2016.02.18	Issued for Form & Character DP - DRAFT
6	2016.03.07	Issued for Form & Character DP - DRAFT
6	2016.03.11	Issued for Form & Character DP - DRAFT
6	2016.03.18	Issued for Form & Character DP - DRAFT
1	2016.04.28	Issued for Form & Character DP
0		

Issued for Form & Character

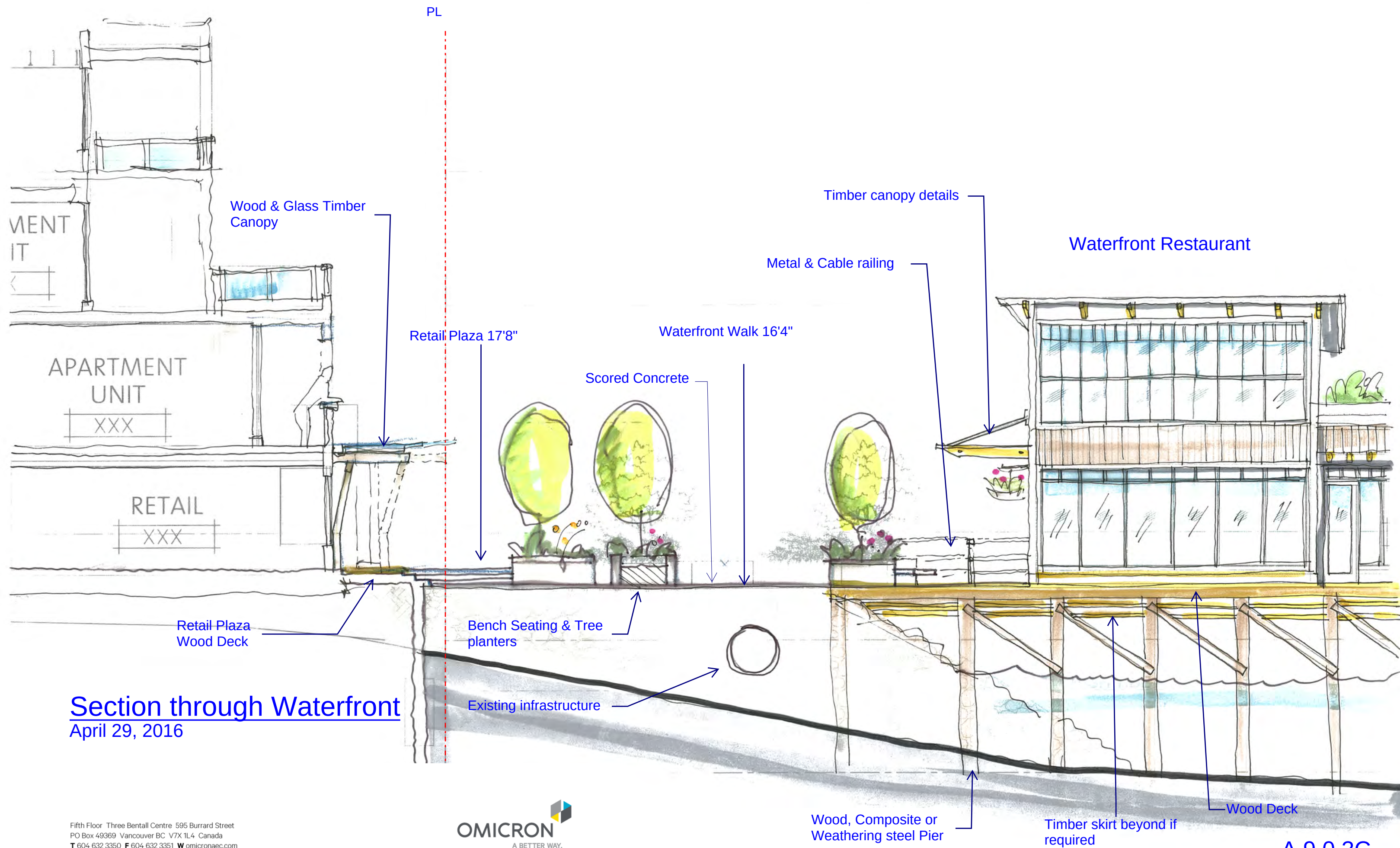


1 WATERFRONT WALK FROM HARBOUR
SCALE: NTS

* RENDERING NOT UPDATED.
* SHOWN FOR GENERAL REFERENCE ONLY

KLAUS FUERNISS
ENTERPRISES INC.
THE GEORGE
HOTEL & RESIDENCES
GOWER POINT ROAD, GIBSONS, BC

Drawn:	BF/EB	Checked:	CD
Project Number	10 13 075		



Section through Waterfront
 April 29, 2016



SHRUB IMAGES



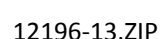
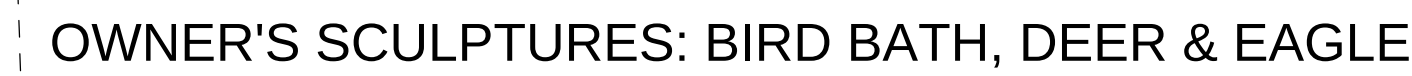
PERENNIAL IMAGES

LIGHTING: ALL LIGHTING TO BE NIGHT SKY FRIENDLY AND IS TO FOLLOW DEVELOPMENT PERMIT GUIDELINES- AREA #5

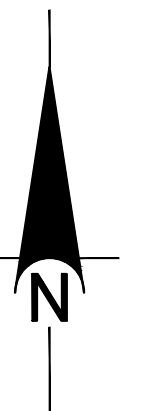
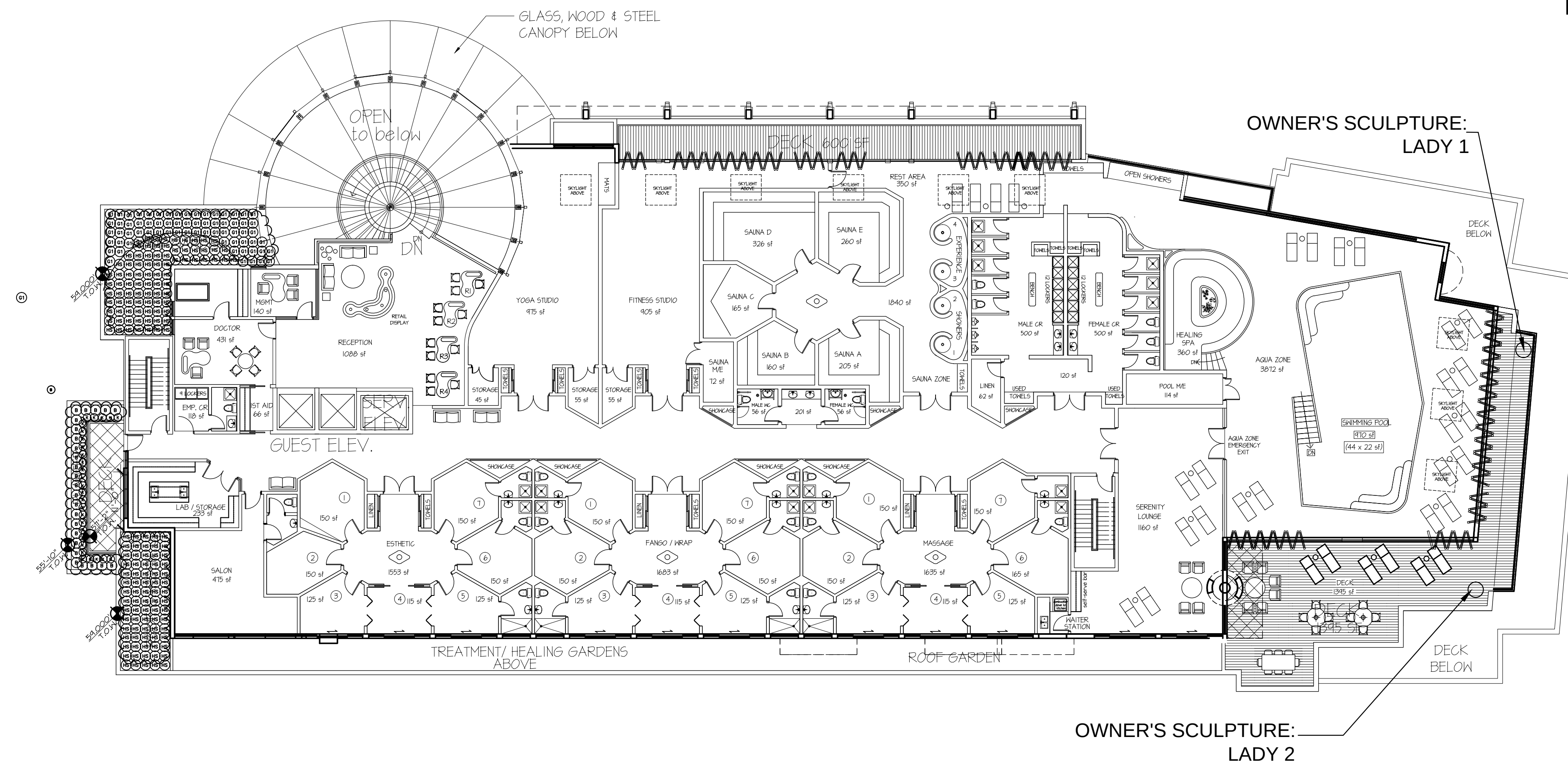
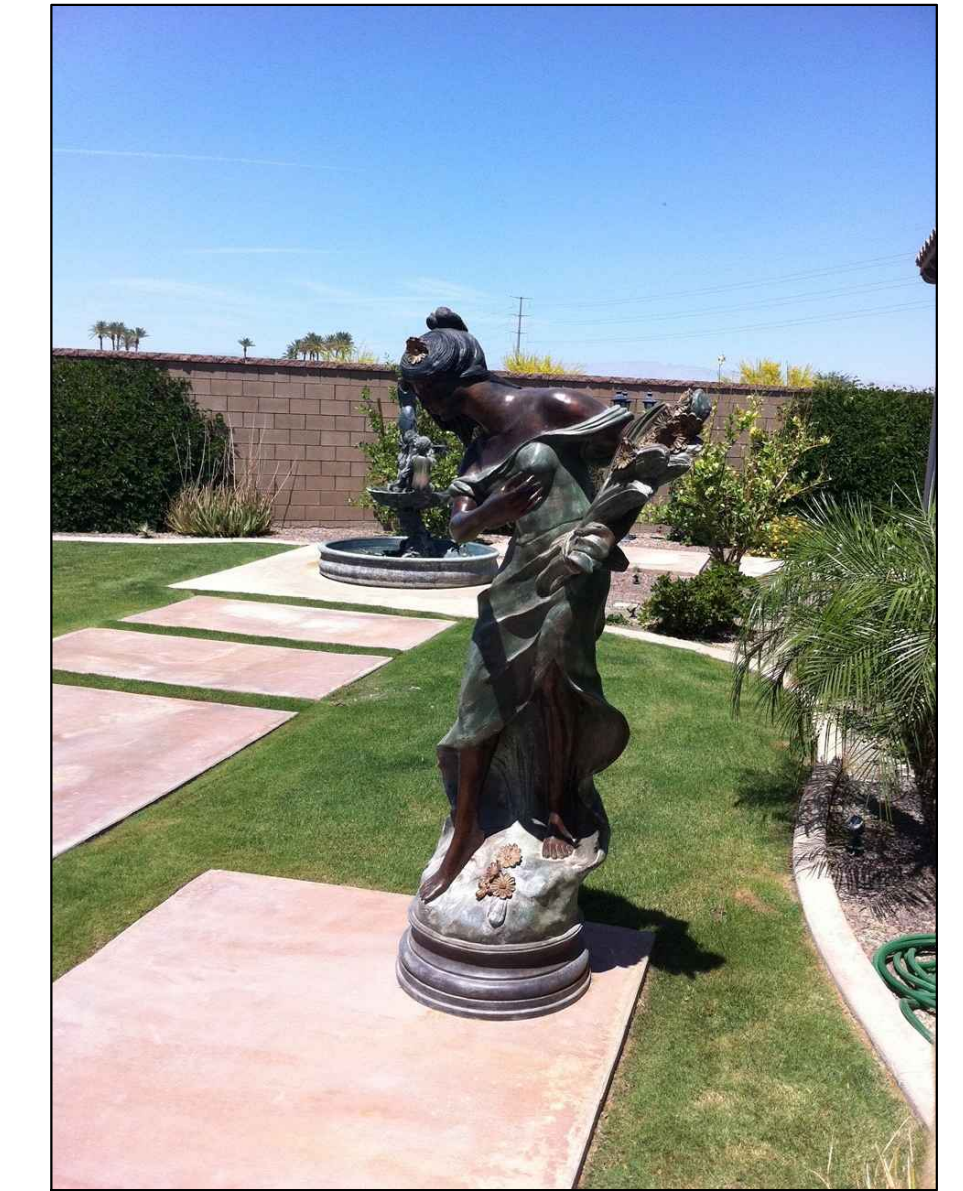
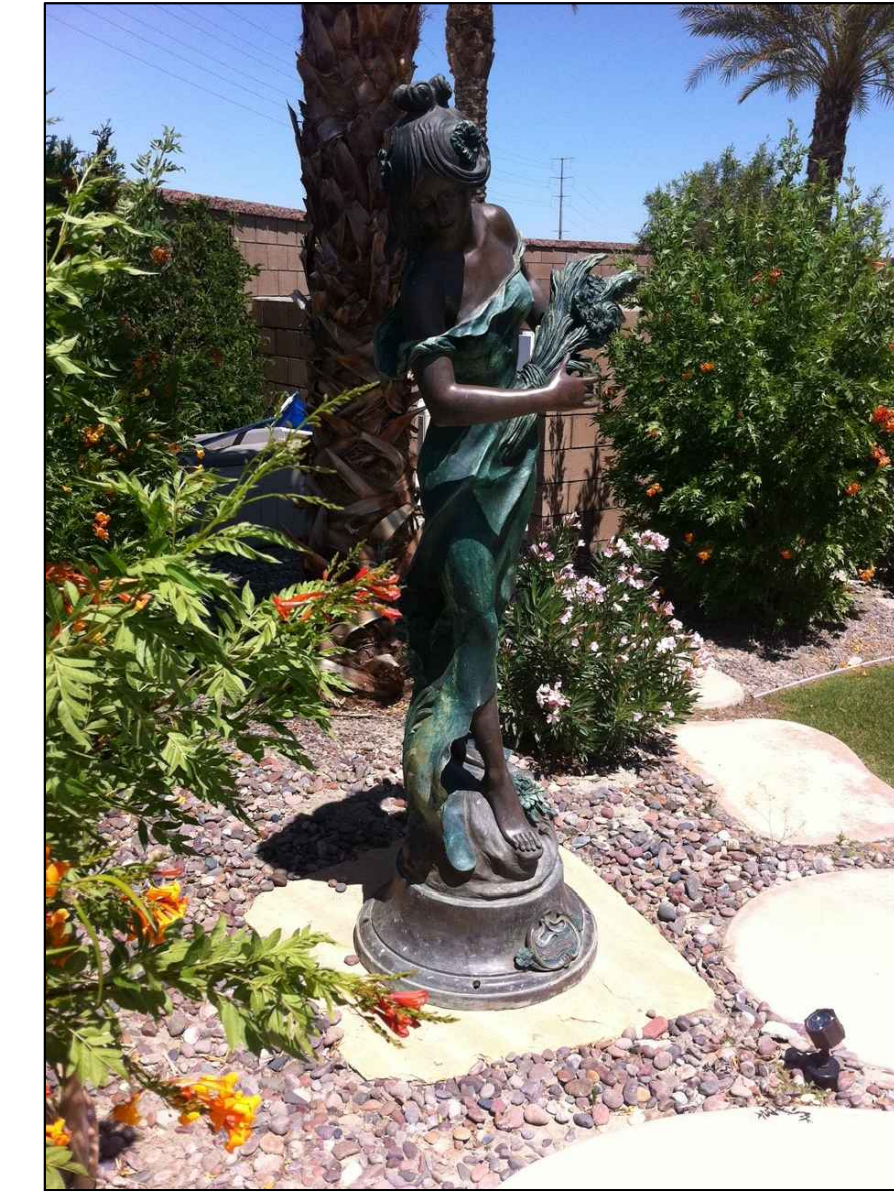
BIKE PARKING:

STREET LEVEL - 26 CLASS 2

LOWER LEVEL - 16 CLASS 2



PLANT SCHEDULE			LEVEL 2	PMG JOB NUMBER: 12-196
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(B)	26	BUXUS SEMPERVIRENS 'GREEN VELVET'	BOXWOOD	#3 POT; 40CM
GRASS				
(HG)	160	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
(O1)	70	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
GC				
(X)	28	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNICKINICK	#1 POT; 20CM
GRASS				
(O1)	70	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CINTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKSMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY				



2	16.APR.29	NEW SITE PLAN	MM
1	13.OCT.29	PUBLIC INFORMATION MEETING	MM
NO.	DATE	REVISION DESCRIPTION	DR

