

THE GEORGE HOTEL & RESIDENCES

Note: This rendering has not
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View 4 for updated form



GIBSONS BC

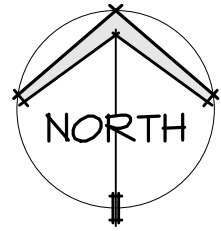
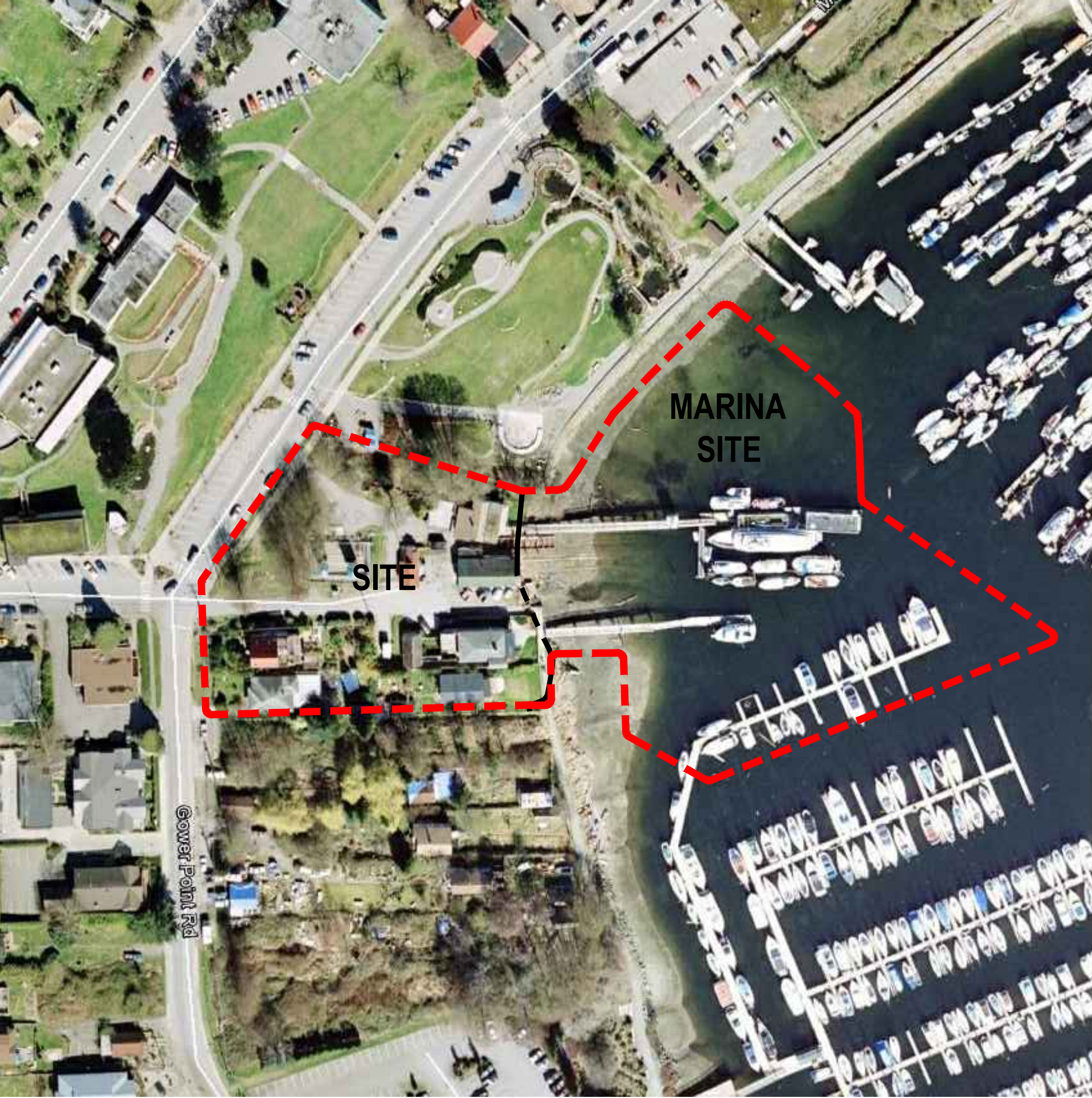
Issued for Rezoning / DP

ISSUED		
#	Date	Remarks
1	2013.12.20	Issued for Rezoning / DP

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

NOT FOR CONSTRUCTION

LOCATION PLAN:



PROJECT INFORMATION:

PROPERTY INFORMATION	
BUILDING DESCRIPTION:	SIX-STOREY HOTEL AND FIVE-STOREY RESIDENTIAL BUILDING WITH TWO LEVELS OF UNDERGROUND PARKING.
CIVIC ADDRESS:	371 + 385 + 391 GOWER POINT ROAD & 684 WINN ROAD GIBSONS, B.C.
LEGAL DESCRIPTION:	LOTS 1 & 2, BLOCK A, DL 686, PLAN 14191 LOT 1 BLOCK A, DL 685, PLAN 5574 LOT A OF LOT 1, BLOCK A DL 685, PLAN 5574
PROPOSED ZONING:	CD ZONE
LAND (PL) AREA: (Includes Winn Road)	+/- 0.6785Ha. (6,785 m ² / 73,033 ft ²)
AREA OF WINN ROAD:	+/- 443 m ² / 10,150 SF
PUBLICLY ACCESSIBLE AREA:	+/- 1858 m ² / 20,000 ft ²
BLDG 1 & 2 GROSS FLOOR AREA PROPOSED, HOTEL & RESIDENTIAL:	17,468 m ² / 188,019 ft ²
FLOOR AREA RATIO (BASED ON LAND AREA):	(188,019/73,033) = 2.57
AREA OF SEAWALK, DECK, & RESTAURANT FOOTPRINT BEYOND PROPERTY LINE:	1,270 m ² / 13,670 SF
GROSS AREA OF MARINE RESTAURANT:	372 m ² / 4,000 SF
PODIUM (GRADE) LEVEL SETBACKS:	FRONT SETBACK GOWER POINT ROAD= 1'-0" / .305m FRONT SETBACK SEAWALK= 0' / 0m SIDE SETBACK HOTEL= 0' / 2.74m SIDE SETBACK RESIDENTIAL= 0' / 0m
UPPER LEVEL SETBACKS:	FRONT SETBACK GOWER POINT ROAD= 11'-6" / 3.51m FRONT SETBACK SEAWALK= 9'-8" / 2.95m SIDE SETBACK HOTEL= 9'-0" / 2.74m SIDE SETBACK RESIDENTIAL= 7'-0" / 2.13m
MAXIMUM BUILDING HEIGHT RESIDENTIAL FROM SEA LEVEL:	96'-2 1/2" / 29.32 m PROPOSED
MAXIMUM BUILDING HEIGHT HOTEL FROM SEA LEVEL:	120'-4" / 36.68 m PROPOSED
MAXIMUM BUILDING HEIGHT RESIDENTIAL FROM GOWER POINT ROAD (AT 33'-0" / 10m AVERAGE ELEVATION):	63'-2 1/2" / 19.27 m PROPOSED
MAXIMUM BUILDING HEIGHT HOTEL FROM GOWER POINT ROAD (AT 33'-0" / 10m AVERAGE ELEVATION):	87'-4" / 26.62 m PROPOSED
HEIGHT REQUESTED RESIDENTIAL:	100'-2 1/2" / 30.54 m
HEIGHT REQUESTED HOTEL:	124'-4" / 37.90 m
AVERAGE GRADE:	7.23 m / 23.725 ft
AVERAGE NATURAL GRADE:	6.36 m / 20.85 ft
MAXIMUM BUILDING HEIGHT ABOVE AVERAGE GRADE:	30.67 M / 100.61 ft
PARKING PROVIDED:	228 Vehicle stalls 88 Class 1 Bicycle spaces 40 Class 2 Bicycle spaces

PROJECT TEAM:

BUILDING OWNER KLAUS FUERNISS ENTERPRISES INC. P.O. BOX 570 GIBSONS, B.C., CANADA, V0N 1V0 PHONE: 604 686 2060 E-MAIL: kfuerniss@gibson.ca	E-MAIL: @balanced.ca GEOTECHNICAL CONSULTANT KARIM KARIMZADEGAN M.A.Sc., P.ENG HORIZON ENGINEERING INC. UNIT 114 2455 DOLLARTON HWY NORTH VANCOUVER, BC PHONE: 604-940-0546 FAX: 604-940-0583
OWNER REPRESENTATIVE ART PHILLIPS 521 BRIDGEMAN RD. GIBSONS, B.C., CANADA, V0N 1V1 E-MAIL: aphil@eastlink.com	CIVIL ENGINEERING TODD STEWART, P.ENG, REGISTERED CIVIL ENGINEER OF RECORD APLIN & MARTIN CONSULTANTS LTD. 410 - 1111 WEST HASTINGS STREET VANCOUVER, B.C., CANADA, V6E 2J3 PHONE: 604 678 4434 FAX: 604 941 9061 E-MAIL: @aplinmartin.com
ARCHITECT OF RECORD COLLEEN DIXON, ARCHITECT AIBC, LEED AP COORDINATING REGISTERED PROFESSIONAL 505 BURRARD ST. VANCOUVER, B.C., CANADA, V7X 1L4 PHONE: 604 632 4367 FAX: 604 632 3351 E-MAIL: cdixon@omicronaec.com	TRAFFIC ENGINEER JAN O VOSS PTOE CREATIVE TRANSPORTATION SYSTEMS 844 MOODY STREET PORT MOODY BC V3H 2P5 TEL: 604-436-6140
ARCHITECT LORI KESSLER GRATL, ARCHITECT AIBC, AIA, LEED AP BD+C DESIGN MANAGER OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD. FIFTH FLOOR, THREE BENTALL CENTRE 505 BURRARD ST. VANCOUVER, B.C., CANADA, V7X 1L4 PHONE: 604 632 3351 E-MAIL: lgratl@omicronaec.com	PETROLEUM & ENVIRONMENTAL LARRY BERGQUIST A.Sc.T, LIMITED LICENSE APEGBC CELL: 604-341-0743 OFFICE: 604-535-4854 FAX: 604-535-4854
LANDSCAPE ARCHITECT PAT CAMPBELL BCSLA CSLA PMS LANDSCAPE ARCHITECTS C/O 4185 STILL CREEK DRIVE BURNABY BC V5C 6G4 TEL: 604-244-0011 E-MAIL: pat@pmlandscape.com	ECONOMICS PAUL ROLLO GP ROLLO & ASSOCIATES 10191 Amethyst Avenue, Richmond, BC Tel: (604) 275-3838 Fax: (604) 275-8443 E-mail: info@rolloassociates.com
DEVELOPMENT MANAGER NORM LAUBE PRINCIPAL, VICE PRESIDENT BUSINESS DEVELOPMENT & DEVELOPMENT SERVICES OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD. FIFTH FLOOR, THREE BENTALL CENTRE 505 BURRARD ST. VANCOUVER, B.C., CANADA, V7X 1L4 PHONE: 604 632 3351 E-MAIL: nlaube@omicronaec.com	SURVEYOR LARRY PENONZEK LARRY W. PENONZEK BC LAND SURVEYOR BOX 505 GIBSONS BC PHONE: 604-886-2531 FAX: 604-886-2558 E-MAIL: penonzek@sunshine.net
REAL ESTATE SCOTT BROWN COLLIERS INTERNATIONAL 200 GRANVILLE STREET, 14TH FLOOR VANCOUVER, B.C., CANADA PHONE: 604 661 0871 FAX: 604 661 0841 E-MAIL: scott.brown@colliers.com	HOTEL CONSULTANT STEPHEN DARLING CATUGA HOSPITALITY 801 - 1471 PENNY FARTHING LANE VANCOUVER, B.C., CANADA, V6J 4Y2 PHONE: 604 734 7374 E-MAIL: stephen.darling@shaw.ca
STRUCTURAL ENGINEERING CALVIN SCHMITKE, P.ENG DIRECTOR, STRUCTURAL ENGINEERING REGISTERED STRUCTURAL ENGINEER OF RECORD OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD. PHONE: 604 632 1144 FAX: 604 632 3351 E-MAIL: cschmitke@omicronaec.com	SPA CONSULTANT MARY ELLEN GRAHAM THE NEW YOU PHONE: 208 218 8220 E-MAIL: megraham.thenewyou@gmail.com
ENVIRONMENTAL CONSULTANT SCOTT CHRISTIE, R.P. BIO BALANCED ENVIRONMENTAL 118 GARDEN AVENUE NORTH VANCOUVER, B.C., CANADA, V7P 3H2 PHONE: 604 488 3033 FAX: 604 488 3022	MITCH POWISS SCHLETTNER GROUP E-MAIL: mitch.powiss@schletterer.com

SYMBOL LEGEND:

	GRID BUBBLE
	DETAIL BUBBLE AND CALLOUT
	BUILDING SECTION
	WALL SECTION
	DETAIL SECTION
	ELEVATION
	ELEVATION (DATUM) IN 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

	DOOR TAG
	TITLE BUBBLE
	REQUIRES SPECIAL ATTENTION
	PROPERTY LINE
	SETBACK LINE
	DIMENSIONS / LEADERS
	** DIMENSION ARE TAKEN FROM EDGE OF STEEL STUD

ABBREVIATIONS:

A.F.F.	ABOVE FINISH FLOOR	EQ.	EQUAL	N.I.C.	NOT IN CONTRACT
ALT.	ALTERNATE	F.B.O.	FURNISH BY OWNER	NO.	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
ACOUST.	ACOUSTICAL	FLR.	FLOOR	OPP.	OPPOSITE
ASPH.	ASPHALT	F.R.R.	FIRE RESISTANCE RATING	O.C.	ON CENTER
AVG.	AVERAGE	FURR.	FURRING	OP'NG	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	PLY'WD.	PLYWOOD
B.O.	BOTTOM OF	G.C.C.	GENERAL CONSTRUCTION CONTRACTOR	PR	PAIR
BOT.	BOTTOM	G.C.C.	GENERAL CONSTRUCTION CONTRACTOR	PSF	PRESSED STEEL FRAME
CONTR.	CONTRACTOR	GALV.	GALVANIZED	P.P.T.	PRESSURE PRESERVATIVE TREATED
CLG.	CEILING	GL.	GLASS	RAD.	RADIUS
CONC.	CONCRETE	GYP.	GYPSUM	REQ'D	REQUIRED
CONT.	CONTINUOUS	GRD.	GRADE	REINF.	REINFORCED
C.J.	CONTROL JOINT	HT.	HEIGHT	RESIL.	RESILIENT
COL.	COLUMN	HC.	HOLLOW CORE	RM.	ROOM
C.M.U.	CONCRETE MASONRY UNIT	HDWD	HARDWOOD	R.O.	ROUGH OPENING
CLR.	CLEAR	HORIZ.	HORIZONTAL	R.T.U.	ROOF TOP UNIT
CTR.	CENTER	H.M.	HOLLOW METAL	R.N.L.	RAIN WATER LEADER
C/W	COMPLETE WITH	H.P.	HIGH POINT	STL.	STEEL
DN.	DOWN	HAC	HEATING & A/C CONTRACTOR	SUSP. CLG.	SUSPENDED CEILING
DIA.	DIAMETER	I.D.C.	INSIDE DIMENSION CLEAR	SIM.	SIMILAR
DWG.	DRAWING	I.D.	INSIDE DIAMETER	SPEC'S.	SPECIFICATIONS
DS.	DOWNSPOUT	INSUL.	INSULATION	SQ.	SQUARE
DR.	DOOR	INT.	INTERIOR	SHTG.	SHEATHING
DBL.	DOUBLE	JT.	JOINT	STD.	STANDARD
DTL/DET.	DETAIL	JAN.	JANITOR	STRUCT.	STRUCTURAL
E.F.	EACH FACE	LAM.	LAMINATE	T.B.C.	TO BE CONFIRMED
EF.	EXHAUST FAN	LAV.	LAVATORY	T.O.	TOP OF
E.N.	EACH WAY	LBF	POUNDS PER FOOT	T.O.M.	TOP OF MASONRY
E.N.C.	ELECTRIC WATER COOLER	L.P.	LOW POINT	T.O.S.	TOP OF STEEL
ELC	ELECTRICAL CONTRACTOR	MAX.	MAXIMUM	TYP.	TYPICAL
EXIST.	EXISTING	MTL.	METAL	U.N.O.	UNLESS NOTED OTHERWISE
EXP.	EXPANSION	MIN.	MINIMUM	U/S	UNDERSIDE
ELEG.	ELECTRICAL	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
EQUIP.	EQUIPMENT	MTD.	MOUNTED	W/	WITH
EA.	EACH	M.O.	MASONRY OPENING	WD.	WOOD
EL	ELEVATION				

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SUITE MIX:

The George - Suite Mix													
Current Date: October 16 2013													
Building 1 - Residential													
	1-bedroom		2-bedroom (1000-1275 sf)				3- bedroom (1300-1600 sf)				double		
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	Total
Suite Area: Gross, to nearest Ssf	480	500	975	1075	1165	1200	1260	1305	1340	1580	1710	2325	sf
P2	-	-	-	-	-	-	-	-	-	-	-	-	-
P1	0	0	0	1	0	0	0	0	1	0	0	0	2
Level Ground	2	0	1	1	1	0	3	0	0	1	0	0	9
Level 2	0	1	1	0	0	1	1	1	3	0	0	0	8
Level 3	0	1	1	0	0	1	1	1	3	0	0	0	8
Level 4	0	1	1	0	0	1	1	1	3	0	0	0	8
Level 5	0	0	0	1	1	0	0	0	0	1	1	1	5
Total Residential suites	2	3	4	3	2	3	6	3	10	2	1	1	40
Total per type	5			18					16			1	40
Percentage of market units	3%				51%				46%				
	4 to be reserved as Affordable/ Employee, one (at Level 4) to be at market value												

Building 2 - Hotel							
	w/ Balcony	Juliette	At stair	Junior	Sec. suite	Premier	
Level	Room A	Room B	Room C	Room D	Room E	Suite	Total
Room Area: Net	393	424	555	600	740	1210	sf
Room Area: Gross	435	467		655			sf
P2	-	-	-	-	-	-	-
P1	-	-	-	-	-	-	-
Level Ground	-	-	-	-	-	-	-
Level 2	0	9	0	0	0	0	9
Level 3	3	21	1	0	1	1	27
Level 4	8	16	1	2	1	0	28
Level 5	8	16	1	2	1	0	28
Level 6	4	16	1	4	1	0	26
Total, per type	23	78	4	8	4	1	118
							hotel units

VEHICLE PARKING:

The George - Vehicle Parking

Current Date: Oct 16 2013

Town of Gibson Zoning Bylaw Requirements- Offstreet Parking Part 6

A maximum of 50% 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 0-10 rooms, 20-49 one required, 49-99 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 sqm (484 sf) of gross area

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

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

Onstreet public parking: 17 stalls removed- to be replaced on-site, or in another location in Lower Gibsons, or cash-in-lieu.

Residential Building

Residential- Required per Bylaw

Level	Regular	Small	HC	Subtotal
	(Max)	(Min)		
1.5 per dwelling unit (40 units) = 60 stalls	40	18	2	60
Marina Store- Commercial/ Retail: 1 per 484 sf (1465 sf = 3 stalls)	3	1	0	3
Sub-Total	43	19	2	64

Reserved for Visitor (15% of Total Residential)

Subtotal	9			9
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Total- Building 1 (Residential + Marina Store)

Subtotal	63			63
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Public Parking to replace existing onstreet parking

Subtotal	17			17
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TOTAL Required

Subtotal	80			80
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North Parking Entrance (Residential)- PROPOSED

Level	Regular	Small	HC	Regular	HC	Regular	Subtotal
				Public	Visitor		
P1	62	6	1	14	1	3	89
Subtotal	62	6	1	14	1	3	89

per use

Public	69			17			86
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TOTAL Proposed

Subtotal	89			89			89
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Waterfront Restaurant

Required per Bylaw, Licensed, Not Attached

Pub: 1 stall per ea 5 seats (174 seats = 35 stalls), Inside & outside seating	34	11	1	46
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TOTAL Required

Subtotal	35			35
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Hotel Building

Hotel & Dining, Required per Bylaw

Level	Regular	Small	HC	Total
	(Max)	(Min)		
1 stall per sleeping unit (118 total)	80	35	3	118
Seawall Café (proposed): 1 stall per ea 8 seats (106 seats = 13 stalls)	9	4	0	13
Lounge/Cafe (proposed): 1 stall per ea 8 seats (134 seats = 17 stalls)	17	5	0	22
Sub-Total Hotel Building + attached Dining	101	44	3	148

TOTAL- Hotel Building, and Waterfront Restaurant

Subtotal	183			183
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South Parking Entrance (Hotel)- Proposed

Level	Regular	Small	HC	Regular	HC	Regular	Total
P1	17	1	0	14			18
P2	106	11	4	121			121
Subtotal	123	12	4	139			139

TOTAL

Subtotal	139			Hotel Bldg, Dining, & Waterfront Restaurant			139
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Residential, Hotel & WF Restaurant, combined. REQUIRED per Bylaw

Level	Regular	Small	HC	Total
	(Max #)	(Min #)		
Sub-Total Residential Building, Retail & Public Parking	59	19	2	80
Sub-Total Hotel Building, attached Dining, and Waterfront Restaurant	124	55	4	183
TOTAL PARKING	183	74	6	263

Total Parking Required minus 15% Overlap (previous DP)

Subtotal	156	63	5	224
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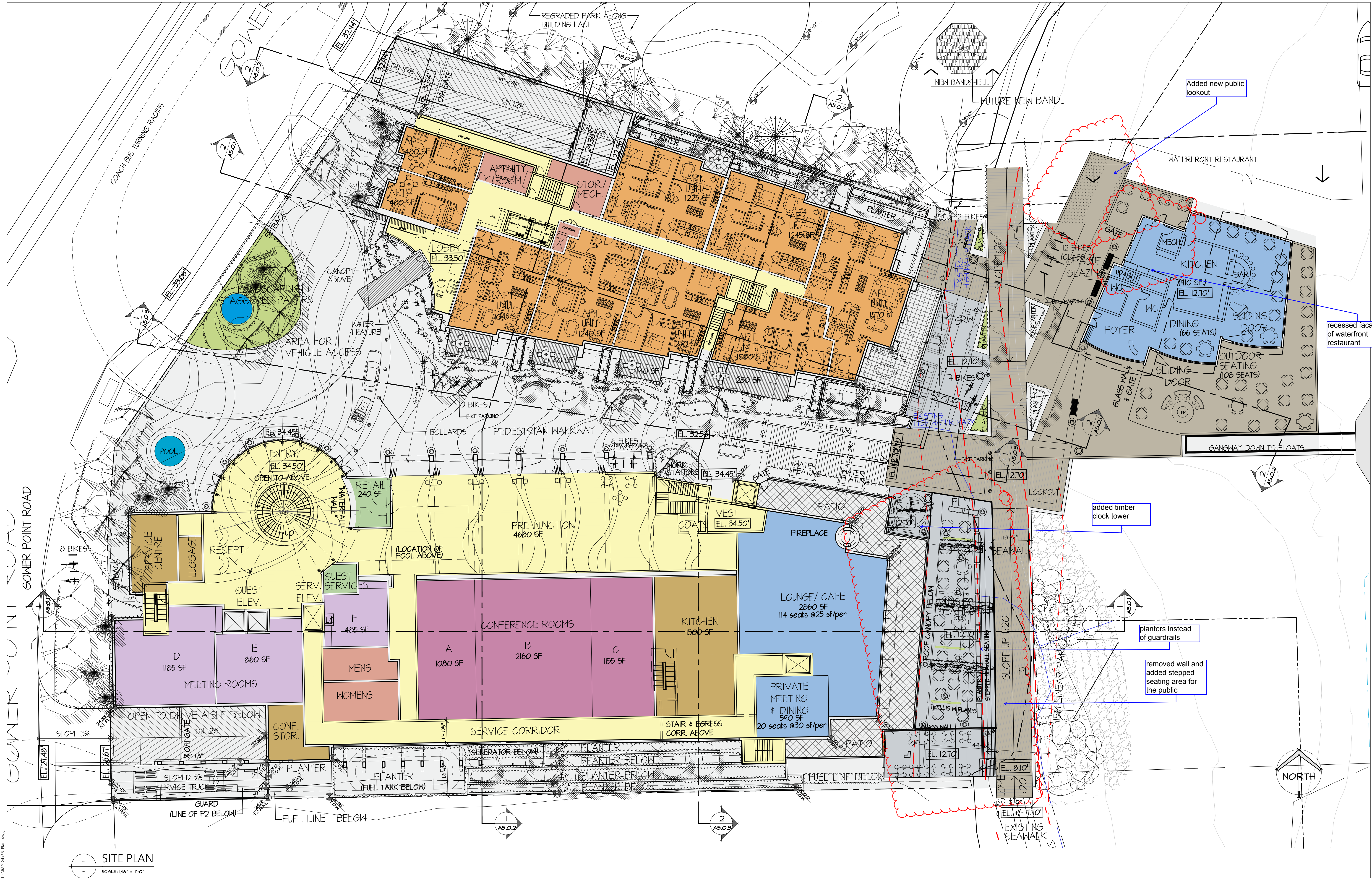
Residential, Hotel & WF Restaurant, combined. PROPOSED

Level	Regular	Small	HC	Regular	HC	Regular	Total
P1	98	7	2				107
P2	106	11	4				121
TOTAL	204	18	6				228

228 Stalls

PROJECT AREA CALCULATIONS:

10-13-075 The George - Area Calculation													
Current Date: Oct 16 2013													
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						
P2- Retail, Mtg, Storage	-				1465	4,853	0						
P1 Residential & Amenity	2,450		535			3,944	2						
Level Ground	9,615		195			12,547	9						
Level 2	9,255					10,494	8						
Level 3	9,255					10,494	8						
Level 4	9,255					10,494	8						
Level 5	7,840					9,129	5						
Roof access & mech	-					424	0						
Total	47,670	0	730	0	1465	62,380	40	suits					
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										
Level 2 (office)			712										
Total	0	0	3,995										
Buildings 1 & 3 - Phase 1 Total Gross Area													
Area	66,374												
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	Admin	Mechanical - Hotel	*Gross Area - Hotel Bldg						
P2- Seawall Café, Kitchen & Support		2655					4,772						
P1- Conference Storage Area & Hotel Rooms							4,040						
Level Ground (*Including Dining, Conf.)		3450		6925			26,085						
Mezzanine Level (Admin)					4210		4,816						
Level 2 (*Including Spa, Pool, etc.)				1155			22,236						
Level 3							16,185						
Level 4							16,185						
Level 5							16,185						
Level 6							14,488						
Roof access & mech.							455						
Total	0	6105	0	8080	4210	0	125,508						
Total Gross Area - Buildings 1, 2, & 3													
191,882		Gross Area - Bldgs 1 & 2 (Marina Restaurant not included)		187,887									
* 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										
P2, Parking, under development.			47,384	P2 is parking for the hotel bldg, including parking for WH Restaurant, Dining, Spa.									
P1- Parking, under development. Includes loading & refuse area.			56,416	P1 is for the Residential bldg, plus hotel loading & public access to Dining & spa									
TOTAL PARKADE AREA			103,800										
SITE AREA			73,033										



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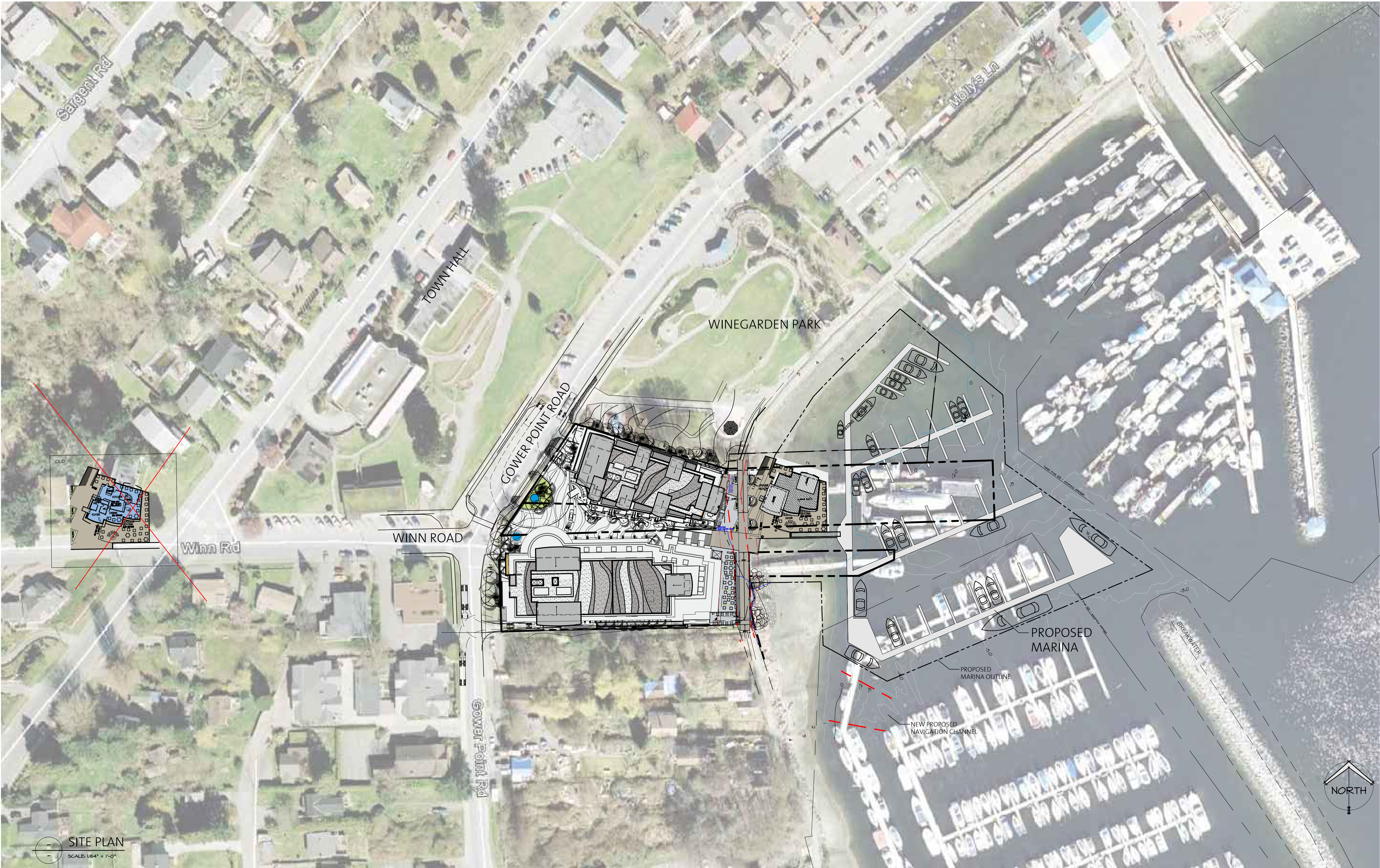
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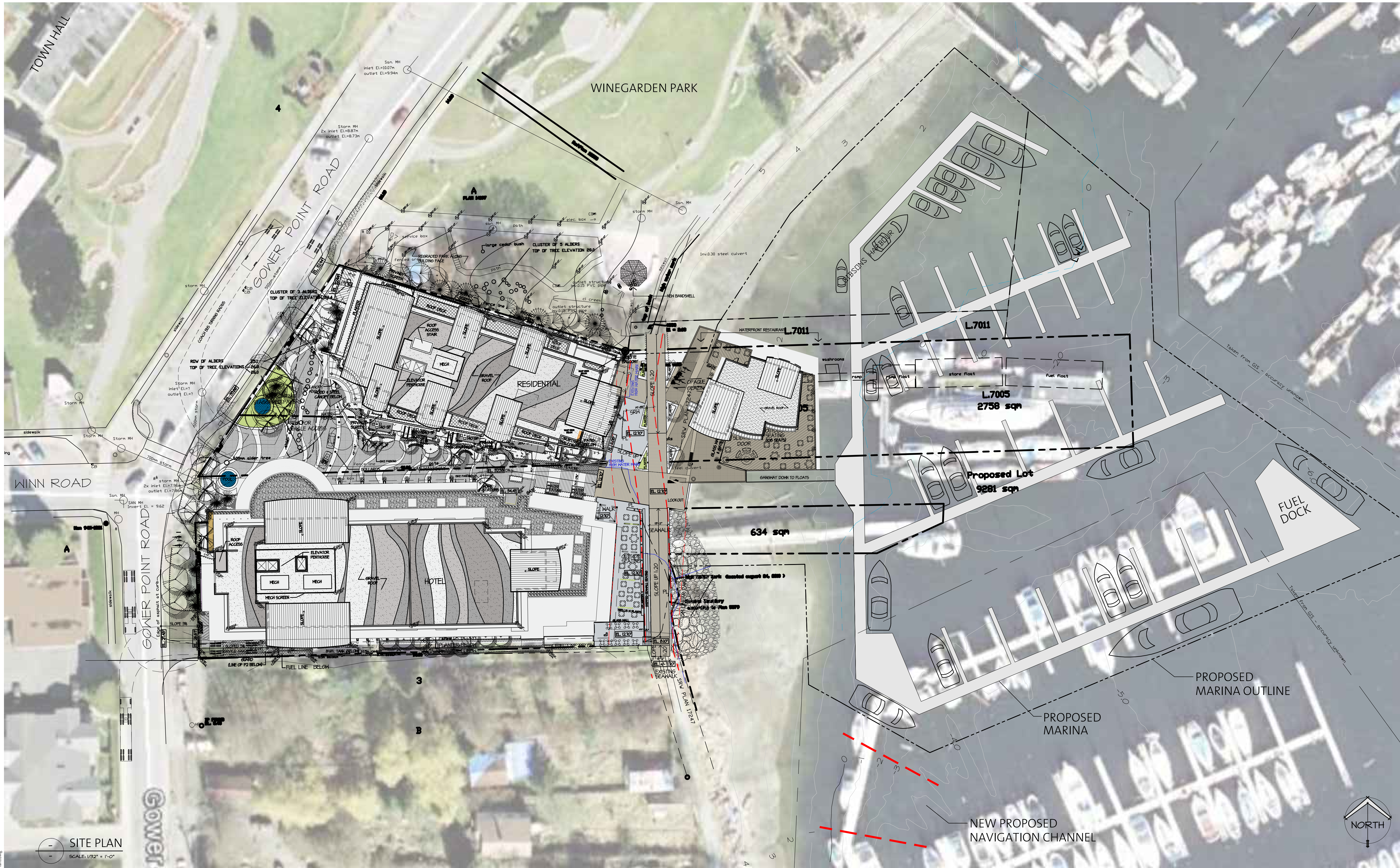
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Drawn:	Checked:
Project Number	10 13 075

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

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OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

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All work shall conform to the latest editions of local Building Codes, jurisdictional codes and local ordinances. Drawing sheet numbers are prefixed as follows:
A = Architectural
E = Electrical
S = Structural
M = Mechanical/HVAC
P = Plumbing
C = Civil

SITE PLAN WITH MARINA

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OMICRON

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49369 Vancouver, BC
V7X 1L4 CANADA
CONSULTANT

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

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