DEVELOPMENT PERMIT

NO. **DP- 2018-05**

TO: **Hyak Marine Services Ltd.**
Klaus and Monika Fuerniss
(Permittee)

ADDRESS: **c/o Art Philips**
521 Bridgeman Road
Gibsons, B.C.
V0N 1V1

1) This Development Permit is issued subject to compliance with all of the Bylaws of the Town of Gibsons applicable thereto, except those specifically varied or supplemented by this Permit.

2) The Development Permit applies to those "lands" within the Town of Gibsons described below:

Parcel Identifier	Legal Description	Civic Address
007-359-870	Lot 2, Block A, District Lot 686, Plan 14197	377 Gower Point Road
007-359-829	Lot 1, Block A, District Lot 686, Plan 14197	385 Gower Point Road
011-118-202	Lot 1, except the east 157 feet, Block A, District Lot 685, Plan 5579	397 Gower Point Road
011-117-524	Lot A (see 450146L) of Lot 1, Block A, District Lot 685, Plan 5579	689 Winn Road
011-118-211	Lot 2, Block A, District Lot 685, Plan 5579	407, 409 Gower Point Road

As well as foreshore and water areas, as outlined in the drawings.

3) The lands are within Development Permit Area No. 5 for form and character.

4) The lands described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part thereof.

5) The form and character is required to conform to the following plans:

- *Development Plans: Prepared by Omicron, titled "George Hotel and Residences Design Issued for form and character DP", dated May 6, 2016.*
- *Landscape Plans: Prepared by PMG Landscape Architects, titled "The George Hotel and Residential Units", dated Sept 24, 2013, last revised May 9, 2016*
- *Parking provision: As outlined in the Traffic and Parking study section 8, prepared by Creative Transportation Solutions dated September 2015.*

6) In conjunction with the plans outlined under 5, the following further specifications apply:

- *External signage on the Gower Point Road façade to clearly indicate the presence of twelve (12) public parking stalls in the parkade.*
- *External lighting fixtures required to be night sky friendly, shining downwards and avoid a nuisance light spill to adjacent properties.*
- *Prior to Building Permit written confirmation of the details of parking provision and strategy based on the current program outlined on the development plans listed above.*
- *Wayfinding signage on the plaza level and at the waterfront walkway to aid in connecting pedestrians to the waterfront either via use of elevator or stairs*
- *Water features are required to use recirculating water systems and are subject to any relevant drinking water restrictions.*

7) This Development Permit applies to the form and character on the site. For details shown in off-site areas the plans may be subject to change following the provisions of a Servicing Agreement.

8) Minor changes to the aforesaid drawings that do not affect the intent of this Development Permit or the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Director of Planning.

9) If the Permittee does not commence the development permitted by this Permit within twenty-four months of the date of this Permit, this Permit shall lapse.

10) This Permit is NOT a Building Permit.

11) As a condition of the issuance of the Building Permit, Council requires that the Permittee provide security for the value of **$312,501.00** to ensure that the on-site landscaping component of the development is carried out in accordance with the terms and conditions set out in this permit.

    (a) The condition of the posting of the security is that, should the Permittee fail to carry out the development hereby authorized according to the terms and conditions of this Development Permit within the time provided, the Town may carry out the development or any part of it by its servants, agents or contractors and deduct from the security all costs of so doing, it being understood that the surplus, if any, shall be paid over to the Permittee.

    (b) If on the other hand, the Permittee carries out the landscaping component of the development permitted by this Development Permit within the time set out herein, the security shall be returned to the Permittee.

    (c) Prior to issuance of a Building Permit, the Permittee is to file with the Town an irrevocable Letter of Credit or Certified Cheque as security for the installation of hard and soft landscaping in accordance with approved plans, such Letter of Credit to be submitted to the Town at the time of the Building Permit application.

    (d) The Permittee shall complete the landscaping works required by this permit within six (6) months of issuance of the Occupancy Permit.

(e) If the landscaping is not approved within this six (6) month period, the Town has the option of continuing to renew the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Town or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

(f) Upon completion of the landscaping, a holdback of 10% of the original security, plus any deficiencies, will be retained for a 1-year period, to be returned upon written final approval from the Landscape Architect.

(g) The following standards for landscaping are set:

(i) All landscaping works and planters and planting materials shall be provided in accordance with the landscaping as specified on the Site Plan and Landscaping Plan which forms part of this Permit.

(ii) All planting materials that have not survived within one year of planting shall be replaced at the expense of the Permittee.

AUTHORIZING RESOLUTION PASSED BY COUNCIL

THIS THE 8TH DAY OF MAY, 2018.

ISSUED THIS 1ST DAY OF JUNE, 2018.

Wayne Rowe
Mayor

Selina Williams
Corporate Officer

THE GEORGE
HOTEL & RESIDENCES

GIBSONS BC

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

OMICRON

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49290 Vancouver, BC
V7X 1L4 CANADA

Toll-free 1 877 632 3350
T. 604 632 3350
F. 604 632 3361
www.omicronweb.com

CONSULTANT

ISSUED

#	Date	Remarks
1	2013.12.20	Issued for Rezoning / DP
2	2014.06.10	Re-Issued for Rezoning / DP
3	2015.02.17	Issued for Client review
4	2015.06.11	Issued to CDW
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	2016.06.06	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

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

This drawing is a copyright instrument of service and remains the property of the Consultant. All information shown on this drawing is copyright material and is for use on the named project only. Information contained herein may not be used or reproduced in whole or in part without written consent. Drawings shall not be scaled. The Contractor shall verify and be responsible for all dimensions, issues, and discrepancies pertinent to executing the work. Discrepancies and omissions 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 subcontractors and suppliers are provided "Issued for Form & Character" with reference to the latest issue, and used for reference purposes only.

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 = Architecture
S = Structural
M = Mechanical/HVAC
P = Plumbing
E = Electrical
L = Landscape
C = Civil

NOT FOR CONSTRUCTION

COVER SHEET

A0.0.0

LOCATION PLAN:

NORTH

PROJECT INFORMATION:

HIGHER/TY INFORMATION

BUILDING DESCRIPTION:	30A-STOREY HOTEL AND FIVE-STOREY RESIDENTIAL FACING GOWER POINT ROAD BUILDING WITH TWO LEVELS OF UNDERGROUND PARKING.
CIVIC ADDRESS:	377 + 381 + 387 GOWER POINT ROAD & 699 WINN ROAD GIBSONS, B.C.
LEGAL DESCRIPTION:	LOTS 1 & 2, BLOCK A, DL 685, PLAN 14197 LOT 1 BLOCK A, DL 685, PLAN 5275 LOT A OF LOT 1, BLOCK A DL 685, PLAN 5275
PROPOSED ZONING:	CD ZONE
LAND (PL) AREA: (includes Winn Road)	+/-0.6750Ha. (6,750 m² / 73,053 ft²)
AREA OF WINN ROAD:	+/- 943 m² / 10,150 SF
PUBLICLY ACCESSIBLE AREA:	+/- 1858 m² / 20,000 ft²
BLDG 1 & 2 GROSS FLOOR AREA PROPOSED, HOTEL & RESIDENTIAL:	17503 m² / 188,506 ft²
FLOOR AREA RATIO (BASED ON LAND AREA):	(188,506/73,053) = 2.58
AREA OF SEAWALK, DECK, & RESTAURANT FOOTPRINT BEYOND PROPERTY LINE:	1,270 m² / (13,670 SF
GROSS AREA OF MARINE RESTAURANT:	372 m² / 3965 SF
PODIUM (GRADE) LEVEL SETBACKS:	FRONT SETBACK GOWER POINT ROAD= 1'-0" / .30m 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'-4" / 3.51m FRONT SETBACK SEAWALK= 0'-8" / 2.05m SIDE SETBACK HOTEL= 0'-0" / 3.74m SIDE SETBACK RESIDENTIAL= 7'-0" / 2.13m
MAXIMUM BUILDING HEIGHT RESIDENTIAL FROM GOWER POINT ROAD (AT 37'-6" / 11.28m AVERAGE ELEVATION):	60'-0" / 20.02 m PROPOSED
MAXIMUM BUILDING HEIGHT HOTEL FROM GOWER POINT ROAD:	86'-0" / 26.34 m PROPOSED
HEIGHT REQUESTED RESIDENTIAL: MAXIMUM GEODETIC:	103'-4" / 31.41 m PROPOSED
HEIGHT REQUESTED HOTEL: MAXIMUM GEODETIC:	124'-4" / 37.8 m PROPOSED
AVERAGE GRADE:	7.23 m / 23.72 ft
AVERAGE NATURAL GRADE:	6.26 m / 20.55 ft
MAXIMUM BUILDING HEIGHT ABOVE AVERAGE GRADE:	31.54 m / 103.5' ft
PARKING PROVIDED:	214 Vehicle stalls

10P Class 1 Bicycle spaces for hotel/tourist accommodation

32 Class 2 Bicycle spaces for hotel/tourist accommodation
1 Class 2 Bicycle space for Retail, Office, Commercial (RETAIL)
1 Class 2 Bicycle space for Retail, Office, Commercial (Waterfront Rest.)
Total 34 Class 2

54 Class 1 Bicycle spaces for Apartment Use
6 Class 2 Bicycle spaces for Apartment Use

PROJECT TEAM:

BUILDING OWNER
KLAUS FUERNISS ENTERPRISES INC.
P.O. BOX 570
GIBSONS, B.C., CANADA, V0N 1V0
PHONE: 604 886 3060
E-MAIL: klfuerniss@telus.net

OWNER REPRESENTATIVE
ART PHILLIPS
621 BRIDGEMAR RD
GIBSONS, B.C., CANADA, V0N 1V1
E-MAIL: a.phil@shaw.ca

ARCHITECT OF RECORD
COLLEEN DIXON, ARCHITECT AIBC, LEED AP
COORDINATING REGISTERED PROFESSIONAL

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.
FIFTH FLOOR, THREE SENTAL CENTRE
565 BURRARD ST.
VANCOUVER, B. C., CANADA, V7X 1L4
PHONE: 604 632 4367
FAX: 604 632 3351
E-MAIL: colleen@omicronwest.com

ARCHITECT
LORI KUHLER GRATL, ARCHITECT AIBC, MA, LEED AP BD+C
DESIGN MANAGER

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.
PHONE: 604 632 1294
FAX: 604 632 3351
E-MAIL: lori@omicronwest.com

LANDSCAPE ARCHITECT
PAT CAMPBELL, BCSLA CELA
PMG LANDSCAPE ARCHITECTS
C100-4160 STILL CREEK DRIVE
BURNABY BC V5C 6C6
TEL: 604-294-0011
EMAIL: pat@pmglandscape.com

REAL ESTATE
SCOTT SHOWN

COLLIERS INTERNATIONAL
200 GRANVILLE STREET, 16TH FLOOR
VANCOUVER, B.C., CANADA
PHONE: 604 661 0877
FAX: 604 661 0883
E-MAIL: scott.brown@colliers.com

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.
PHONE: 604 632 1144
FAX: 604 632 3351
E-MAIL: rachmiller@omicronwest.com

ENVIRONMENTAL CONSULTANT
KEYSTONE ENVIRONMENTAL
SUITE 320-4400
DOMINION STREET
BURNABY, BC, V5G 4G3
PHONE: 604 430 0671
FAX: 604 430 0672

GEOTECHNICAL CONSULTANT
RAHIM KARMALIZADEGAN M.A.Sc, P.ENG

HORIZON ENGINEERING INC.
UNIT 114 2433 DOLLARTON HWY
NORTH VANCOUVER, BC
PHONE:604-990-0449
FAX:604-990-0583

CIVIL ENGINEERING
TODD SUSHANT, P.ENG.,
REGISTERED CIVIL ENGINEER OF RECORD

APLIN & MARTIN CONSULTANTS LTD.
910 - 1111 WEST HASTINGS STREET
VANCOUVER, B.C., CANADA, V6E 2J3
PHONE: 604 678 9434
FAX: 604 687 9081
E-MAIL: jlee@aplinmartin.com

TRAFFIC ENGINEER
JAN D VOGS PLING P.EDE

CREATIVE TRANSPORTATION SYSTEMS
844 MOODY STREET
PORT MOODY BC V3H 2P6
TEL: 604-939-6180

PETROLEUM & ENVIRONMENTAL
LARRY BERGQUIST A.Sc.T, LIMITED LICENSE APEGBC

CELL:604-341-0743
OFFICE:604-533-9668
FAX:604-535-9655

ECONOMICS
PAUL ROLLO

GP ROLLO & ASSOCIATES
12191 Ainsworth Avenue, Richmond, BC

Tel: (604) 275-3838
Fax: (604) 275-5943
E-mail: pr@gproliosassociates.com

SURVEYOR
LARRY PENONZEK

LARRY W. PENONZEK BC LAND SURVEYOR
BOX 509
GIBSONS BC
PHONE: 604-886-2531
FAX: 604-886-2556
E-MAIL: penonzek@sunshine.net

SPA CONSULTANT
MARY ELLEN CRAHAM
THE NEW YOU
PHONE: 250 215 8223
E-MAIL: magnetism.therapyu@gmail.com

DRAWING LIST:

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
A2.10	WATERFRONT RESTAURANT PLAN
A4.0.1	HOTEL - NORTH AND SOUTH BUILDING ELEVATIONS
A4.0.2	HOTEL & RESIDENCES - EAST AND WEST BUILDING ELEVATIONS
A4.0.3	RESIDENCES - NORTH AND SOUTH BUILDING ELEVATIONS
A4.0.4	Not used (not included in set)
A4.05	WATERFRONT RESTAURANT BUILDING ELEVATIONS
A4.06	WATERFRONT RESTAURANT BUILDING ELEVATIONS
A5.0.1	HOTEL & RESIDENCES - BUILDING SECTIONS
A5.0.2	HOTEL & RESIDENCES - BUILDING SECTIONS
A5.0.3	HOTEL & RESIDENCES - BUILDING SECTIONS
A6.0.1	EXTERIOR RENDERING (not included in set)
A6.0.2	EXTERIOR RENDERING
A6.0.3A	STREET ELEVATION GOWERPOINT ROAD
A6.0.3B	EXTERIOR RENDERING
A6.0.3C	SECTION THROUGH WATERFRONT
A6.0.4	Not used (not included in set)
A6.0.5	Not used (not included in set)
A6.0.6	Not used (not included in set)
A6.0.7	Not used (not included in set)
A6.0.8	Not used (not included in set)
A6.0.9	Not used (not included in set)
A10.01	Not used (not included in set)
A10.02	Not used (not included in set)

SURVEY

SURVEY PLAN

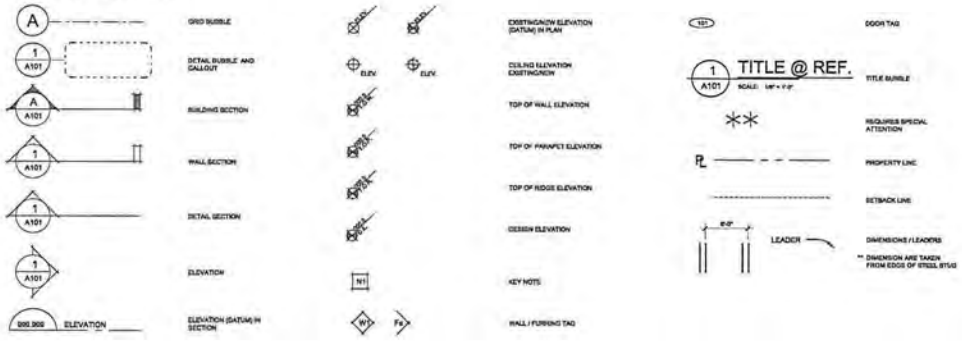
LANDSCAPE

L1	LANDSCAPE CONCEPT PLAN
L2	LANDSCAPE ENLARGEMENT
L3	LANDSCAPE LEVEL 2 HOTEL
L4	LANDSCAPE LEVEL 4 HOTEL
L5	LANDSCAPE UPPER LEVELS
L6	LANDSCAPE IMAGES
L7	LANDSCAPE IMAGES

ABBREVIATIONS:

A.F.F.	ABOVE FINISH FLOOR	EQ.	EQUAL	N.I.C.	NOT IN CONTRACT
ALT.	ALTERNATE	F.O.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
ADJUST.	ADJUSTABLE	FLR.	FLOOR	OPP.	OPPOSITE
ASPH.	ASPHALT	F.R.R.	FIRE RESISTANCE RATING	O.C.	ON CENTER
AVG	AVERAGE	FURR	FURRING	OPNG	OPENING
B.S.	BOTH SIDES	FTG.	FOOTING	P.R.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.	GYPSUM	RAD.	RADIUS
CONT.	CONTINUOUS	GRD.	GRADE	REQ'D	REQUIRED
C.J.	CONTROL JOINT	HT.	HEIGHT	REINF.	REINFORCED
COL.	COLUMN	HC.	HOLLOW CORE	RESIL.	RESILIENT
CMU	CONCRETE MASONRY UNIT	HDWD	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.S.C.	INSIDE DIMENSION CLEAR	SUSP. CLG.	SUSPENDED CEILING
DWG.	DRAWING	I.D.	INSIDE DIAMETER	SIM.	SIMILAR
D.S.	DOWNSPOUT	INSUL.	INSULATION	SPEC'S.	SPECIFICATIONS
DR.	DOOR	INT.	INTERIOR	SQ.	SQUARE
DBL.	DOUBLE	JT.	JOINT	SHTG.	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.	LOW POINT	T.O.M.	TOP OF MASONRY
E.C.	ELECTRICAL CONTRACTOR	MAX.	MAXIMUM	T.O.S.	TOP OF STEEL
EXIST.	EXISTING	MTL.	METAL	TYP.	TYPICAL
EXP.	EXPANSION	MIN.	MINIMUM	U.N.O.	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

SYMBOL LEGEND:



OMICRON

Fifth Floor, Three Sentral Centre
565 Burrard Street
PO Box 40060 Vancouver, BC
V7X 1L4 CANADA

Toll-free 1 877 632 3340
T. 604 632 3300
F. 604 632 3351
www.omicronwest.com

CONSULTANT

ISSUED

#	Date	Remarks
1	2013.12.20	Issued for Rezoning / DP
2	2014.05.10	Re-issued for Rezoning / DP
3	2015.02.17	Issued for Client review
4	2015.05.11	Issued to CCDV
5	2015.05.04	Issued for Client review
6	2016.03.17	Issued for Form & Character DP - DRAFT
7	2016.03.07	Issued for Form & Character DP - DRAFT
8	2016.03.31	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	2016.06.08	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

A0.0.1

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

The drawing is a copyright instrument of service and remains the property of the Consultant. All information based on this drawing is copyright material and is for use on the named project only. Information contained herein may not be used or reproduced for other purposes without consent. Drawings shall not be scaled. The Contractor shall verify and be responsible for all dimensions, errors and omissions.

Contractor shall report to the Consultant any discrepancies, errors or omissions in the contract documents before commencing construction. In all cases, the used issue of the drawing shall be used in the execution of the work. The Contractor shall comply with the Consultant's instructions. Drawings marked "Approximate" with reference to the paper size, shall exist for reference purposes only.

All work shall conform to the latest edition of the Building Codes, jurisdictional codes and local ordinances. Drawing sheet numbers are arranged as follows:
A = Architecture H = Hydraulic
S = Structural E = Electrical
M = Mechanical/HVAC C = Civil
P = Plumbing L = Landscape
I = Interior

NOT FOR CONSTRUCTION

PROJECT DATA

SUITE MIX:

The George - Suite Mix

Building 1 - Residential

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
	ACCESSIBLE SUITES																				PENTHOUSE				
Suite Area (± 100 sf, as amended 9/2	1336	1090	1240	1125	1410	1230	1330	1425	1326	605	850	1250	1325	1320	1340	1351	1060	1090	905		1780	1815	2480	2423	1739 sf
P3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-
P2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-
P1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	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	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	8
Level 3	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	8
Level 4	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	8
Level 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	4
Total Res Rental Suites	1	1	1	1	1	1	1	1	1	1	3	3	3	3	3	3	3	1	1	1	1	1	1	1	40 suites
Total per type											36														40

Building 2 - Hotel

Key? (for accessible rooms =//?)

Level	Rooms A	Rooms B	Suite A	Rooms D	Rooms E	Room F	Rooms G	Room H	Room I	Rooms J	Suite B	Suite C	Suite D	Total	
Rooms Area (net)	373	474	549	501	240	353	313	425	504	347	575	580	710		sf
Room Area (Gross)	435	467		239		474	375	483	549	392					sf
P3	-	-		-		-	-	-	-	-	-	-	-	-	
P2	-	-		-		-	-	-	-	-	-	-	-	-	
P1	2	2		-		-	-	-	-	-	-	-	-	4	
Level Ground	-	-		-		-	-	-	-	-	-	-	-	-	
Level 2	-	-		-		-	-	-	-	-	-	-	-	-	
Level 3	10	4	5	3	1	3	1	2	1	1	4	2	4	40	
Level 4	10	4	5	3	1	3	1	2	1	1	4	2	4	40	
Level 5	10	4	5	3	1	3	1	2	1	1	4	2	4	40	
Level 6	11	5	5	3	1	3	1	1	1	1	3	1	3	37	
Total, per type	42	19	5	4	4	3	3	5	3	3	11	5	11	216	hotel units

VEHICLE PARKING:

The George - Vehicle Parking

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

Residential Building

Residential: Required per Bylaw

Use	Stls/Unit	Visitor	Total	Stls	Cashout
1 Bed (including one job area + office/de)	1	0.1	1	1	0
Townhouse (ea. Bedroom) 1 per 100 M2 (1076 sf) + 0 visitor	1	0.1	0	0	0
Sub-Total	1		1	1	
Required for Phase 1 (STS 3 hotel Concierge)					
Total - Building 1 (Residential + retail)			40	stalls	
Public Parking to replace existing covered parking			32	stalls	
TOTAL Required			72	total's	

Residential: PROPOSED

Level	Stls/Unit	Visitor	Total	Stls	Cashout	Public Access	Additional
P3	1	0	0	0	0	0	0
P2	1.1	0	0	0	0	0	0
P1	1.1	0	0	0	0	0	0
Ground	1.1	0	0	0	0	0	0
per unit	40			1			
				0			
TOTAL Proposed				72	stalls		

Waterfront Restaurant

	Required	Total	Stl
Required per Bylaw (Licensed, Not Attached)			
Attached Restaurant (and gen ser 4 units (1 int gen, 1 Hotel), Hotel 8			0 stalls
TOTAL Required	26		

Hotel Building

Hotel & Dining: Required per Bylaw

	Stls/Unit	Visitor	Total	Stls	Cashout
Hotel (and per employee and 1 per 3 rooms)	1	0.1	0	0	0
Restaurant (not attached) 1 stall per seat & staff (100 seats + 12 staff)	1	0.1	0	0	0
Conference Facility (attached) 1 stall per seat & staff (100 seats + 12 staff)	1	0.1	0	0	0
Sub - total Hotel Building + attached Dining	1016	4.5	5	116	stalls

Hotel & Dining: Proposed

	Stls/Unit	Visitor	Total	Stls
P3	1.1	0.1	0	0
P2	1.1	0.1	0	0
P1	1.1	0.1	0	0
Subtotal	1016	4.5	5	116
TOTAL				1432 Hotel Bldg, Dining, & Waterfront Restaurant

TOTAL - Hotel Building, and Waterfront Restaurant: 182 stall's

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

	Stls/Unit	Visitor	Total	Stls
Sub-Total Residential Building, Hotel & Public Parking	1.1	0.1	1	73
Sub-Total Hotel Building, attached Dining, and Waterfront Restaurant	0.07	0.1	0	182
TOTAL PARKING	1016	8.5	6	254

Residential, Hotel & WF Restaurant, combined, PROPOSED

	Stls/Unit	Visitor	Total	Stls
P3	1.1	0.1	0	0
P2	1.1	0.1	0	0
P1	1.1	0.1	0	0
TOTAL	1016	2.0	2	2

Note: Zoning Bylaw allows for up to 20% reduction subject to Traffic Study

Offsteet Loading REQUIRED per Bylaw

	Hotel + Residential Restaurant	Residential	Total
Hotel (and Restaurant) 1 per 2000 m2 (21,528 sf)	1		1 stalls
Residential (per Hotel policies of Note Zone 4B (DP4.1) 1 x 0.2 or 1 x 0.7 x 0.2 = 0.14)		1	1 stalls

Offsteet Loading PROVIDED per Bylaw

	Hotel + Residential Restaurant	Residential
Hotel (and Restaurant)	1	
Residential		1
	1	1

Bicycle Parking REQUIRED per Bylaw

	Area/Units	Rate	Total	Short Term	Long Term	Total
Class 1 for Tenants: accommodation = .27 spaces per 100m2 (97% of all gross greater than 100m2)	137,978 sf	0.0026929 x .27	96			
Class 1 for Tenants: accommodation = .27 spaces per 100m2 (3% of all gross greater than 100m2)	3,918 sf	0.0026929 x .27	3			
			99 spaces			
Class 2 for Visitors: Office or service commercial = .27 spaces per 100m2 (97% of all gross greater than 100m2 ANYTHING)	1555 sf	0.0027778 x .27	0.90			
Class 2 for Visitors: Office or service commercial = .3 spaces per 100m2 (3% of all gross greater than 100m2 ANYTHING)	1555 sf	0.0027778 x .3	0.00			
Class 2 for Visitors: Office or service commercial = .27 spaces per 100m2 (97% of all gross greater than 100m2 ANYTHING WITHOUT Walk-Ons)	1495 sf	0.0027778 x .27	1.00			
Class 2 for Visitors: Office or service commercial = .3 spaces per 100m2 (3% of all gross greater than 100m2 ANYTHING WITHOUT Walk-Ons)	1495 sf	0.0027778 x .3	1.00			
		Total Class 1	99.00 spaces		99	spaces
		Total Class 2	2.00 spaces		2	spaces

*Traffic study uses include long-term (24 + 8 hr) parking. Proposed for Owners in garage

Bicycle Parking REQUIRED per Bylaw

	Units	Rate	Total	Short Term	Long Term	Total
Class 1 for Apartment = 1.5 per dwelling unit	40 units	1.5	60 spaces		60	spaces
Class 2 for Apartment = .2 spaces per dwelling unit	40 units		8 spaces	8		spaces

PROJECT AREA CALCULATIONS:

10-13-075 The George - Area Calculation

Building 1 (Residential) - Phase 1

Residential, & attached Retail, office, meeting, etc

Level	Net Area - Residential Suites (Approximate)	sf	Circulation - Residential	sf	Amenity - residential	sf	Mechanical - Residential	sf	Net Area - Retail, Commercial	sf	*Gross Area - Residential Bldg	sf	Suite Count
											* does not include parkade area		
P3	0	sf	0	sf					0	sf	-	sf	0
P2- Retail, Mtg, Storage	0	sf	0	sf					1152	sf	2,951	sf	0
P1 Residential & Aine Way	2,923	sf	0	sf							3,944	sf	0
Level Ground	11,500	sf	1842	sf					240	sf	13,970	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	8,498	sf	855	sf							9,529	sf	4
Roof access & mech	-										424	sf	0
Total	50,788	sf	5572	sf	-	sf	0	sf	1392	sf	58,634	sf	40 suites

TOTAL Assuming Conformance Table Residential

Residential, & attached Retail, office, meeting, etc

Level	Net Area - Residential Suites (Approximate)	sf	Circulation - Residential	sf	Amenity - residential	sf	Mechanical - Residential	sf	Net Area - Retail, Commercial	sf	*Gross Area - Residential Bldg	sf	Suite Count
											* does not include parkade area		
P3	0	sf	0	sf					0	sf	-	sf	0
P2- Retail, Mtg, Storage	0	sf	0	sf					1152	sf	-	sf	0
P1 Residential	2,923	sf	0	sf							3,944	sf	0
Level Ground	11,500	sf	1842	sf					240	sf	13,970	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	8,498	sf	855	sf							9,529	sf	4
Roof access & mech	-										424	sf	0
Total	50,788	sf	5572	sf	-	sf	0	sf	1392	sf	58,634	sf	40 suites

Waterfront Restaurant (Building 3) - Phase 1

NOT attached to Hotel Use

Level	Net Area - Commercial	sf	Circulation - Commercial	sf	*Gross Area - Commercial	sf
Level P2 (upscale restaurant)					3,282	sf
Level 2 (office)					713	sf
Total	3	sf	0	sf	3,995	sf

Buildings 1 & 3 - Phase 1 Total Gross Area	67,482	sf

Building 2 - Phase 2, Hotel

Hotel, & Attached Dining, Spa, Conference Zone, etc

Level	Net Area - Hotel Suites	sf	Circulation - Hotel	sf	Spa - Hotel	sf	Conference Rooms/Chapel	sf	Admin	sf	Mechanical - Hotel	sf	*Gross Area - Hotel Bldg	sf
											* does not include parkade			
P3													-	sf
P2- Seawall Café, Kitchen & Support			2655	sf			1240				878		4,773	sf
P1- Storage & Hotel Rooms													5,060	sf
Level Ground (*excluding Dining, Conf.)			3450	sf			6525	sf					25,585	sf
Mezzanine Level (Admin)									4210	sf			4,836	sf
Level 2 (*excluding Spa, Pool, etc.)							1355	sf					22,296	sf
Level 3													16,185	sf
Level 4													16,185	sf
Level 5													16,185	sf
Level 6													14,460	sf
Roof access & mech.													451	sf
Total Gross for Hotel	0	sf	6105	sf	0	sf	8080	sf	4210	sf	0	sf	125,508	sf

TOTAL Assuming Conformance Table Hotel

Level	Net Area - Hotel Suites	sf	Circulation - Hotel	sf	Spa - Hotel	sf	Conference Rooms	sf	Admin	sf	Mechanical - Hotel	sf	*Gross Area - Hotel Bldg	sf
P3														sf
P2- Seawall Café, Kitchen & Support			2655	sf									4,773	sf
P1- Conference Storage Area & Hotel Rooms													4,960	sf
Level Ground (*excluding Dining, Conf.)			3450	sf			6525	sf					25,858	sf
Mezzanine Level (Admin)									4210	sf			4,836	sf
Level 2 (*excluding Spa, Pool, etc.)							1355	sf					22,296	sf
Level 3													16,185	sf
Level 4													16,185	sf
Level 5													16,185	sf
Level 6													14,460	sf
Roof access & mech.													-	sf
Total Tourist Use Gross Area	0.0064	sf	6105	sf	0.0000	sf	8080	sf	4210	sf	0	sf	115,322	sf

Total Gross Area- Buildings 1, 2, & 3	182,993	sf	Gross Area- Bldgs 1 & 2 (Marina Restaurant not included)	182,996	sf

* Ground to Level 6, plus P1 and P2 housing area east of parkade. Does not include parking, loading, general parkade

Parkade- Gross area outline for Hotel, Residential, and Waterfront Restaurant (Seawall Café, Retail, Residential Suites, etc. not included)

Level	Gross Area	sf	
P3	31,013	sf	
P2- Parkade, under development.	41,947	sf	P2 is parking for the hotel bldg, including parking for WF Restaurant, Dining, Spa
P1- Parkade, under development, includes loading & refuse area	31,079	sf	P1 is for the Residential bldg, plus hotel loading & public access to Dining & spa
TOTAL PARKADE AREA	104,039	sf	

SITE AREA	73,033	sf

OMICRON

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

Toll-free: T. 877 832 3360
T. 604 632 3360
F. 604 632 3361
www.omicronweb.com

CONSULTANT

ISSUED

#	Date	Remarks
1	2013.12.20	Issued for Rezoning / DP
2	2014.06.10	Re-issued for Rezoning / DP
3	2015.02.17	Issued for Client review
4	2015.06.11	Issued to CDW
5	2015.05.04	Issued for Client review
6	2016.03.17	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	2016.04.26	Issued for Form & Character DP
11	2016.06.06	Issued for Form & Character DP

Issued for Form & Character - DP

KLAUS FUERNISS ENTERPRISES INC.

THE GEORGE HOTEL & RESIDENCES

GOWER POINT ROAD, GIBSONS, BC

LKG

Drawn: LKG/ CD Checked:

Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

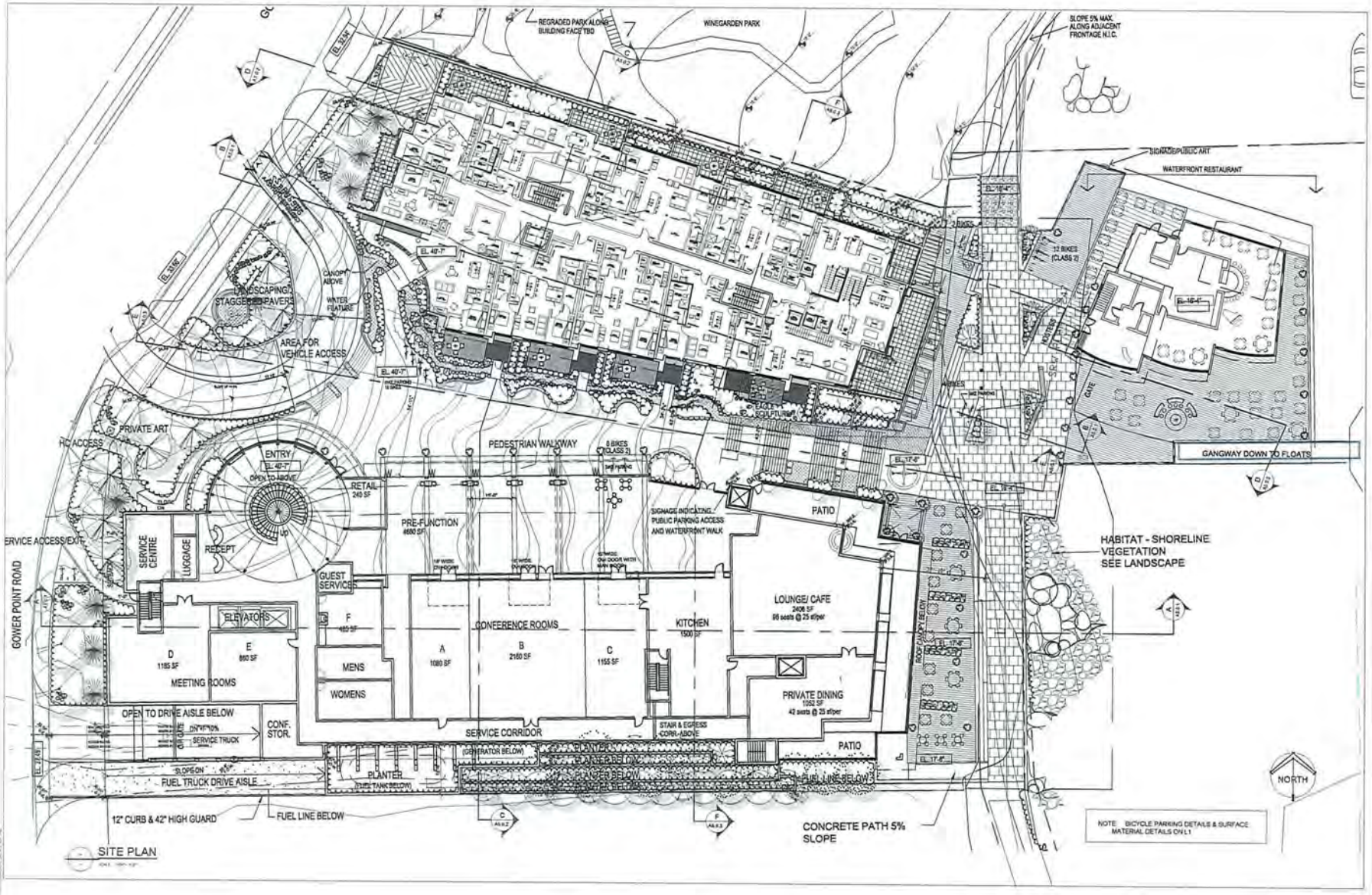
This drawing is a copyright instrument of service and remains the property of the Consultant. All information shown on this drawing is copyright material and is for use on the named project only. Information contained herein may not be used or reproduced in any form without written consent of the Consultant and its owners. The Contractor shall verify and be responsible for all dimensions, errors, and omissions.

All work shall conform to the latest editions of local building Codes, Jurisdictional codes and local ordinances. Drawing show numbers are assigned as follows:
A = Architecture S = Structural
E = Electrical M = Mechanical
L = Landscape Arch. P = Fire Protection
F = Plumbing C = Civil

NOT FOR CONSTRUCTION

PROJECT STATISTICS

A0.0.2



OMICRON

Fifth Floor, Three Bentall Centre
505 Burrard Street
PO Box 49289 Vancouver, BC
V7X 1L4 CANADA

Tel-free 1 877 632 3250
T 604 632 3584
F 604 632 3581
www.omicronarc.com

CONSULTANT

ISSUED

#	Date	Remarks
1	2013.12.20	Issued for Rezoning / DP
2	2014.06.10	Reissued for Rezoning / DP
3	2015.02.17	Issued for Client review
4	2015.05.11	Issued to COW
5	2015.05.04	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	2016.05.05	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:

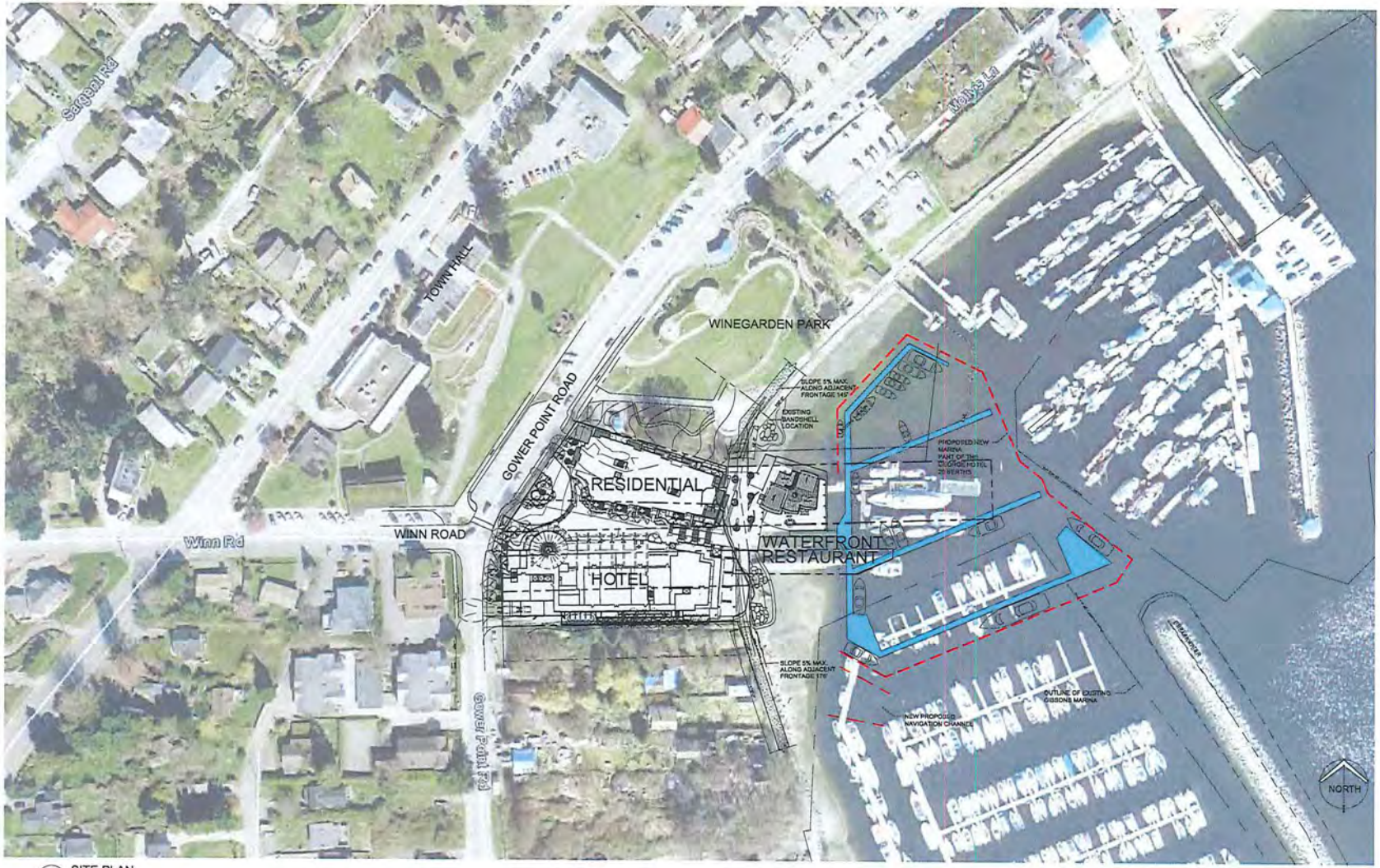
Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

SITE PLAN

A1.0.1



SITE PLAN

OMICRON

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

Toll-free 1 877 632 3330
T. 604 632 3330
F. 604 632 3331
www.omicronaec.com

CONSULTANT

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	2016.06.06	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:

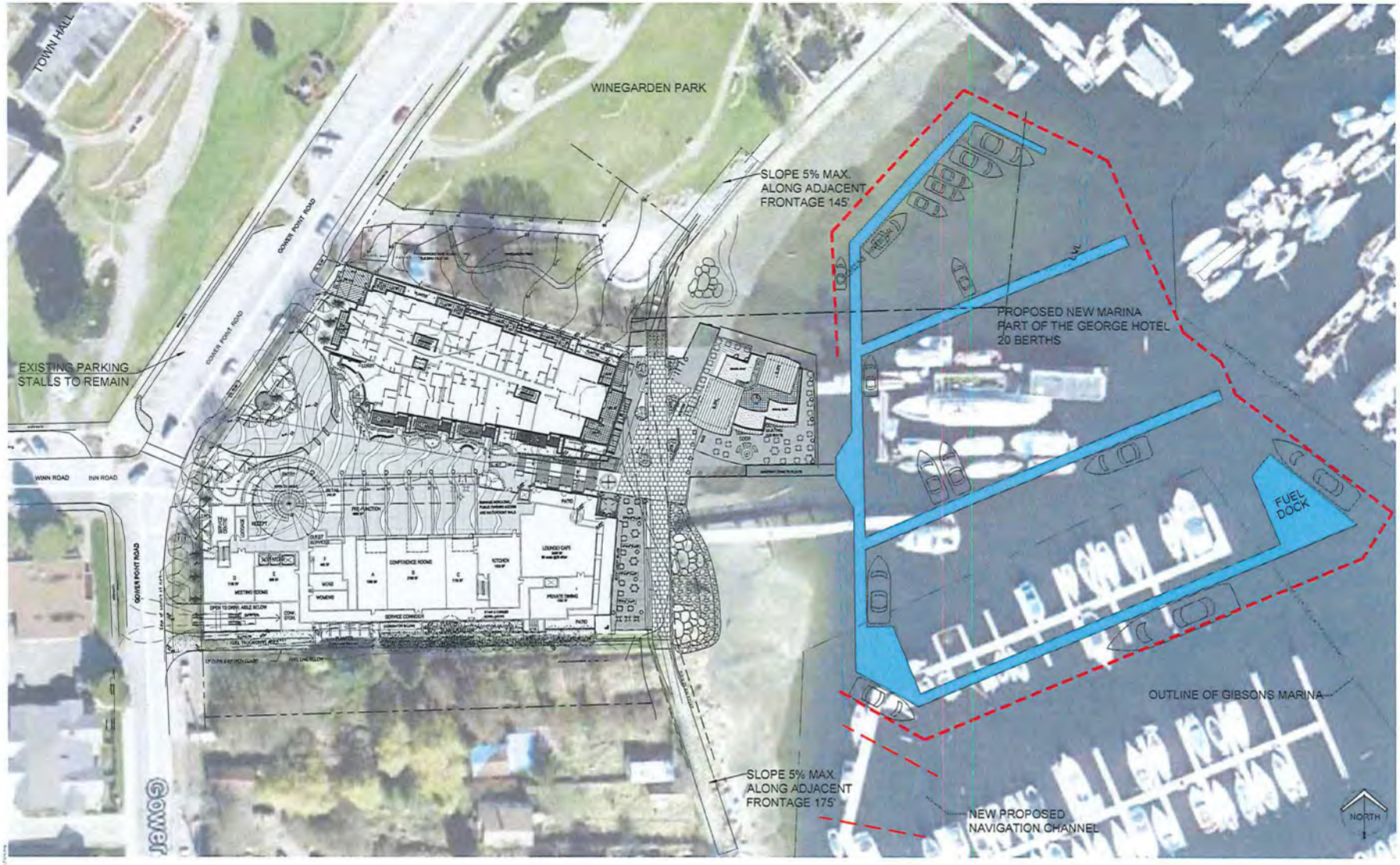
Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

CONTEXT PLAN

A1.0.2



SITE PLAN

OMICRON

Fifth Floor, Three Bentall Centre
505 Burrard Street
PO Box 49049 Vancouver, BC
V7X 1L4 CANADA

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

CONSULTANT

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

Issued for Form & Character - DP

KLAUS FUERNISS ENTERPRISES INC.

THE GEORGE HOTEL & RESIDENCES

GOWER POINT ROAD, GIBSONS, BC

Drawn

Checked

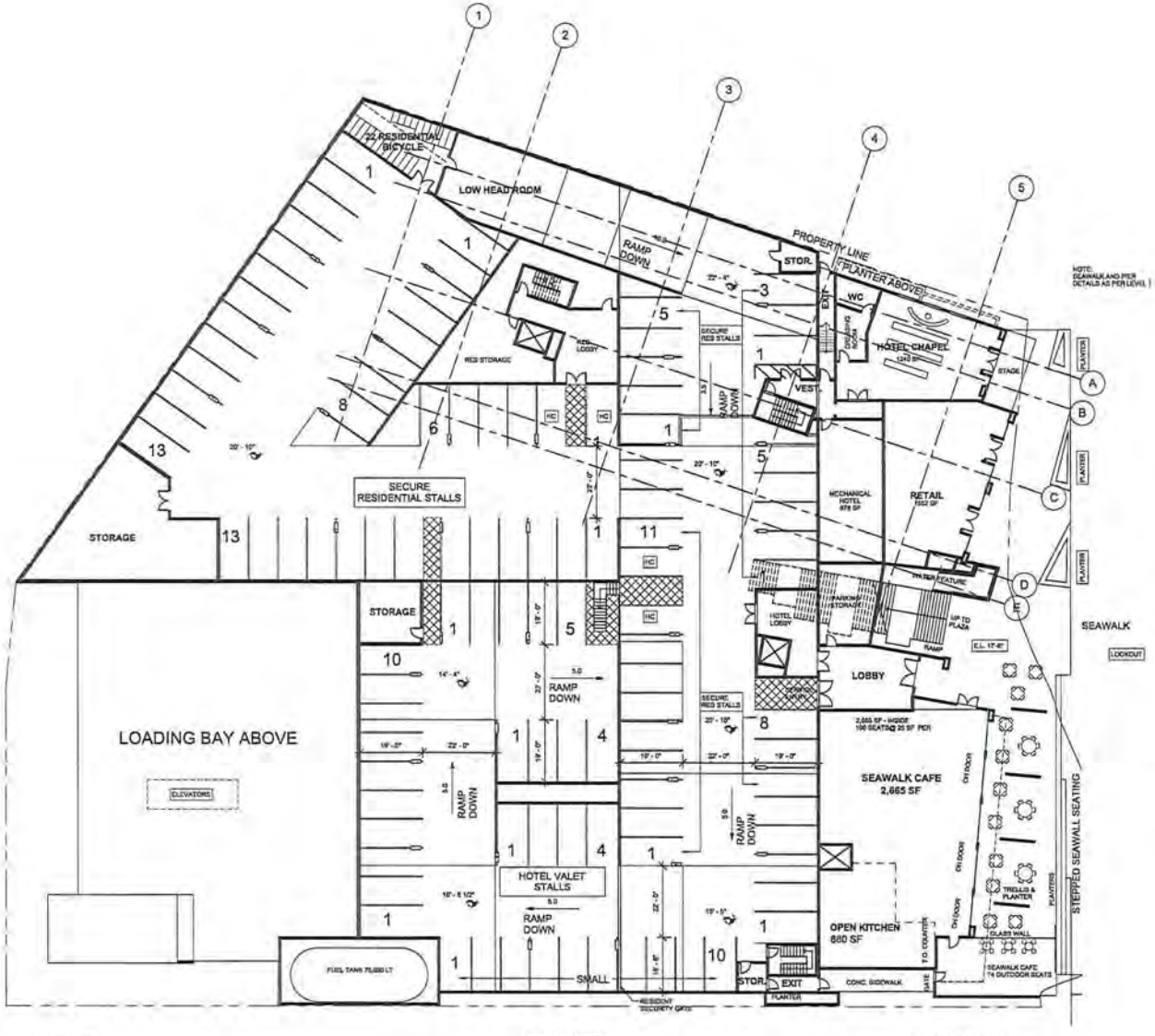
Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

SITE PLAN WITH MARINA

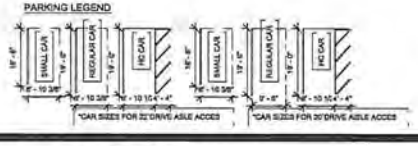
A1.0.3



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

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

PARKING LEGEND



BIKE PARKING LEGEND

OMICRON

CONSULTANT

ISSUED

	Date	Remarks
1	2013.12.20	Issued for Rezoning DP
2	2014.06.13	Reissued for Rezoning DP
3	2014.06.17	Issued for Client review
4	2014.08.22	Issued for DDP
5	2014.09.04	Issued for Client Review
6	2014.09.22	Issued for Form & Character DP - (Draft)
7	2014.09.30	Issued for Form & Character DP - (Draft)
8	2014.10.10	Issued for Form & Character DP - (Draft)
9	2014.10.15	Issued for Form & Character DP - (Draft)
10	2014.10.20	Issued for Form & Character DP
11	2014.06.06	Issued for Form & Character DP

Issued for Form & Character

KLAUS FUERNISS ENTERPRISES INC.

THE GEORGE HOTEL & RESIDENCES

GOWER POINT ROAD, GIBSONS, BC

Drawn: BF/EB Checked: CD

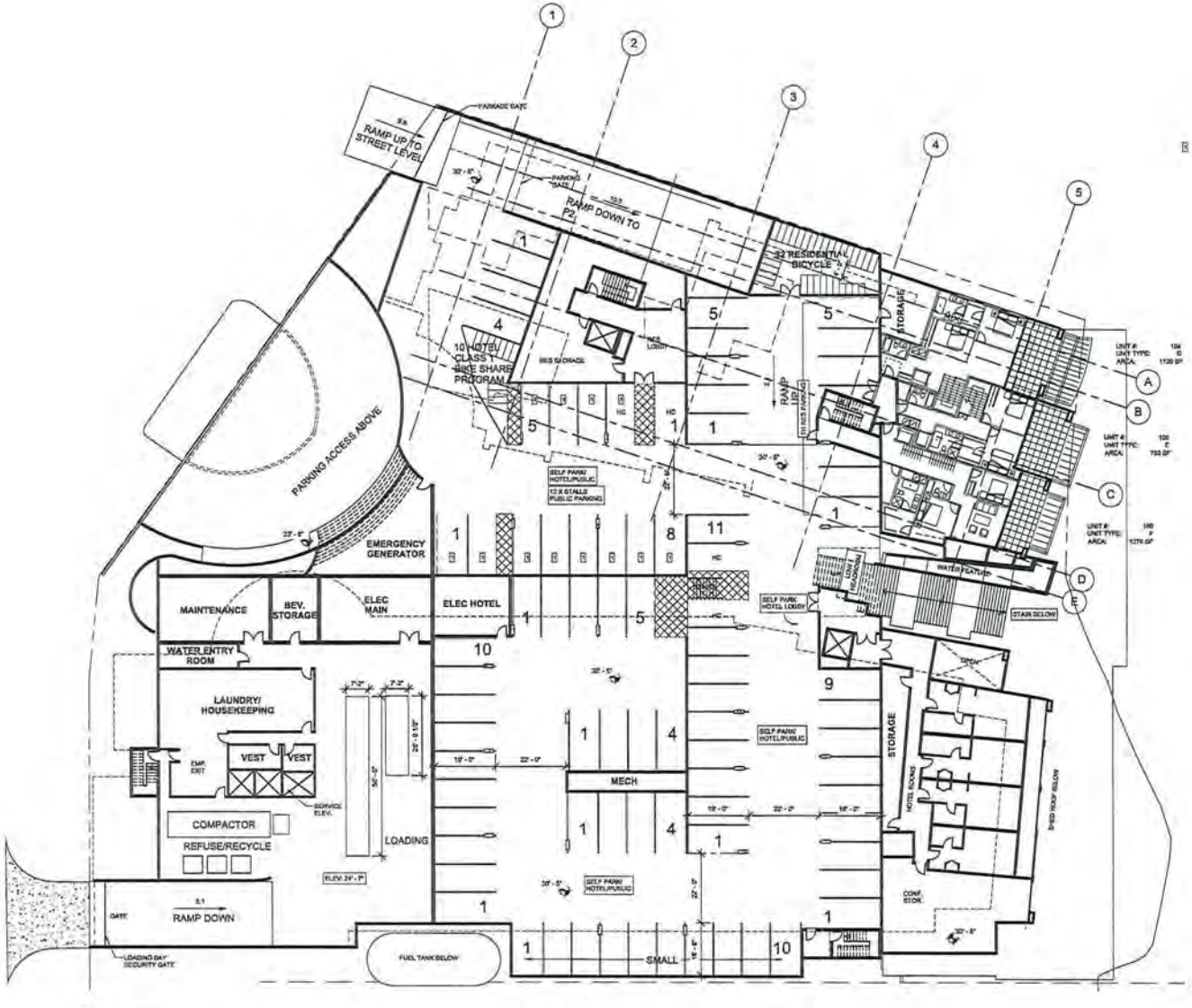
Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

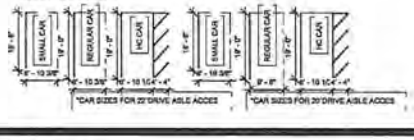
LEVEL P3 & P2 - FLOOR PLAN

A2.0.1

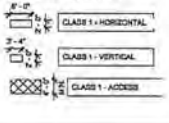


05 - P1
SCALE: 1/16" = 1'-0"

PARKING LEGEND



BIKE PARKING LEGEND



OMICRON
CONSULTANT

ISSUED

Date	Remarks
1	Issued for Rezoning DP
2	Reissued for Rezoning DP
3	Issued for Client review
4	Issued for DCDB
5	Issued for Client Review
6	Issued for Form & Character DP - DRAFT
7	Issued for Form & Character DP - DRAFT
8	Issued for Form & Character DP - DRAFT
9	Issued for Form & Character DP - DRAFT
10	Issued for Form & Character DP - DRAFT
11	Issued for Form & Character DP

Issued for Form & Character

KLAUS FUERNISS ENTERPRISES INC.

THE GEORGE HOTEL & RESIDENCES
GOWER POINT ROAD, GIBSONS, BC

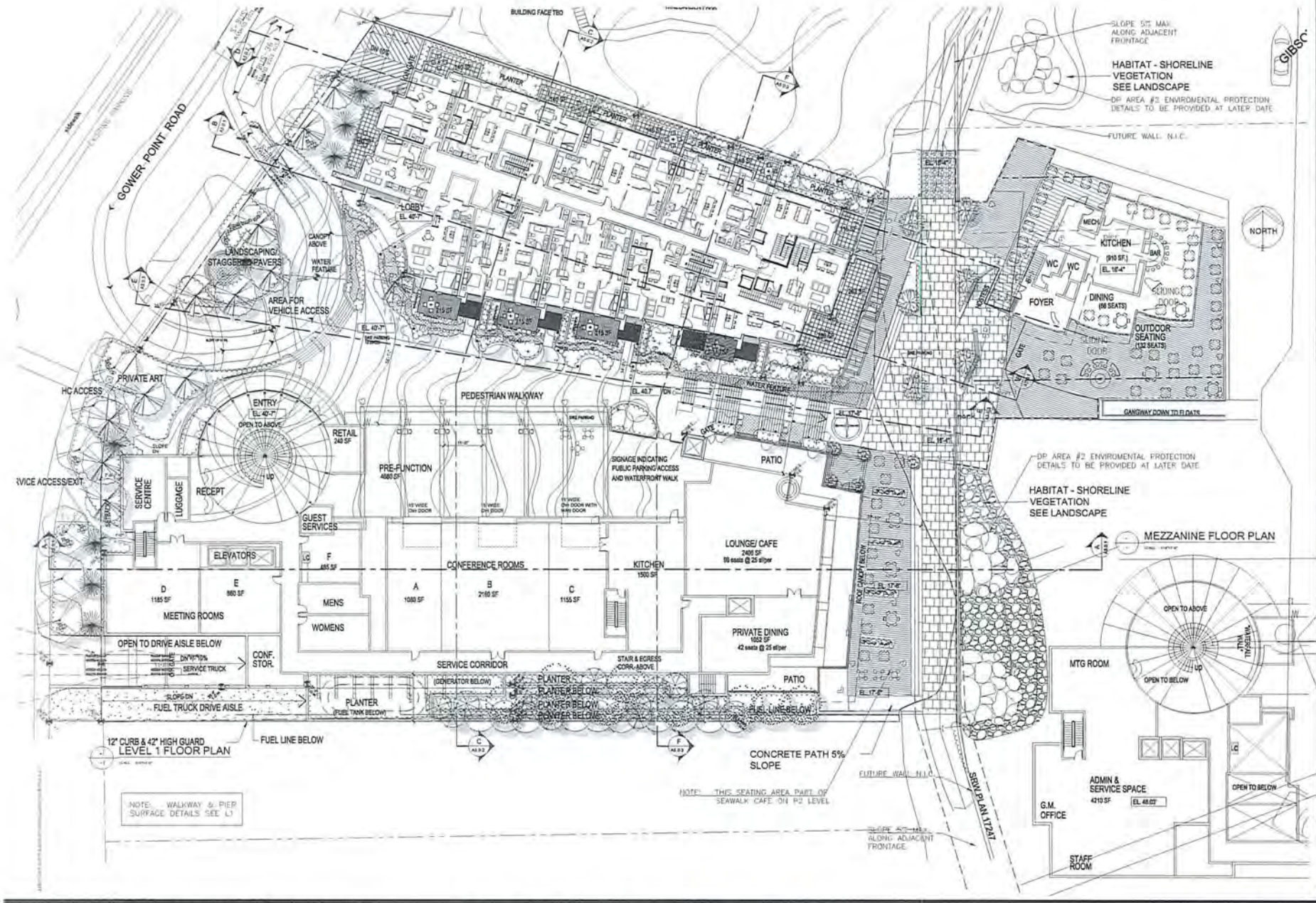
Drawn: BF/EB Checked: CD
Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

LEVEL P1 - FLOOR PLAN

A2.0.2



OMICRON

Issued for Form & Character - DP

KLAUS FUERNISS ENTERPRISES INC.

THE GEORGE HOTEL & RESIDENCES

GOWER POINT ROAD, GIBSONS, BC

Drawn: Checked:

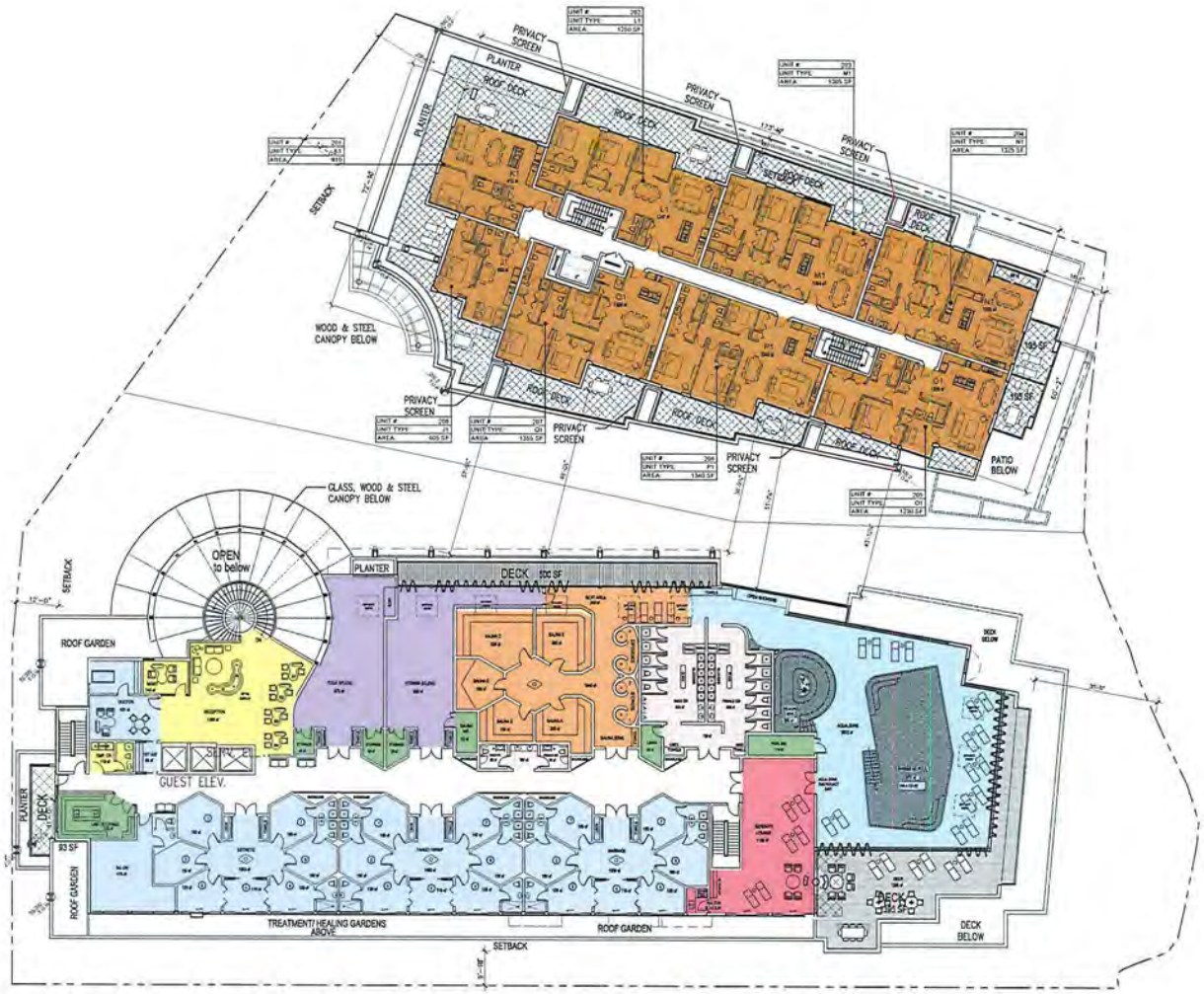
Project Number: 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

LEVEL 1 FLOOR PLAN

A2.0.3



LEVEL 2 FLOOR PLAN

OMICRON

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49089 Vancouver, BC
V7X 1L4 CANADA

Toll-free 1 877 652 3350
T 604 652 3350
F 604 652 3351
www.omicronaec.com

CONSULTANT

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

Issued for Form & Character - DP

KLAUS FUERNISS ENTERPRISES INC.

THE GEORGE HOTEL & RESIDENCES

GOWER POINT ROAD, GIBSONS, BC

Drawn: Checked:

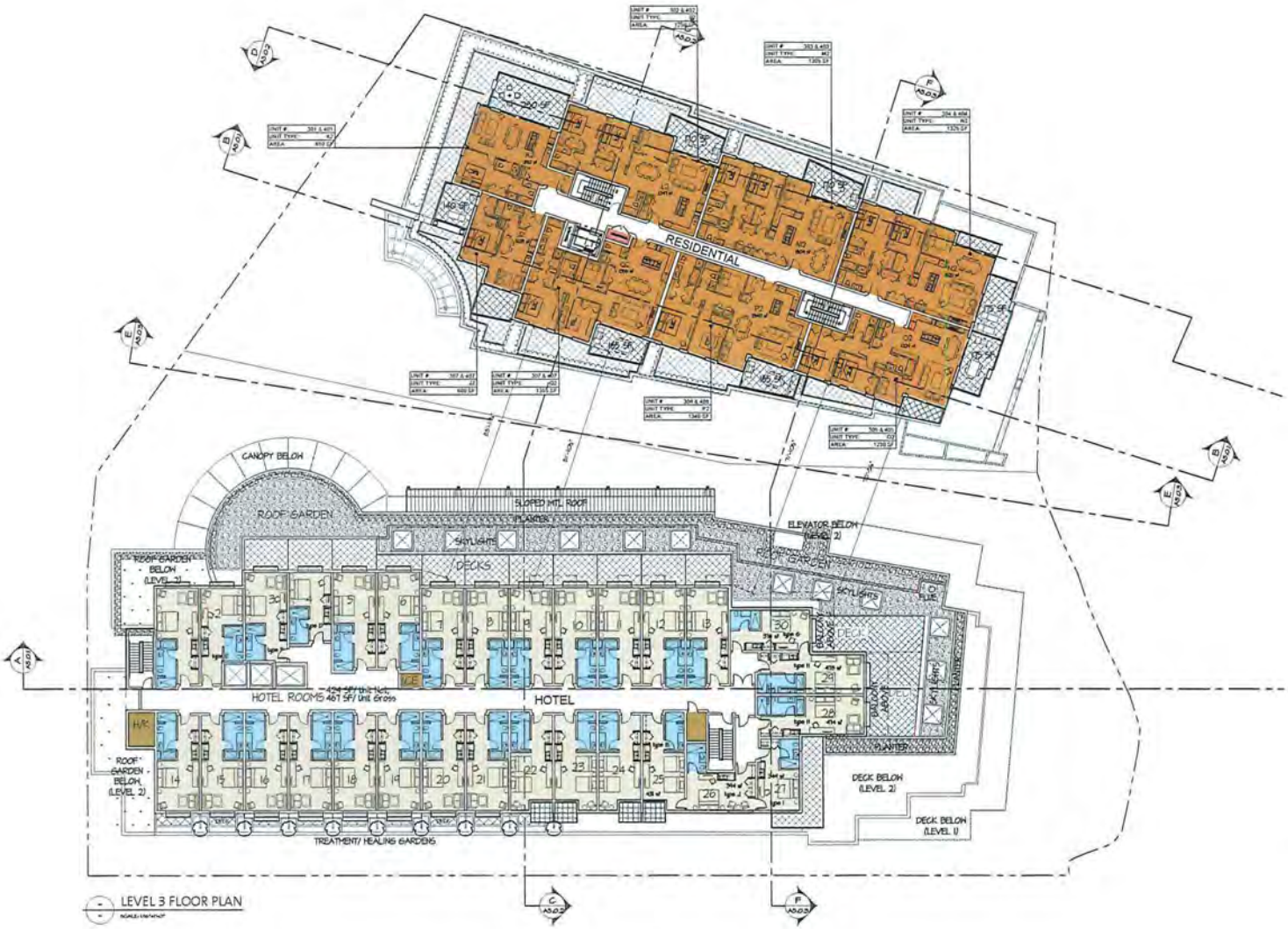
Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

LEVEL 2 FLOOR PLAN

A2.0.4



LEVEL 3 FLOOR PLAN

KEY NOTES:

OMICRON

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49089 Vancouver, BC
V7X 1L4 CANADA

Toll-free: T. 877 432 3350
T. 604 632 3350
F. 604 632 3351
www.omicronaec.com

CONSULTANT

ISSUED

#	Date	Remarks
1	2013.12.20	Issued for Rezoning / DP
2	2014.08.15	Re-Issued for Rezoning / DP
3	2015.02.17	Issued for Client review
4	2015.05.13	Issued to CDW
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	2016.03.16	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

GOVER POINT ROAD, GIBSONS, BC

Drawn: Checked:

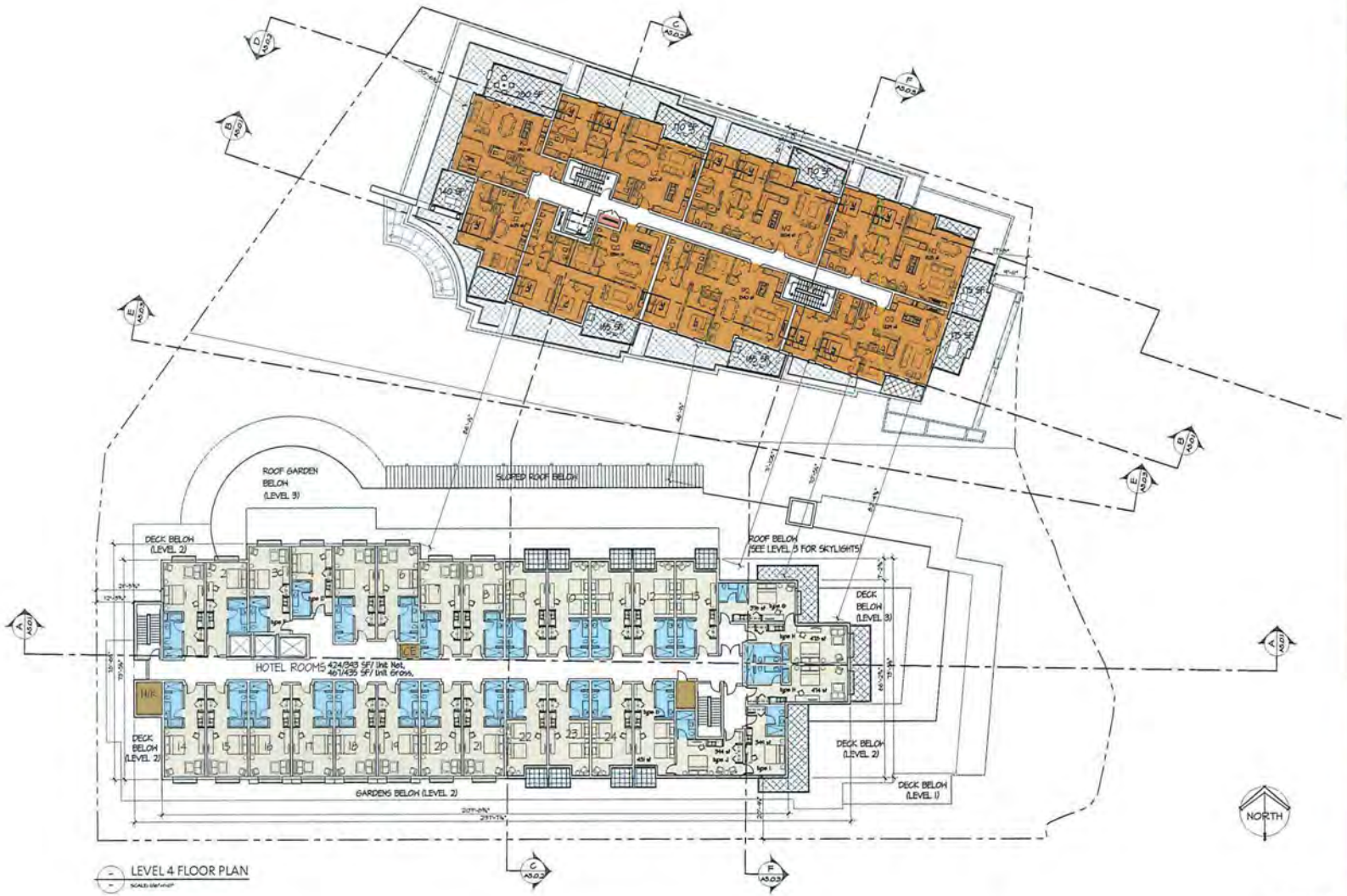
Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

LEVEL 3 FLOOR PLAN

A2.0.5



LEVEL 4 FLOOR PLAN

KEY NOTES:

OMICRON

CONSULTANT

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	2015.03.04	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

GOVIER POINT ROAD, GIBSONS, BC

Drawn: Checked:

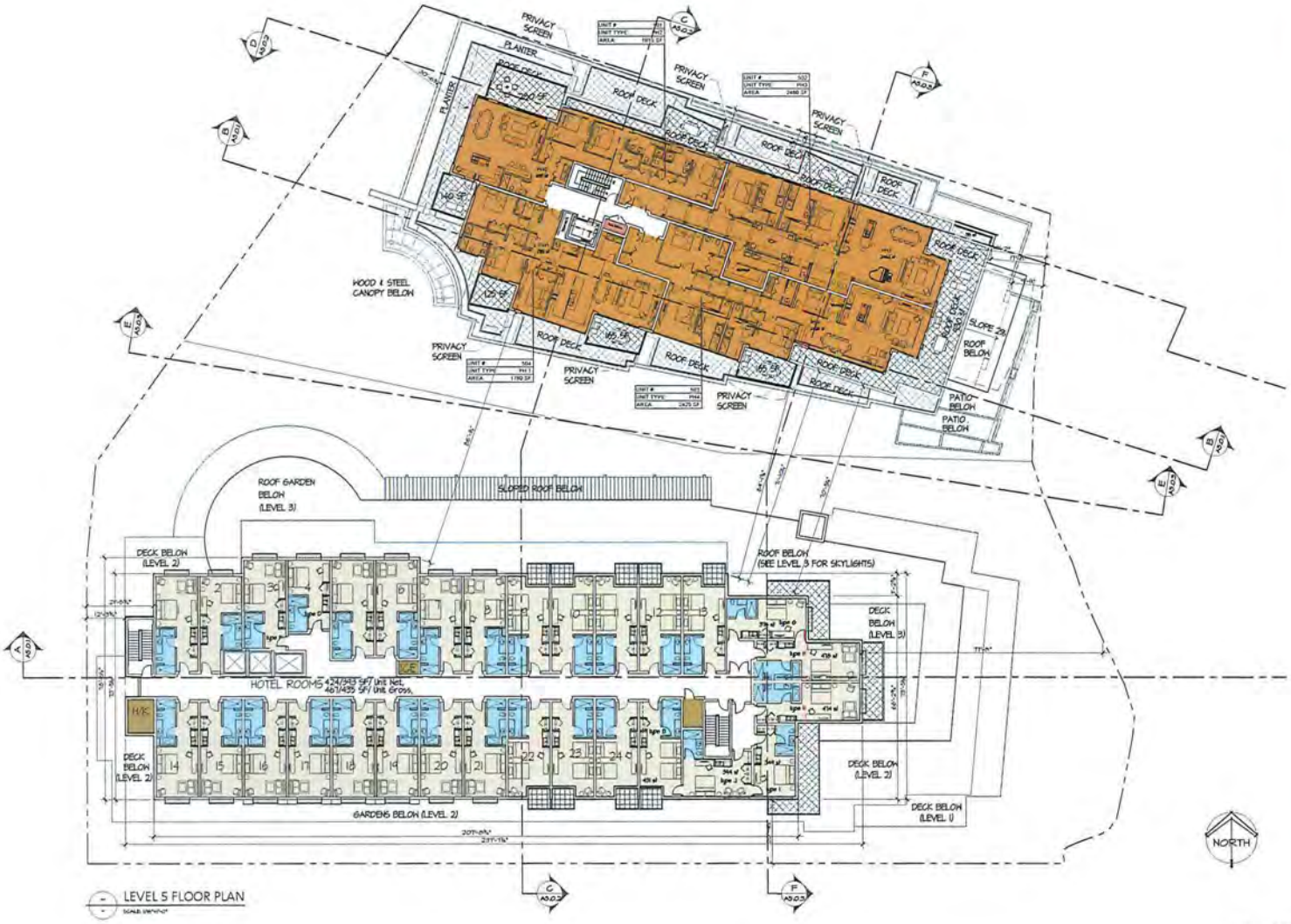
Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

LEVEL 4 FLOOR PLAN

A2.0.6



LEVEL 5 FLOOR PLAN

KEY NOTES:

OMICRON

7-8th Floor, Three Bentall Centre
505, Burrard Street
PO Box 49369 Vancouver, BC
V7X 1L4 CANADA

Toll-free 1 877 632 3361
T. 604 602 3300
F. 604 602 3301
www.omicronarc.com

CONSULTANT

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	2015.06.11	Issued to CDW
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	2016.03.16	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

COQUIER POINT ROAD, GIBSONS, BC

Drawn: Checked:

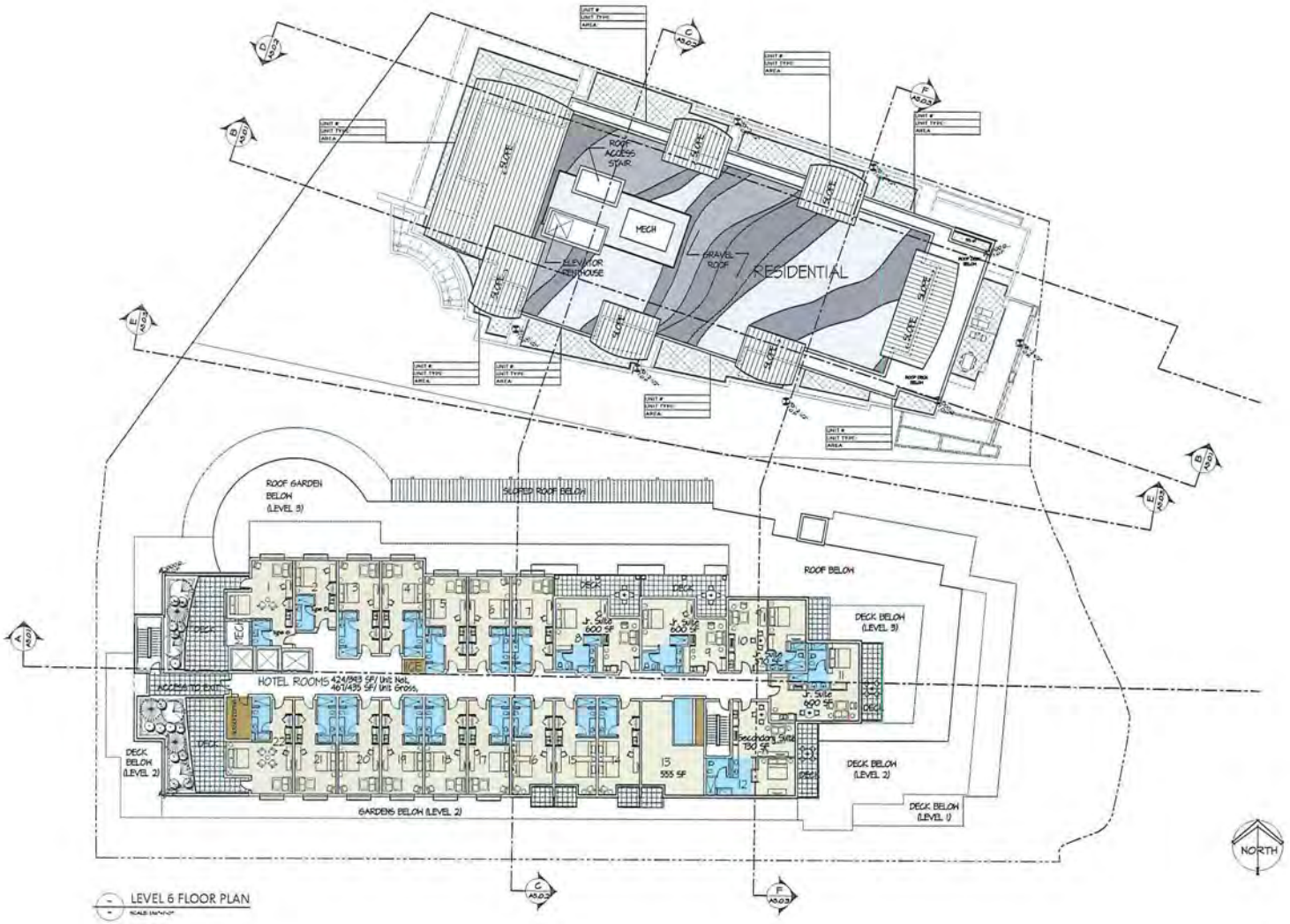
Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

LEVEL 5 FLOOR PLAN

A2.0.7



LEVEL 6 FLOOR PLAN

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

KEY NOTES:

OMICRON

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49290 Vancouver, BC
V7X 1L4 CANADA

Toll free 1 877 632 3240
T: 604 632 2262
F: 604 632 3261
www.omicronarc.com

CONSULTANT

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	2016.03.16	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

COVER POINT ROAD, CRESCENT, BC

Drawn: Checked:

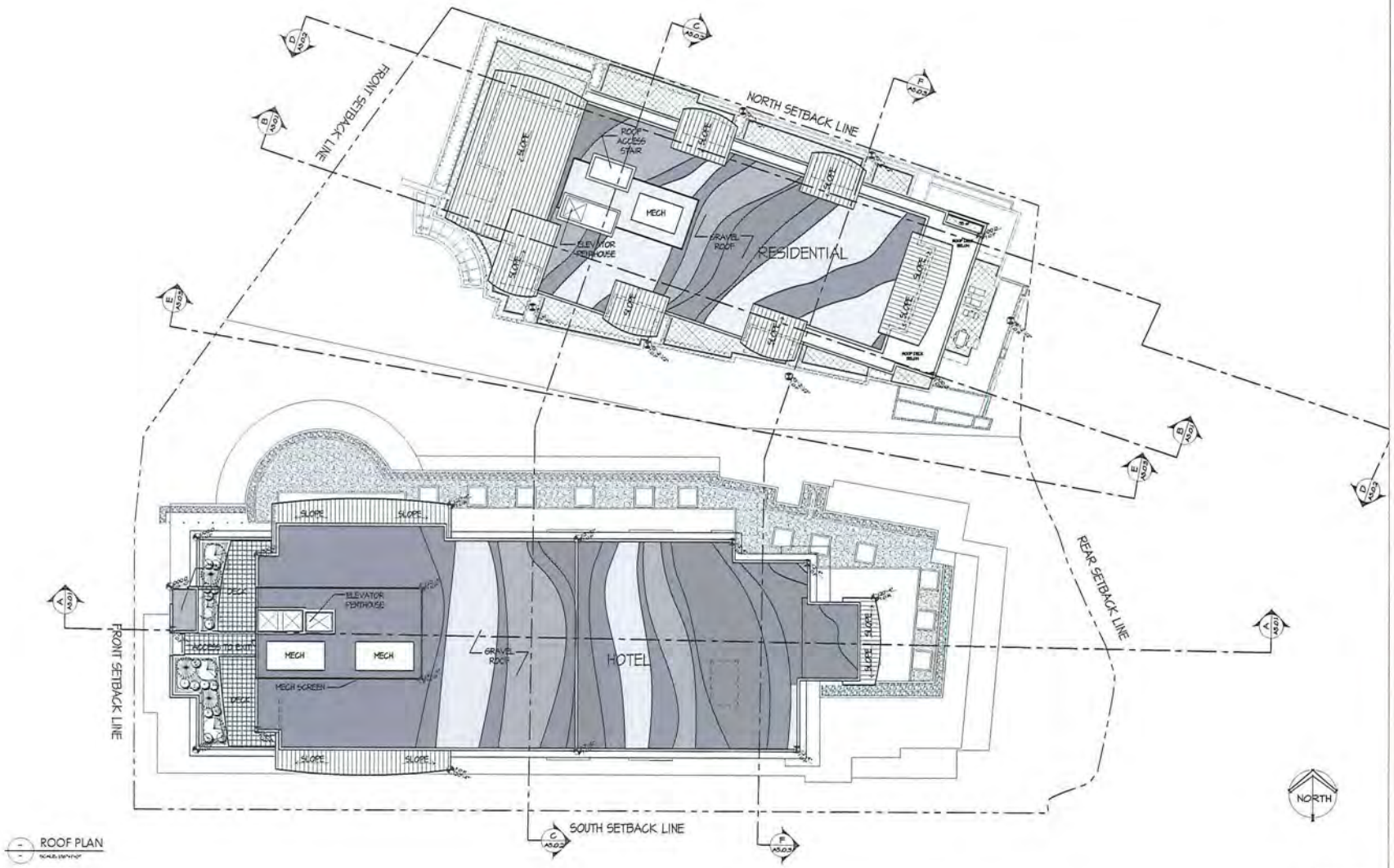
Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

HOTEL LEVEL 6 FLOOR PLAN & RESIDENTIAL ROOF PLAN

A2.0.8



ROOF PLAN

KEY NOTES:

OMICRON

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49368 Vancouver, BC
V7X 1L4 CANADA

Toll-free 1 877 632 3365
T. 604 632 3365
F. 604 632 3351
www.omicronaec.com

CONSULTANT

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

COWER POINT ROAD, GIBSON'S, BC

Drawn: Checked:

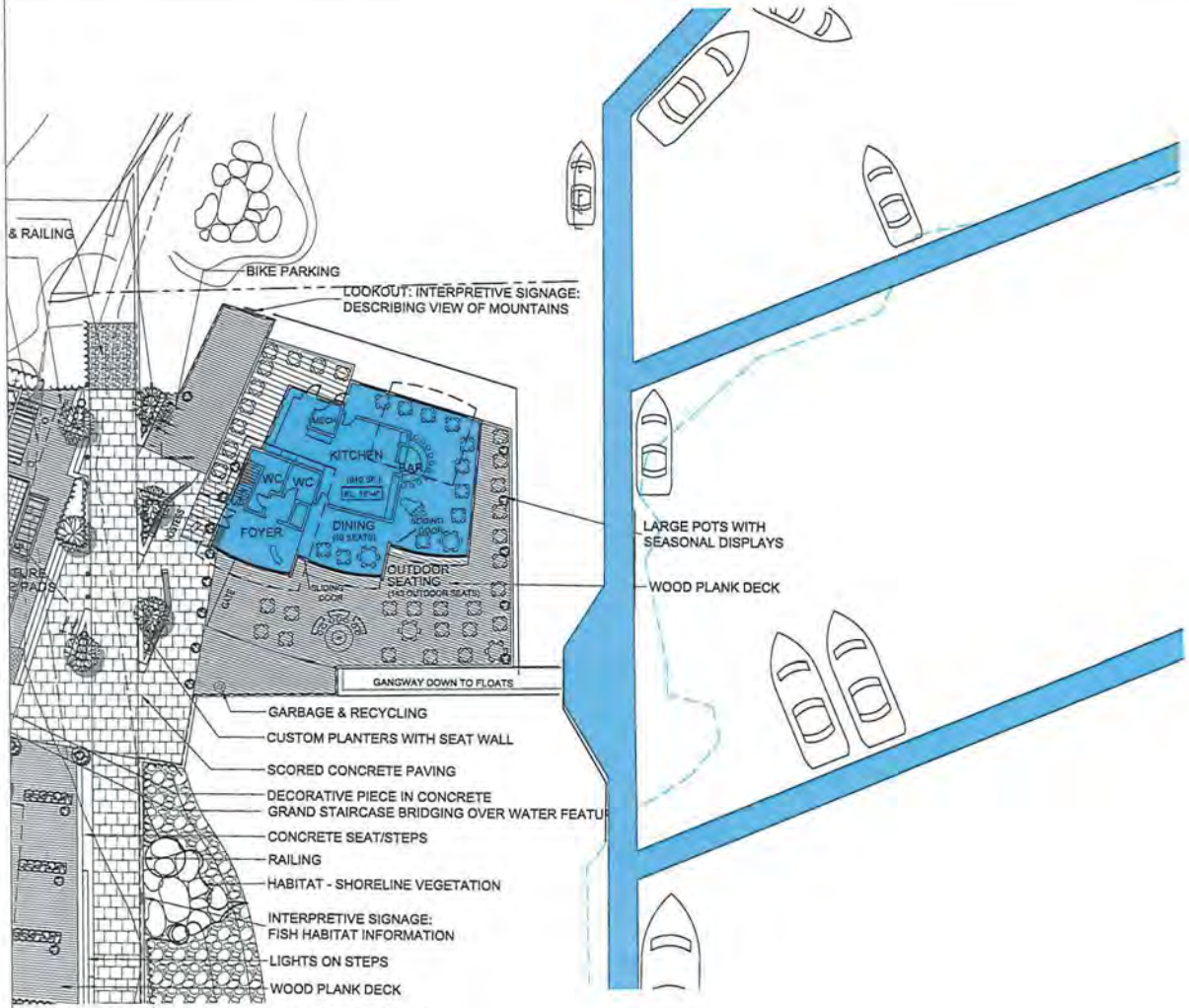
Project Number 10 13 075

A2.0.9

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

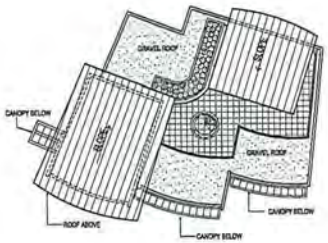
NOT FOR CONSTRUCTION

ROOF PLAN



WATERFRONT RESTAURANT MAIN FLOOR PLAN

WATERFRONT RESTAURANT LEVEL 2 FLOOR PLAN



WATERFRONT RESTAURANT ROOF PLAN

NORTH

KEY NOTES:

OMICRON

Issued for Form & Character - DP

KLAUS FUERNISS ENTERPRISES INC.

THE GEORGE HOTEL & RESIDENCES

Drawn: Checked:

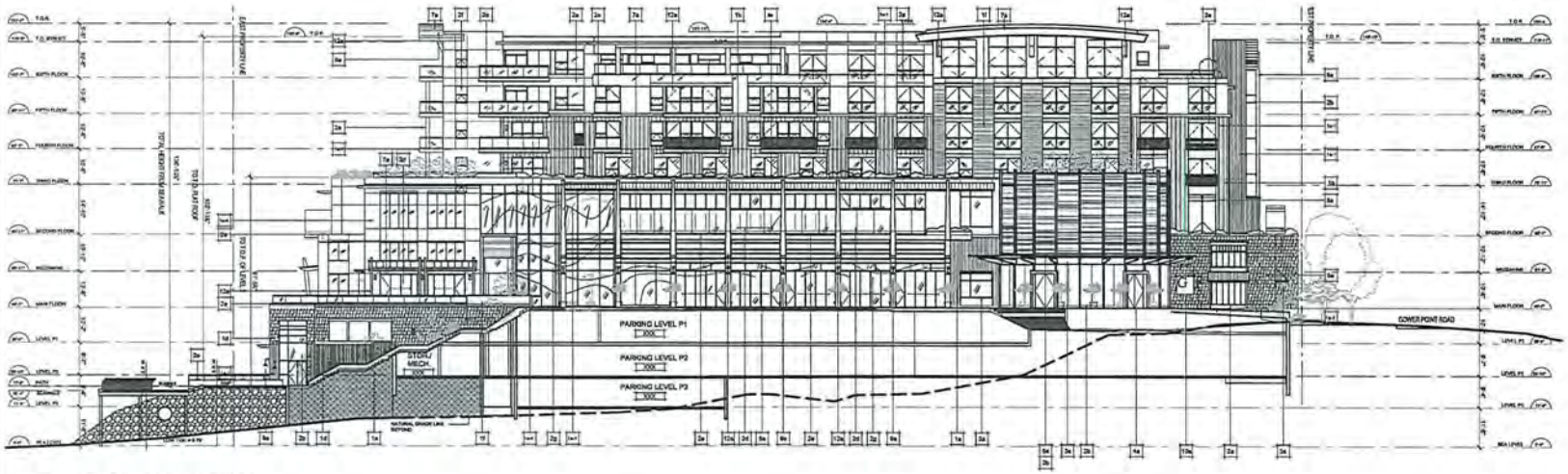
Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

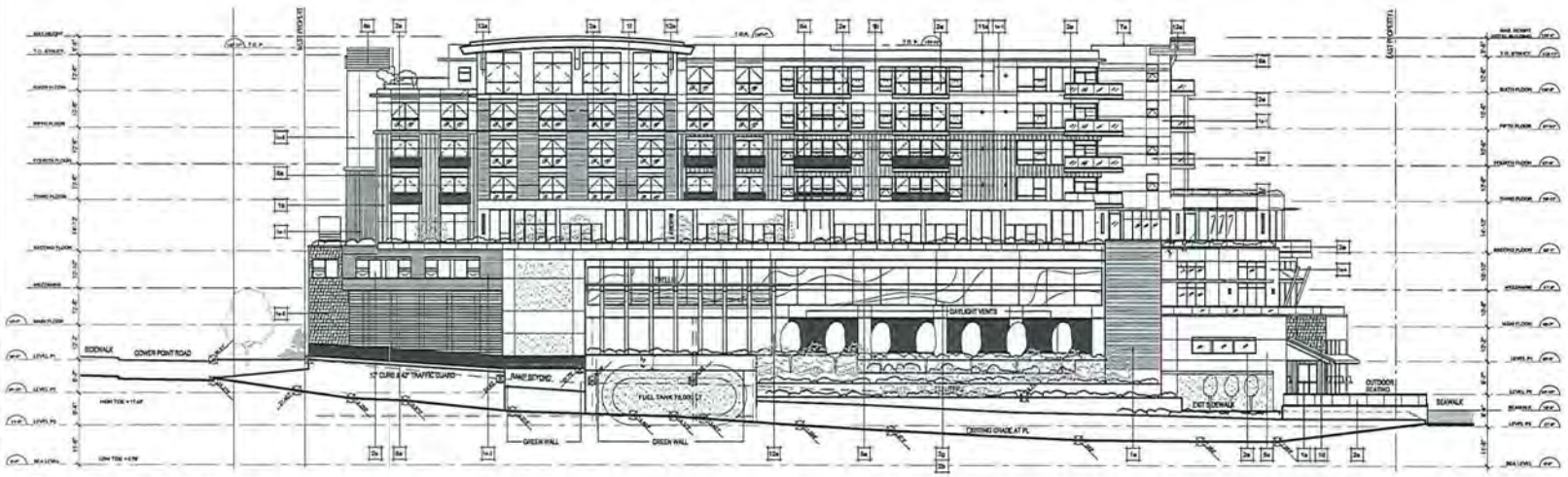
NOT FOR CONSTRUCTION

WATERFRONT RESTAURANT PLAN

A2.10



1 HOTEL - NORTH ELEVATION



2 HOTEL - SOUTH ELEVATION

- 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
- 2b 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 Gray & 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
- 2h FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-87 Ashley Gray
- 2i 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-350 Rusty Nail

OMICRON

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49290 Vancouver, BC
V7X 1L4 CANADA

Toll-free 1 877 632 3340
T. 604 632 3340
F. 604 632 3341
www.omicronweb.com

CONSULTANT

ISSUES

#	Date	Remarks
1	2013.12.20	Issued for Rezoning / DP
2	2014.06.10	Re-issued for Rezoning / DP
3	2015.02.17	Issued for Client review
4	2015.06.11	Issued to CDW
5	2015.09.04	Issued for Client review
6	2015.02.17	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	2016.06.06	Issued for Form & Character DP

Issued for Form & Character - DP

KLAUS FUERNISS ENTERPRISES INC.

THE GEORGE HOTEL & RESIDENCES

GOWER POINT ROAD, GIBBONS, BC

Drawn: Checked:

Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

The drawing is a copyright instrument of service and remains the property of the Consultant. All information shown on this drawing is the property of the Consultant. Information contained herein may not be used or reproduced in whole or in part without written permission. Drawings shall not be scaled. The Contractor shall verify and be responsible for all dimensions, levels, and elevations prior to commencing the work. Discrepancies and variations shall be reported to the Consultant prior to commencing work. Only drawings with the Consultant's seal and signature shall be used in the execution of the work. The Contractor shall remain liable for previous issues of this drawing are marked "Superseded", with reference to the latest issue, and must be removed from site.

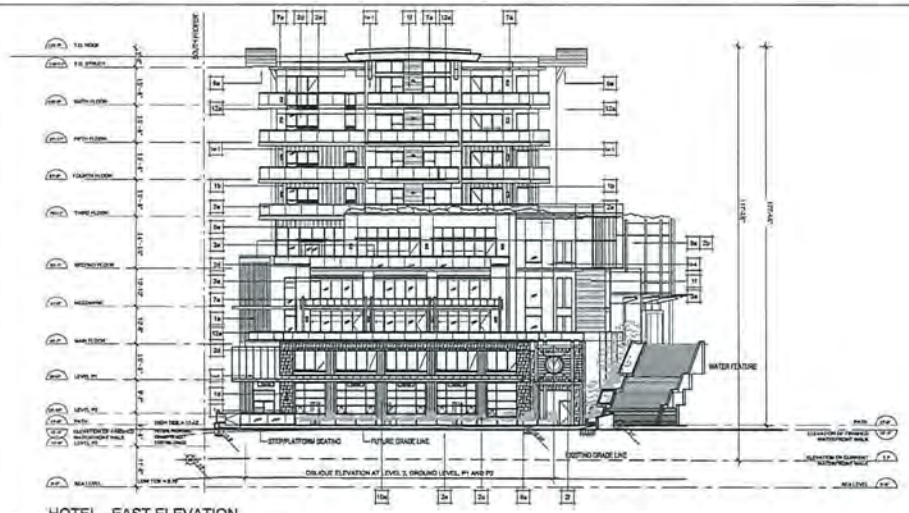
All work shall conform to the latest edition of local Building Codes, jurisdictional codes and local authorities requirements and the National Building Code.

A = Architecture
S = Structural
M = Mechanical/HVAC
P = Plumbing
E = Electrical
SP = Site Preparation
L = Landscape
C = Civil

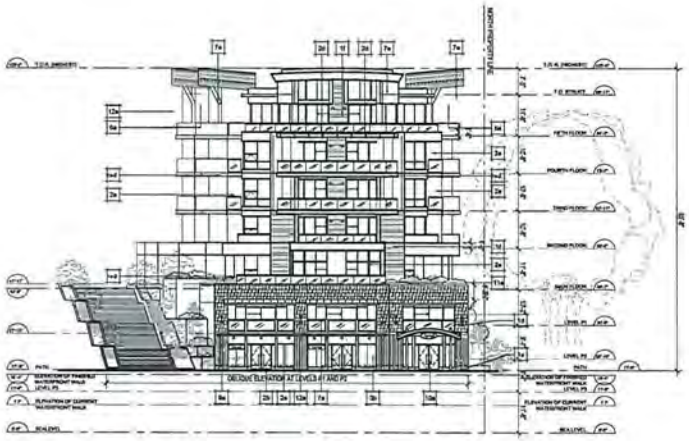
NOT FOR CONSTRUCTION

HOTEL- NORTH AND SOUTH BUILDING ELEVATIONS

A4.0.1

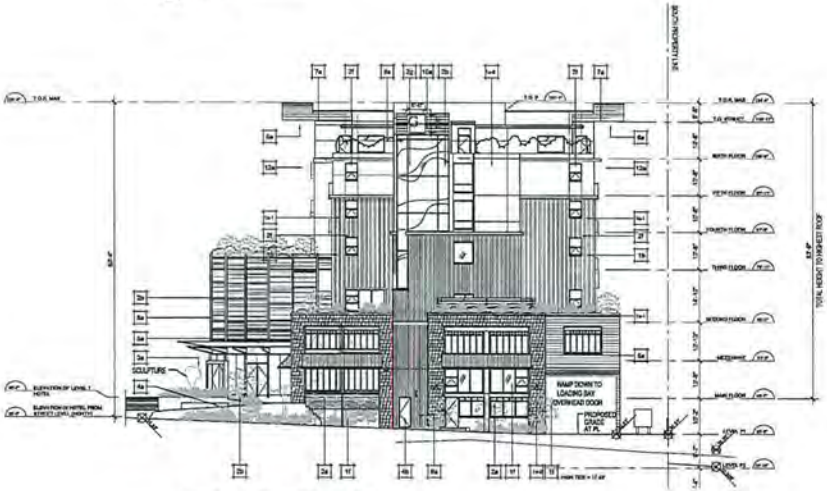


1 HOTEL - EAST ELEVATION FROM SEAWALK



2 RESIDENCES - EAST ELEVATION FROM SEAWALK

3 RESIDENCES - WEST ELEVATION FROM GOWER POINT ROAD



4 HOTEL - WEST ELEVATION FROM GOWER POINT ROAD

9a	METAL FIN DETAIL Colour: Warm Tan (Cedar Colour)
9b	METAL SCREEN DETAIL Colour: Warm Brown
9c	EXTERIOR LIGHTING
9d	SIGNAGE (UNDER SEPERATE SIGN PERMIT SUBMITTAL)
11d	GAS VENT
12a	TIMBER
4b	PAINTED METAL DOORS Colour: Charcoal Grey
4c	OVERHEAD SECURITY GRILLE METAL Colour: BRONZE
5a	CONCRETE Colour: Integraly WP
5a	SOFFITS WOOD Colour: CEDAR COLOUR
7a	STANDING SEAM METAL ROOFING- Colour: Charcoal Gray
2f	PUNCHED WINDOWS - BRONZE METAL FRAMES & CLEAR GLASS
2d	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
2e	GLAZED SLIDING PARTITION - BRONZE METAL FRAMES & CLEAR GLASS
2a	GLASS GUARDS W/ BRONZE METAL SUPPORT- CLEAR GLASS
1a-a	FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-87 Ashley Gray
1a-b	FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-84 Elmira White
1a	FIBRE CEMENT BOARD Profile: Shingles Colour: Warm Tan (Cedar Colour)
1a	FIBRE CEMENT BOARD Profile: Vertical T & G Colour: Warm Tan (Cedar Colour)
1f	FIBRE CEMENT BOARD Profile: Horiz. Lap Colour: Warm Tan (Cedar Colour)
1a-c	CORRUGATED METAL CLADDING Colour: BM 2125-30 Gray Shower
1a-d	CORRUGATED METAL CLADDING Colour: BM 2136-40 Aegean Teal
1b	FIBRE CEMENT BOARD Profile: Board & Batten Colour: BM 2136-40 Aegean Teal
1a-e	FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-75 Maryville Brown
1a-f	FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM CC-390 Rusty Nail

KEY NOTES:

OMICRON

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49290 Vancouver, BC
V7X 1L4 CANADA

Toll-free 1 877 632 3300
T. 604 632 3300
F. 604 632 3301

CONSULTANT

ISSUED

#	Date	Remarks
1	2013.12.20	Issued for Rezoning / DP
2	2014.06.13	Re-issued for Rezoning / DP
3	2015.03.17	Issued for Client review
4	2015.06.11	Issued to CDW
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	2016.06.06	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:

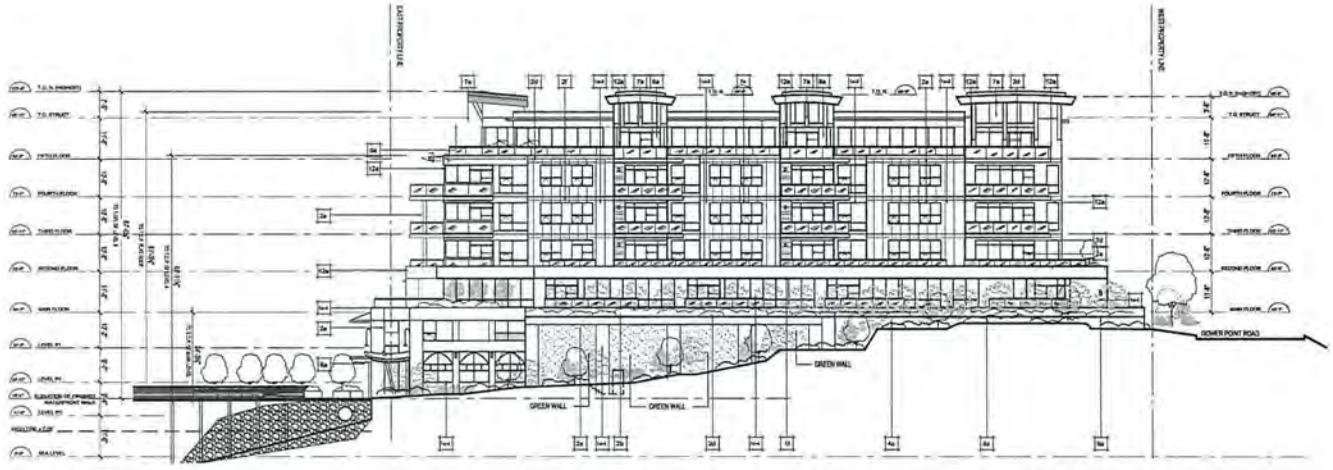
Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

HOTEL & RESIDENCES
EAST & WEST BUILDING ELEVATIONS

A4.0.2



1 RESIDENCES - NORTH ELEVATION

2 RESIDENCES - SOUTH ELEVATION

KEY NOTES:

- 8a METAL FIN DETAIL Colour: Warm Tan (Cedar Colour)
- 8b METAL SCREEN DETAIL Colour: Warm Brown
- 8c EXTERIOR LIGHTING
- 10a SIGNAGE (UNDER SEPERATE SIGN PERMIT SUBMITTAL)
- 11a GAS VENT
- 12a TIMBER
- 4a PAINTED METAL DOORS Colour: Charcoal Grey
- 4b 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
- 2d PUNCHED WINDOWS - BRONZE METAL FRAMES & CLEAR GLASS
- 2e FRITTED GLASS W/ WAVE PATTERN Colour: Blues/Greens
- 2f WOOD, METAL & GLASS CANOPY
- 2g 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
- 3-2 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-67 Ashley Gray
- 3-4 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-84 Elmira White
- 3-6 FIBRE CEMENT BOARD Profile: Shingles Colour: Warm Tan (Cedar Colour)
- 3-8 FIBRE CEMENT BOARD Profile: Vertical T & G Colour: Warm Tan (Cedar Colour)
- 3-1 FIBRE CEMENT BOARD Profile: Horiz. Lap Colour: Warm Tan (Cedar Colour)
- 3-1a CORRUGATED METAL CLADDING Colour: BM 2125-30 Gray Shower
- 3-2a CORRUGATED METAL CLADDING Colour: BM 2138-40 Aegean Teal
- 3b FIBRE CEMENT BOARD Profile: Board & Batten Colour: BM 2138-40 Aegean Teal
- 3-3a FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-75 Maryville Brown
- 3-4a FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM CC-390 Rusty Nail

OMICRON

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49085 Vancouver, BC
V7X 1L4 CANADA

Toll-free: 1 877 632 3340
T. 604 632 3340
F. 604 632 3341

CONSULTANT

ISSUED

#	Date	Remarks
1	2013.12.20	Issued for Rezoning / DP
2	2014.06.10	Re-Issued for Rezoning / DP
3	2015.03.17	Issued for Client review
4	2015.06.11	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

Issued for Form & Character - DP

KLAUS FUERNISS ENTERPRISES INC.

THE GEORGE HOTEL & RESIDENCES

GIVEN POINT ROAD, GIBSONS, BC

Drawn: Checked:

Project Number: 10 13 075

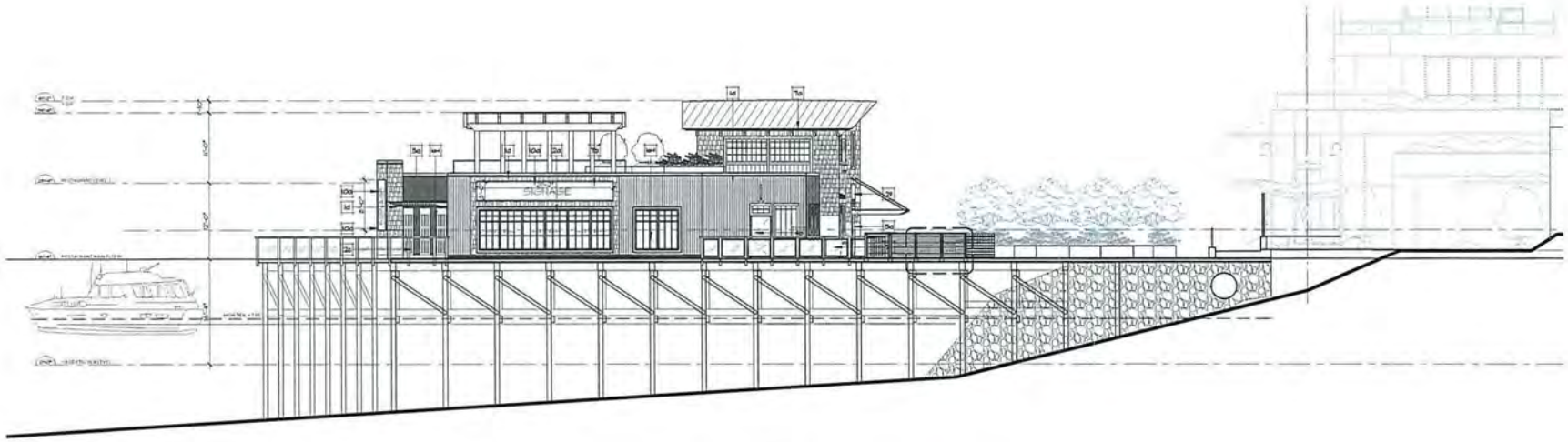
This drawing is a copyright instrument of service and remains the property of the Consultant. All information shown on this drawing is copyright material and is the property of the Consultant. Any information contained herein may not be used or reproduced in any manner without the written consent of the Consultant and shall be returned, upon request, to the Consultant. The Contractor shall verify and be responsible for all dimensions, layout, and elevations.

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

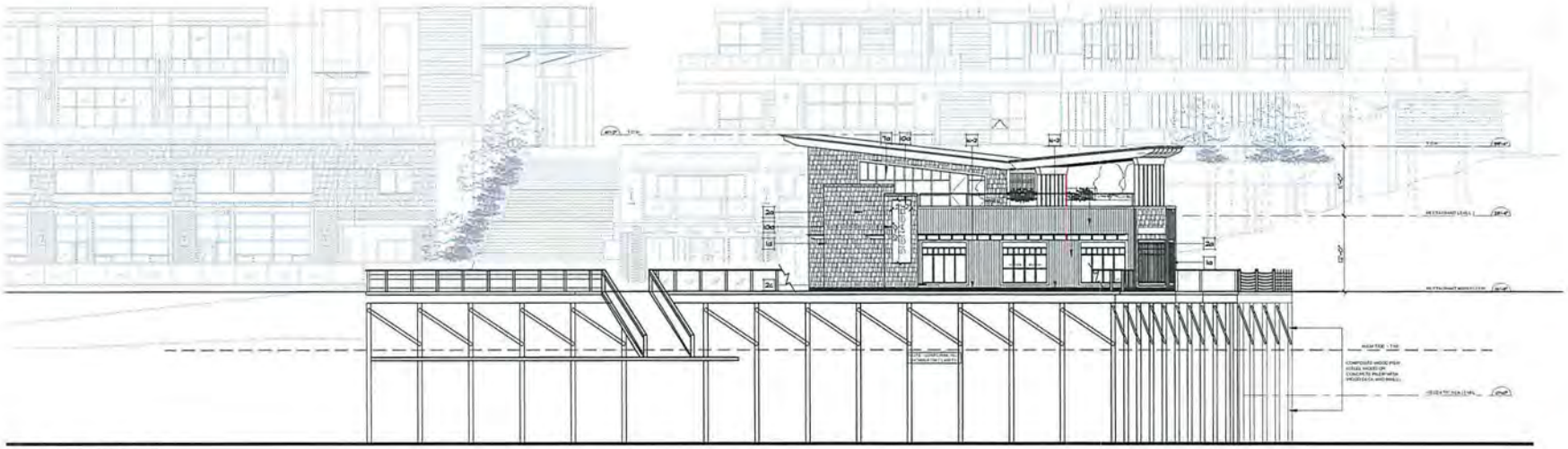
NOT FOR CONSTRUCTION

RESIDENCES- NORTH AND SOUTH BUILDING ELEVATIONS

A4.0.3



1 NORTH ELEVATION



2 WEST ELEVATION

- 6a METAL FIN DETAIL Colour: Warm Tan (Cedar Colour)
- 6b METAL SCREEN DETAIL Colour: Warm Brown
- 7a 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 HP
- 6d SOFFITS WOOD Colour: CEDAR COLOUR
- 7a STANDING SEAM METAL ROOFING- Colour: Charcoal Grey
- 2f PINCHED 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
- 6-1 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-87 Ashley Gray
- 6-2 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-84 Elmira White
- 6a FIBRE CEMENT BOARD Profile: Shingles Colour: Warm Tan (Cedar Colour)
- 6b FIBRE CEMENT BOARD Profile: Vertical T & G Colour: Warm Tan (Cedar Colour)
- 6f FIBRE CEMENT BOARD Profile: Horiz. Lap Colour: Warm Tan (Cedar Colour)

KEY NOTES:

- 6-3 CORRUGATED METAL CLADDING Colour: BM 2125-30 Gray Shower
- 6-4 CORRUGATED METAL CLADDING Colour: BM 2136-40 Aegean Teal
- 6b FIBRE CEMENT BOARD Profile: Board & Batten Colour: BM 2136-40 Aegean Teal
- 6-4 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-75 Manville Brown
- 6-2 FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM CC-340 Rusty Nail

OMICRON

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49089 Vancouver, BC
V7X 1L4 CANADA

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

CONSULTANT

ISSUED

#	Date	Remarks
1	2013.12.20	Issued for Rezoning / DP
2	2014.08.18	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:

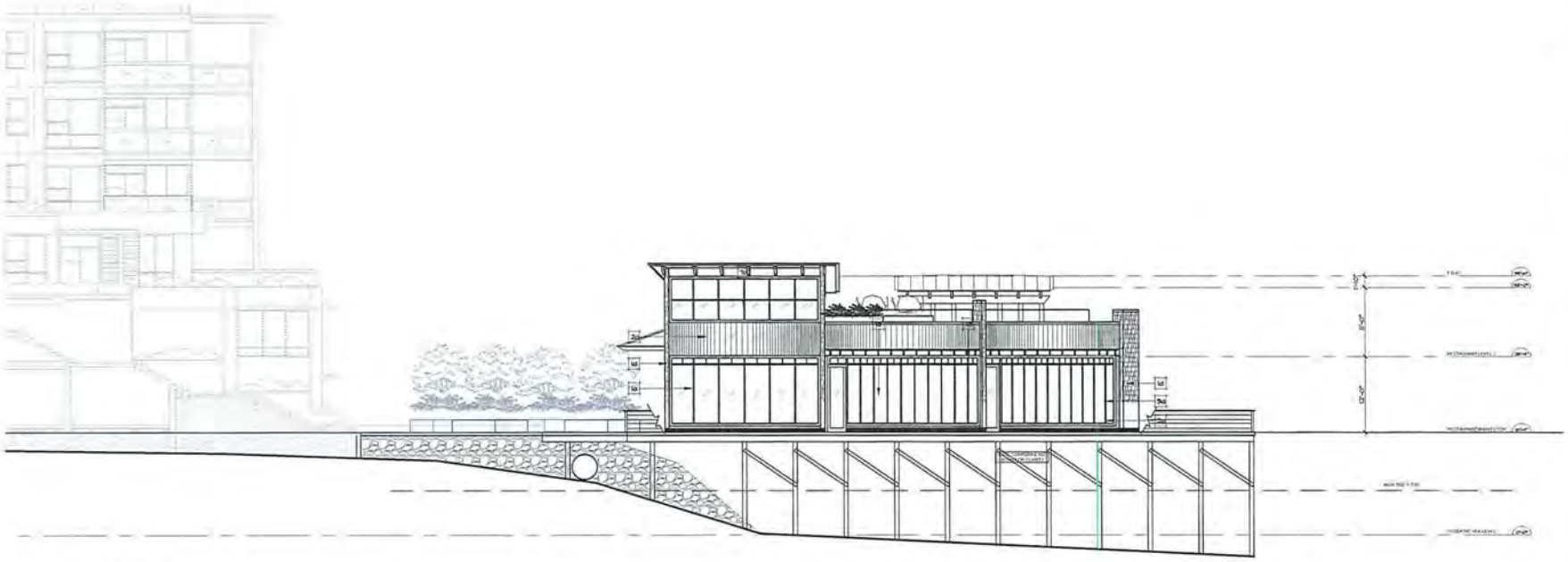
Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

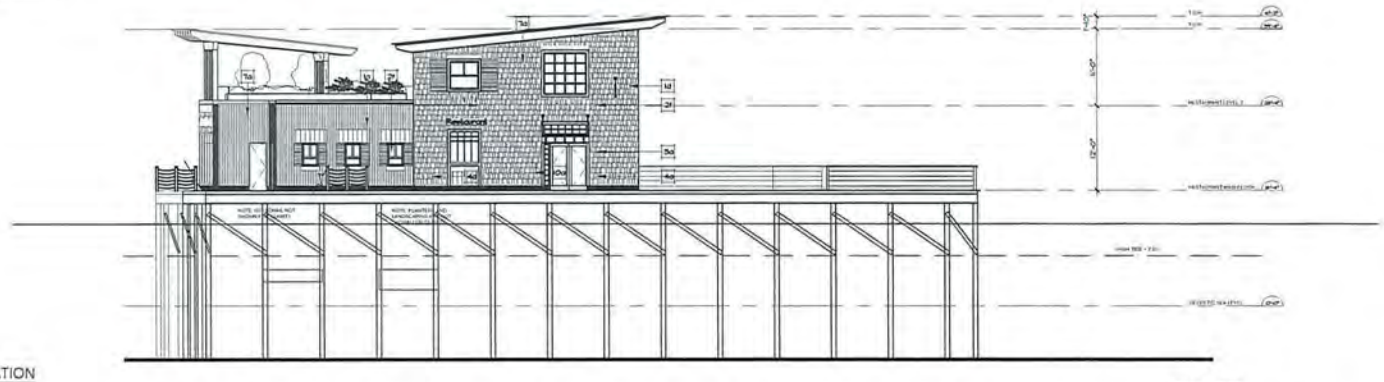
NOT FOR CONSTRUCTION

WATERFRONT RESTAURANT BUILDING ELEVATIONS

A4.0.5



1 SOUTH ELEVATION



2 EAST ELEVATION

- 4a METAL FIN DETAIL Colour: Warm Tan (Cedar Colour)
- 2a METAL SCREEN DETAIL Colour: Warm Brown
- 1a EXTERIOR LIGHTING
- 0a SIGNAGE (UNDER SEPERATE SIGN PERMIT SUBMITTAL)
- 1a GAS VENT
- 2a TIMBER
- 4a PAINTED METAL DOORS Colour: Charcoal Grey
- 4a OVERHEAD SECURITY GRILLE METAL Colour: BRONZE
- 3a CONCRETE Colour: Integrally MP
- 0a SOFFITS WOOD Colour: CEDAR COLOUR
- 1a STANDING SEAM METAL ROOFING- Colour: Charcoal Grey
- 2a FUNCHED WINDOWS - BRONZE METAL FRAMES & CLEAR GLASS
- 2a 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
- 2a CURTAIN WALL - BRONZE METAL FRAMES & CLEAR GLASS
- 2a OVERHEAD GLAZED DOOR - BRONZE METAL FRAMES & CLEAR GLASS
- 2a GLAZED SLIDING PARTITION - BRONZE METAL FRAMES & CLEAR GLASS
- 2a GLASS GUARDS W/ BRONZE METAL SUPPORT- CLEAR GLASS
- 4c FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-87 Ashley Gray
- 4c FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-84 Elmira White
- 4d FIBRE CEMENT BOARD Profile: Shingles Colour: Warm Tan (Cedar Colour)
- 4e FIBRE CEMENT BOARD Profile: Vertical T & G Colour: Warm Tan (Cedar Colour)
- 4f FIBRE CEMENT BOARD Profile: Horiz. Lap Colour: Warm Tan (Cedar Colour)

KEY NOTES:

- 4a CORRUGATED METAL CLADDING Colour: BM 2125-30 Gray Shower
- 4a CORRUGATED METAL CLADDING Colour: BM 2136-40 Aegean Teal
- 4b FIBRE CEMENT BOARD Profile: Board & Batten Colour: BM 2136-40 Aegean Teal
- 4c FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM HC-75 Manyville Brown
- 4c FIBRE CEMENT BOARD Profile: Board w/ reveals Colour: BM CC-340 Rusty Nail

OMICRON

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49085 Vancouver, BC
V7X 1L4 CANADA

Toll-free 1 877 632 3565
T 604 632 3550
F 604 632 3551
www.omicronarc.com

CONSULTANT

ISSUED

#	Date	Remarks
1	2013.12.20	Issued for Rezoning / DP
2	2014.06.10	Re-Issued for Rezoning / DP
3	2015.02.17	Issued for Client review
4	2015.05.11	Issued to CCNI
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	2016.03.16	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

COVER POINT ROAD, GIBSONS, BC

Drawn: Checked:

Project Number 10 13 075

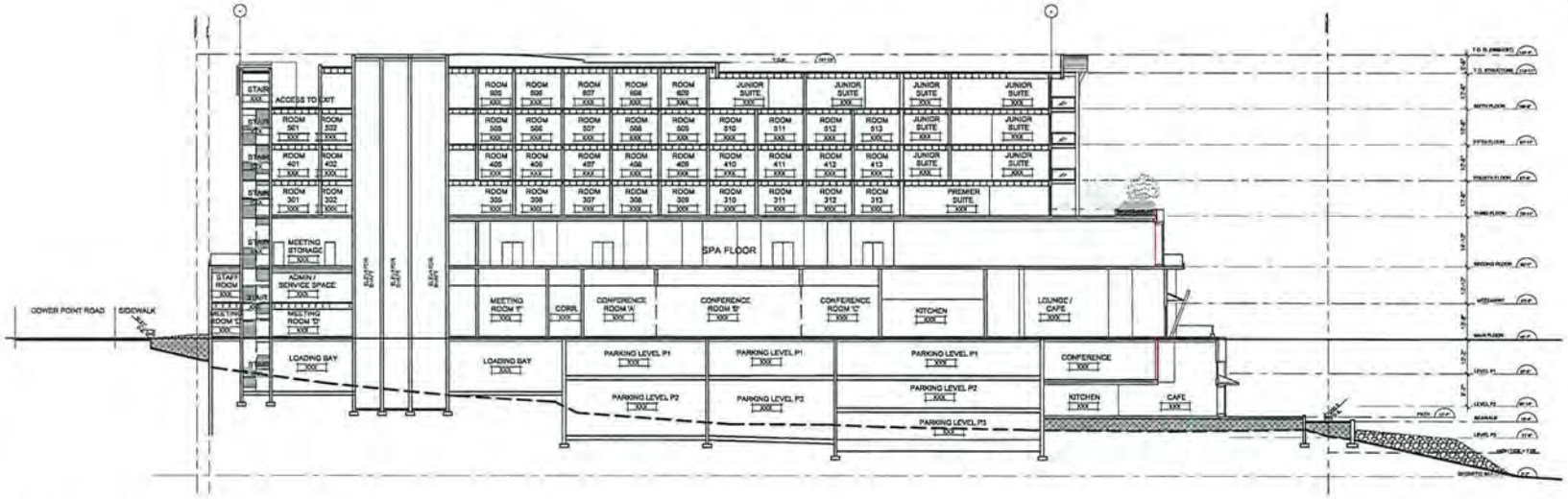
OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

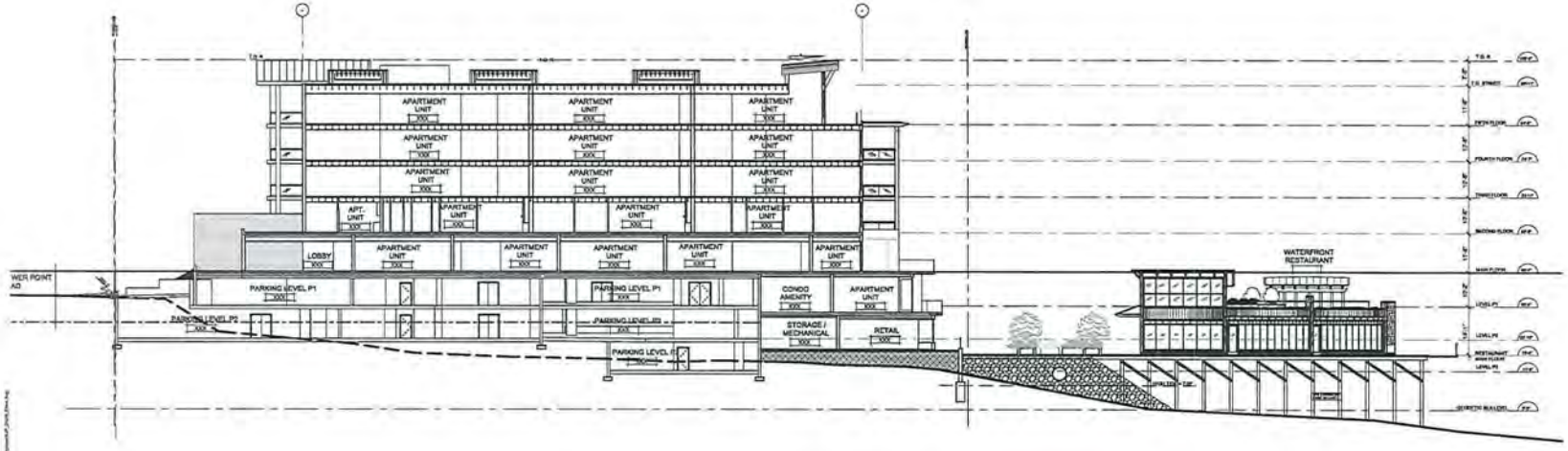
WATERFRONT RESTAURANT BUILDING ELEVATIONS

A4.0.6

KEY NOTES:



1 BUILDING SECTION A-A



2 BUILDING SECTION B-B

OMICRON

CONSULTANT

#	Date	Remarks
1	2013.12.20	Issued for Rezoning / DP
2	2014.06.10	Re-issued for Rezoning / DP
3	2015.02.17	Issued for Client review
4	2015.06.11	Issued to DDW
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

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

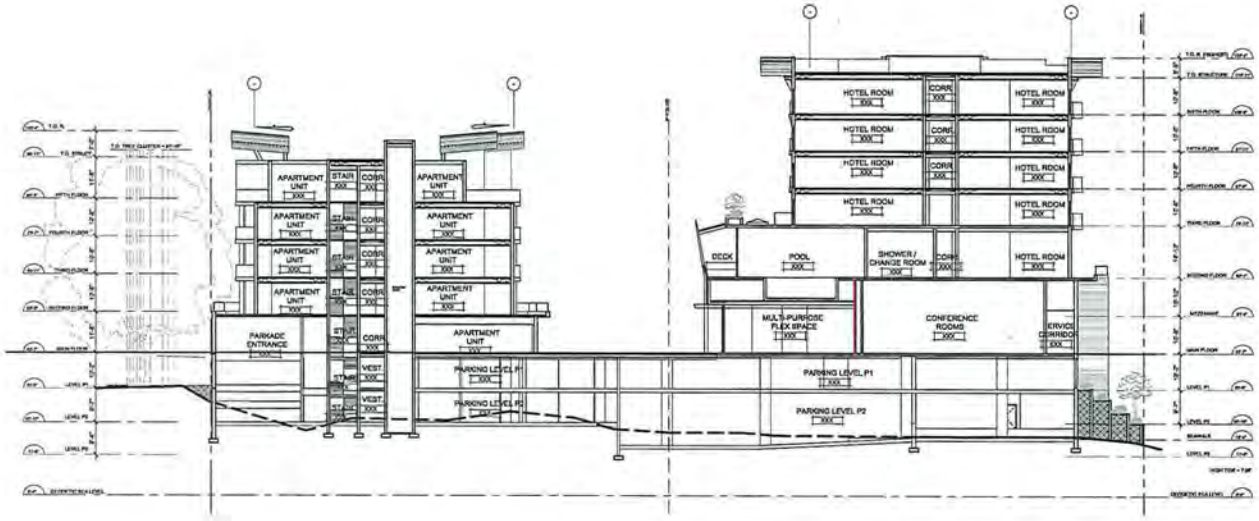
OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

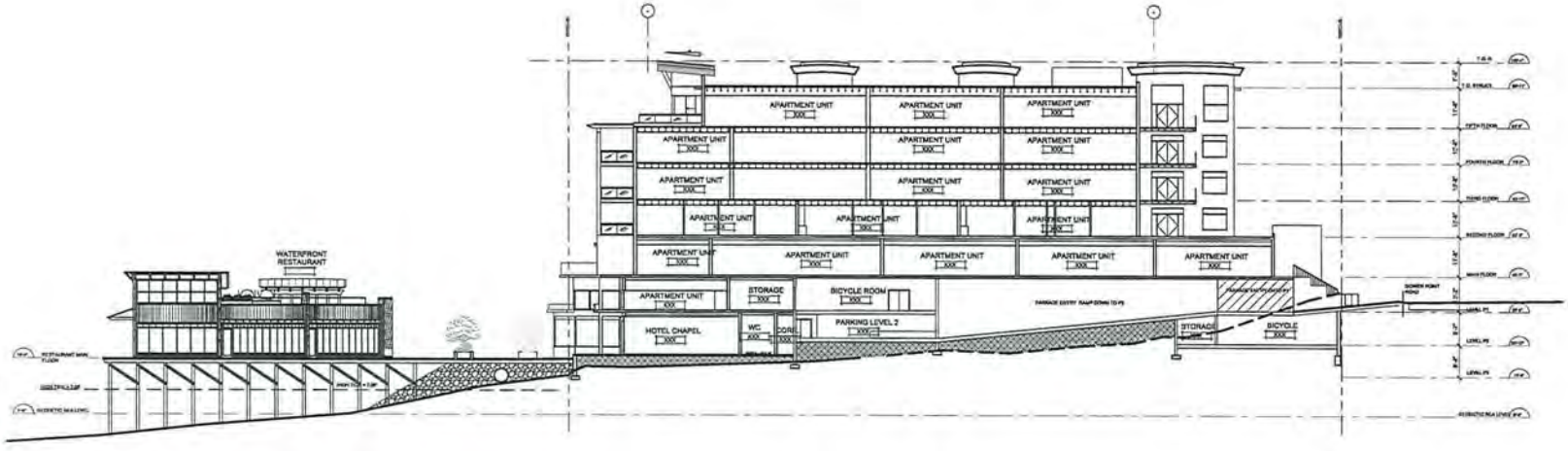
HOTEL & RESIDENCES BUILDING SECTIONS

A5.0.1

KEY NOTES:



1 BUILDING SECTION C-C



2 BUILDING SECTION D-D

OMICRON

Fifth Floor, Three Sentel Centre
848 Burrard Street
PO Box 10365 Vancouver, BC
V7X 1L4 CANADA

Telephone T. 877 632 3250
T. 604 632 3250
F. 604 632 3251
www.omicronaec.com

CONSULTANT

ISSUED

#	Date	Remarks
1	2013.12.05	Issued for Rezoning / DP
2	2014.06.10	Re-Issued for Rezoning / DP
3	2015.02.17	Issued for Client review
4	2015.06.11	Issued to CCNV
5	2015.05.04	Issued for Client review
6	2015.02.17	Issued for Form & Character DP - DRAFT
7	2015.03.07	Issued for Form & Character DP - DRAFT
8	2015.03.11	Issued for Form & Character DP - DRAFT
9	2015.03.18	Issued for Form & Character DP - DRAFT
10	2015.04.29	Issued for Form & Character DP
11	2015.06.08	Issued for Form & Character DP

Issued for Form & Character - DP

KLAUS FUERNISS ENTERPRISES INC.

THE GEORGE HOTEL & RESIDENCES

BEAVER POINT ROAD, OSSOYOS, BC

Drawn: Checked:

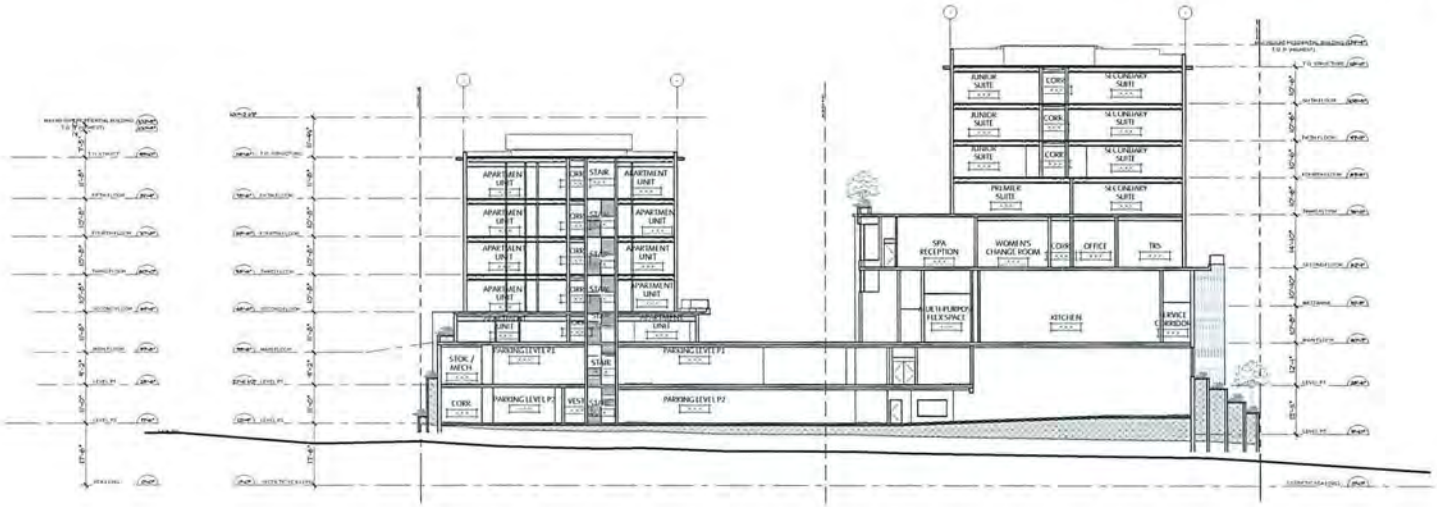
Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

HOTEL & RESIDENCES
BUILDING SECTIONS

A5.0.2



1 BUILDING SECTION F-F

KEY NOTES:

OMICRON

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49085 Vancouver, BC
V7X 1L4 CANADA

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

CONSULTANT

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

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

NOT FOR CONSTRUCTION

HOTEL & RESIDENCES
BUILDING SECTIONS

A5.0.3

1 EXTERIOR RENDERING AT PEDESTRIAN PLAZA
SCALE NTS

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

OMICRON
Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49089 Vancouver, BC
V7X 1L4 CANADA
Toll-free: 1 877 632 3360
T: 604 632 3350
F: 604 632 3351
www.omicronaec.com
CONSULTANT

ISSUED

No.	Date	Remarks
1	2010-12-20	Issued for Rezoning / DP
2	2014-04-10	Re-issued for Rezoning / DP
3	2014-05-11	Issued for Draft review
4	2014-05-16	Issued for Form & Character DP - DRAFT
5	2014-05-21	Issued for Form & Character DP - DRAFT
6	2014-06-11	Issued for Form & Character DP - DRAFT
7	2014-06-16	Issued for Form & Character DP - DRAFT
8	2014-04-24	Issued for Form & Character DP
9		
10		

Issued for Form & Character

KLAUS FUERNISS ENTERPRISES INC.

THE GEORGE
HOTEL & RESIDENCES
GOWER POINT ROAD, GIBSONS, BC

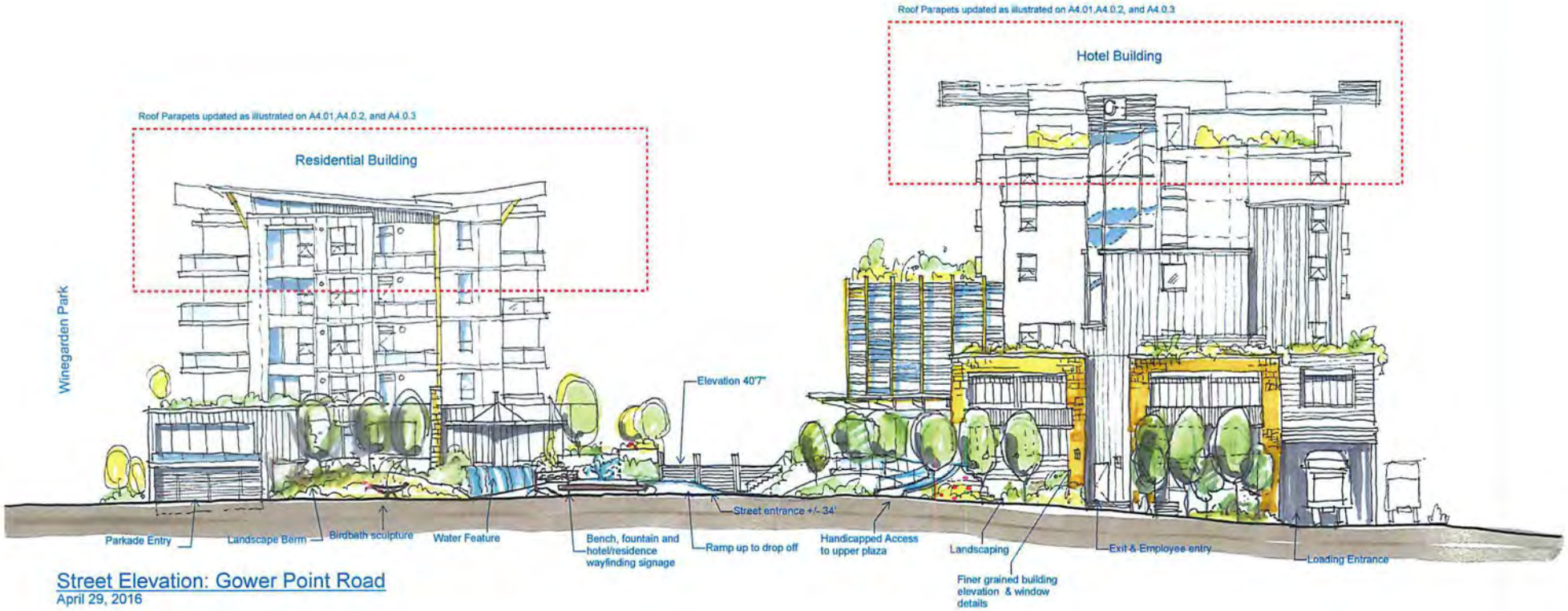
Drawn: BF/EB Checked: CD
Project Number: 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.
This drawing is an instrument of service and remains the property of the Consultant. All information shown on this drawing is copyrighted and may not be used for other projects or purposes without written permission. Information contained herein may not be used or reproduced in any way without written permission. Drawings shall not be scaled. The Contractor shall verify and be responsible for all dimensions, depth, and elevations before any work is commenced. Shop drawings and samples shall be reported to the Consultant prior to commencing work. Drawings are not to be used for construction unless so stated 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. All work shall conform to the laws and bylaws of the building Codes, jurisdictional zoning and local ordinances. Drawings are prepared for the following disciplines:
A = Architecture
S = Structure
M = Mechanical/HVAC
P = Plumbing
E = Electrical
FP = Fire Protection
L = Landscape
C = Civil

NOT FOR CONSTRUCTION

EXTERIOR RENDERING

A9.0.2



Street Elevation: Gower Point Road

April 29, 2016

Fifth Floor Three Bentall Centre 595 Burrard Street
PO Box 49369 Vancouver BC V7X 1L4 Canada
T 604 632 3350 F 604 632 3351 W omicronlaa.com

OMICRON
A BETTER WAY.

A 9.0.3A

1 WATERFRONT WALK FROM HARBOUR
SCALE NTS

* RENDERING NOT UPDATED.
* SHOWN FOR GENERAL REFERENCE ONLY

OMICRON

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49008 - Vancouver, BC
V7X 1L4 - CANADA

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

CONSULTANT

ISSUED

No.	Date	Remarks
1	2010-12-20	Issued for Rezoning / DP
2	2011-04-12	Re-issued for Rezoning / DP
3	2011-02-11	Issued for Client review
4	2011-04-04	Issued for Client Review
5	2014-02-14	Issued for Form & Character DP - (Draft)
6	2014-05-01	Issued for Form & Character DP - (Draft)
7	2014-05-11	Issued for Form & Character DP - (Draft)
8	2014-05-14	Issued for Form & Character DP - (Draft)
9	2014-06-04	Issued for Form & Character DP
10		

Issued for Form & Character

KLAUS FUERNISS ENTERPRISES INC.

THE GEORGE
HOTEL & RESIDENCES
GOWER POINT ROAD, GIBSONS, BC

Drawn: BF/EB Checked: CD

Project Number 10 13 075

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

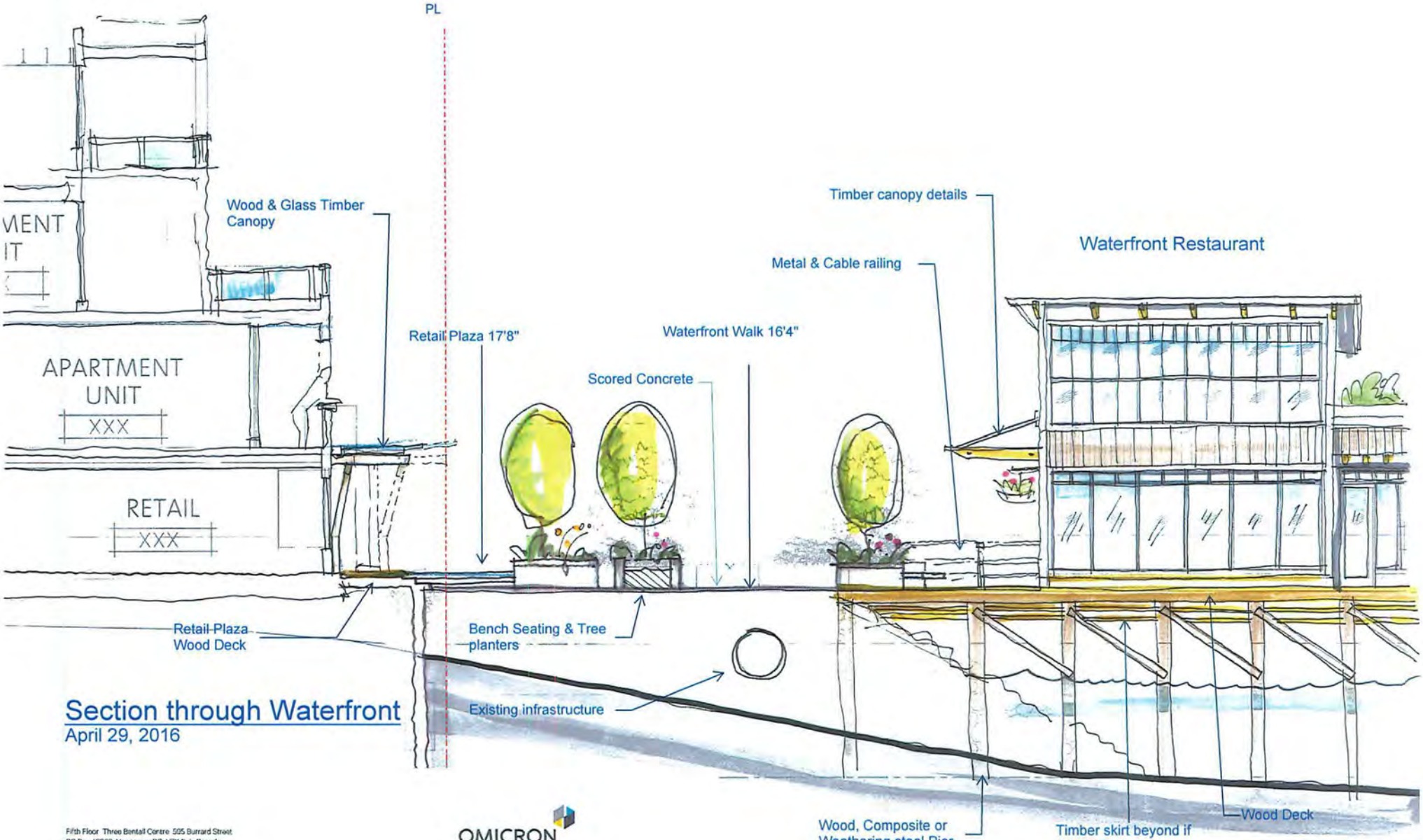
This drawing is a copyright instrument of service and remains the property of the Consultant. All information shown on this drawing is copyright material and is for use on the named project only. This drawing may not be used for other work or reproduced in whole or in part without written permission. Drawings shall not be to scale. The Contractor shall verify and be responsible for all dimensions, datum, and discrepancies pertinent to work along 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 supersede previous issues. It is the responsibility of the user to ensure that all previous issues of this drawing are marked "Superseded" with reference to the latest issue, and used for reference purposes only.

All work shall conform to the latest editions of local Building Codes, provincial codes and local ordinances. Drawing abbreviations are provided as follows:
A = Architectural
S = Structural
M = Mechanical (HVAC)
P = Plumbing
E** = Fire Protection
L = Landscape
C = Civil

NOT FOR CONSTRUCTION

EXTERIOR RENDERING

A9.0.3B



Section through Waterfront

April 29, 2016

Fifth Floor Three Bentall Centre 505 Burrard Street
PO Box 49069 Vancouver BC V7X 1L4 Canada
T 604 632 3350 F 604 632 3351 W omicronaec.com

OMICRON
A BETTER WAY.

A 9.0.3C

TREE IMAGES

SHRUB IMAGES

GRASS IMAGES

PERENNIAL IMAGES

PLANT SCHEDULE

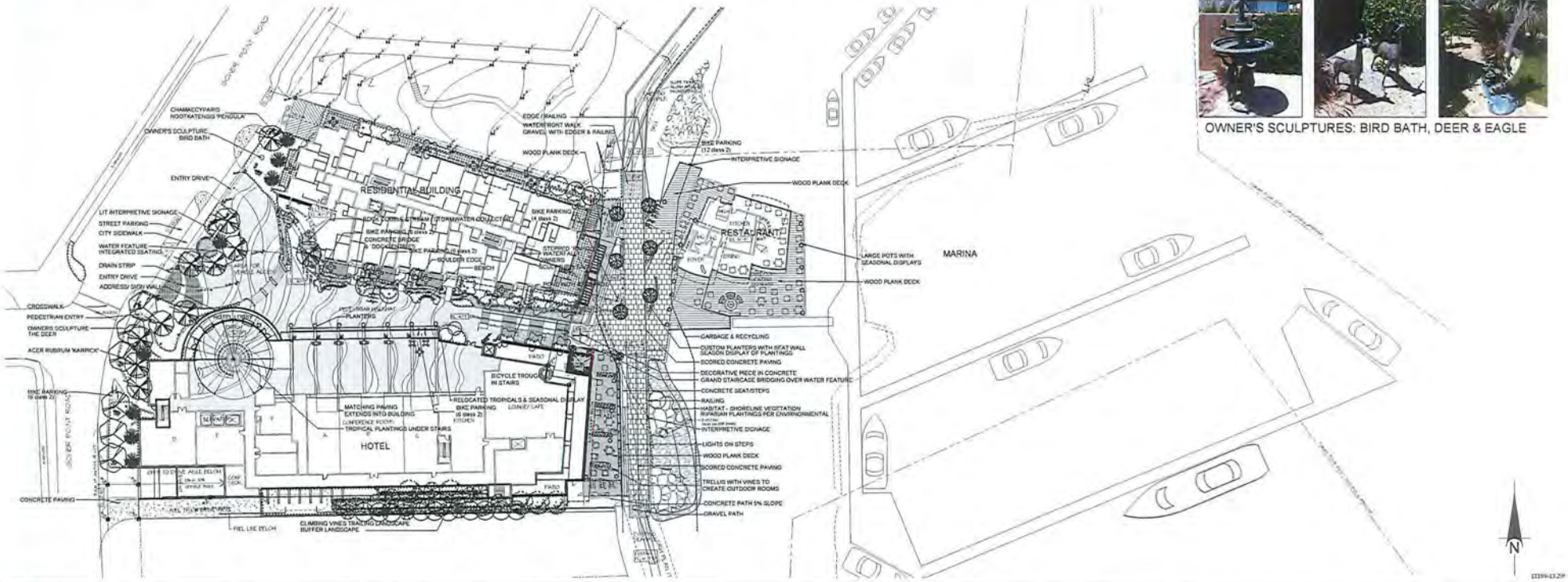
KEY	QTY	BOTANICAL NAME	GROUND FLOOR COMMON NAME	PMG JOB NUMBER: 12-196 PLANTED SIZE / REMARKS
TREE				
	15	ACER CIRCINATUM	VINE MAPLE	3.5M HT, B&B, 3 STEM CLUMP
	17	ACER PALMATUM 'OSAKAZUKI'	JAPANESE MAPLE	2.5M HT
	8	ACER RUBRUM 'KARPICK'	COLUMNAR KARPICK MAPLE	7 CM CAL; 2M STD; B&B
	6	AMELANCHIER x GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	5CM CAL; 1.5M STD; B&B
	8	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2M HT, B&B
	4	CORYLUS AVELLANA 'CONTORTA'	CORKSCREW HAZELNUT	2.5 M HT, 4 STEM OR MORE, B&B
	14	PICEA ONORIKA	SERBIAN SPRUCE	2.5M HT, B&B
	9	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	6CM CAL, B&B
	11	STYRAX JAPONICUS 'PINK CHIMES'	JAPANESE SNOWBELL	6 M CAL, 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA 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 WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

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

OWNER'S SCULPTURES: BIRD BATH, DEER & EAGLE



pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6C6
p: 604 294-0011 ; f: 604 294-0022

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission

SEAL:

NO	DATE	REVISION DESCRIPTION	DR.
8	16.MAY.24	BIKE RACK COUNT	MM
7	16.MAY.24	REV. CURB & RING BACKS	MM
6	16.APR.29	NEW SITE PLAN	MM
5	16.APR.21	NEW SITE PLAN, NOTES ADDED	MM/PC
4	16.01.19	SITE PLAN CHGS, DD	DO/PC
3	16.01.05	SITE PLAN CHGS, DD	DO/PC
2	16.01.01	NEW SITE PLAN	DO/PC
1	15.OCT.09	NEW SITE PLAN	MM

ARCHITECT:

OMICRON

PROJECT:

THE GEORGE - HOTEL & RESIDENTIAL UNITS

GOWER POINT ROAD
GIBSONS, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	13.SEPT.24
SCALE:	1"=30'-0"
DRAWN:	MM
DESIGN:	PCM/MM
CHKD:	PCM

DRAWING NUMBER: L1 OF 5

PMG PROJECT NUMBER: 12-196

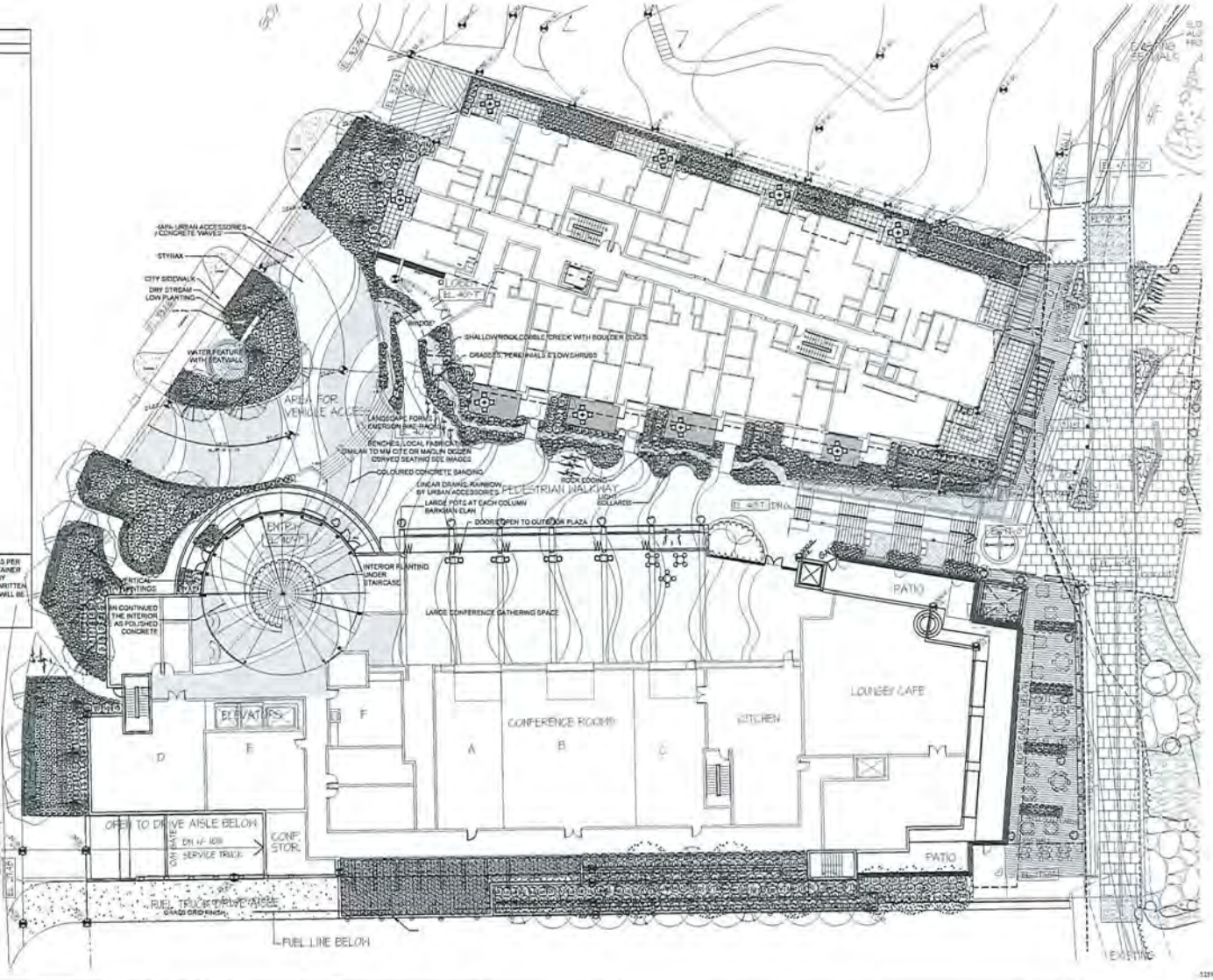
PLANT SCHEDULE

GROUND FLOOR

PMG JOB NUMBER: 12-196

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
A	71	AZALEA JAPONICA 'CAROLINE GABLE'	AZALEA, RADIANT PINK	#2 POT; 25CM
B	18	BUXUS SEMPERVIRENS 'GREEN VELVET'	BOXWOOD	#3 POT; 40CM
D	151	HEBE 'SUTHERLAND'	SUTHERLAND HEBE	#1 POT; 30CM
E	13	HYDRANGEA MACROPHYLLA 'RAMARS' PP21086	CITYLINE PARIS HYDRANGEA	#3 POT; 60CM
F	5	LIGUSTRUM TEXANUM	GLOBE PRIVET- TOPIARY	CONTAINER STD 2M
M	271	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 20CM
N	124	NANDINA DOMESTICA 'HARBOUR DWARF'	DWARF HEAVENLY BAMBOO	#2 POT; 20CM
P	49	PHORMIUM TENAX 'BRONZE	NEW ZEALAND FLAX	#7 POT; 70CM
PJ	2	PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS, RED BLOOMS	#3 POT; 50CM
PU	4	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	#2 POT; 25CM
PV	33	PRUNUS LAUROCERASUS 'MT. VERNON'	MT. VERNON LAUREL	#2 POT; 25CM
R	10	RHODODENDRON 'HOTEI'	RHODODENDRON, CANARY YELLOW	#3 POT; 50CM
RC	2	ROSA 'HOARTRAUM'	CARPET ROSE, PINK	#2 POT; 40CM
RD	9	ROSA EXPLORER 'CHAMPLAIN'	CHAMPLAIN ROSE, DARK RED	#2 POT; 40CM
RS	53	ROSA RUGOSA 'FRU DAGMAR HASTRUP'	RUGOSA ROSE, PINK	#2 POT; 40CM
S	6	ROSA x 'NORDEN FIREGLOW'	FIREGLOW ROSE	#2 POT; 40CM
SJ	56	SKIMMIA JAPONICA (100% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
SY	7	SYMPHORICARPOS DOORENBOSII 'KORDES'	AMETHYST SNOWBERRY	#3 POT; 50CM
TX	26	TAXUS BACCATA 'FASTIGIATA'	COLUMNAR IRISH YEW	#3 POT; 60CM
VD	36	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM
VM	12	VIBURNUM P.T. 'MARESII'	MARIE'S DOUBLE FILE VIBURNUM	#3 POT; 60CM
GRASS				
CS	9	CORTADERIA SELLOANA	PAMPAS GRASS	#2 POT
HS	28	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT
HT	242	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
MA	16	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	#1 POT
ME	80	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU GRASS	#1 POT
MS	49	MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME GRASS	#1 POT
O	8	OPHIOPOGON	MONDO GRASS	11 CM POT
PB	1	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	RED SWITCH GRASS	#1 POT
PS	40	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
S	503	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1 POT
ST	442	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
C	9	CLEMATIS MONTANA 'FREDA'	ANEMONE CLEMATIS, DEEP PINK	#2 POT; 60CM
VB	42	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	#2 POT; 60CM 75CM, STAKED
PERENNIAL				
AB	54	ARTEMESIA X 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA	15 CM POT
A	110	ASTILBE x ARENDSII 'ELIZABETH BLOOM'	FALSE SPIREA, MID PINK	15 CM POT
AS	141	ASTILBE x ARENDSII 'RED SENTINEL'	FALSE SPIREA, RED	15 CM POT
D	33	DIANTHUS 'LITTLE JOCK'	EVERGREEN DIANTHUS, PINK	15 CM POT
HE	25	HELLEBORUS ORIENTALIS	HELLEBORES	15 CM POT
HO	8	KNIPHOFIA UVARIA	RED HOT POKER	15CM POT
NE	42	NEPETA x WALKERS JUNIOR	DWARF BLUE catmint	15CM POT
PS	17	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1 POT
T	587	THYMUS SERPHYLLUM	CREEPING THYME	10CM POT
V	14	VERONICA SPICATA 'BLUE SPIRE'	BLUE SPIRES SPEEDWELL	15CM POT
GROUND COVER				
K	180	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNIKKINICK	#1 POT; 20CM
LO	250	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
F	25	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
RU	30	RUBUS PENTALOBUS	CREEPING RASBERRY	90M POT.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA 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 WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



pmg LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6C6
p 604 294-0011 | f 604 294-0022

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	16.MAR.09	REV. BMC COMMTS.	MM
4	15.APR.29	NEW MTI PLAN	MM
3	15.APR.23	NEW MTI PLAN, MOD'S ADDED	MM/PE
2	15.JUN.09	SITE PLAN ISSUE, DD	RD/PE
1	15.JUL.03	SITE PLAN ISSUE, DD	RD/PE
2	15.FEB.17	NEW MTI PLAN	RD/PE
1	13.DEC.09	NEW MTI PLAN	MM

ARCHITECT:

OMICRON

PROJECT:

THE GEORGE - HOTEL & RESIDENTIAL UNITS

GOWER POINT ROAD
GIBSONS, B.C.

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE: 13.SEPT.28
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD: PDM

DRAWING NUMBER: L2 OF 5

PMG PROJECT NUMBER: 12-196

PLANT SCHEDULE

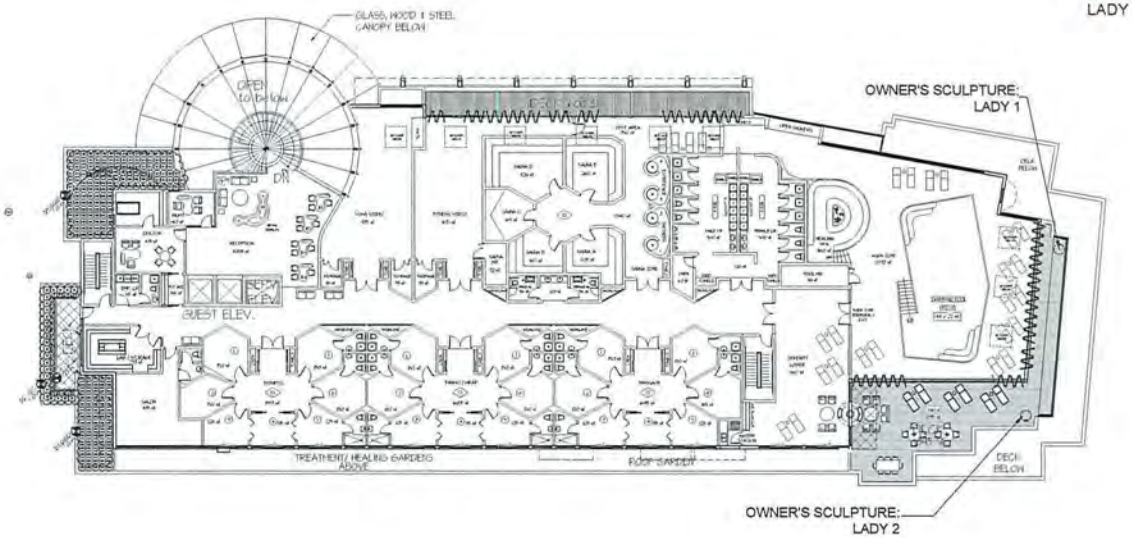
LEVEL 2 — PMG JOB NUMBER: 12-196

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
	26	BUXUS SEMPERVIRENS 'GREEN VELVET'	BOXWOOD	#3 POT; 40CM
GRASS				
	160	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
	70	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
BC				
GRASS	28	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNICKNICK	#1 POT; 20CM
	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 CNTA 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 WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

OWNER'S SCULPTURE
LADY 1

OWNER'S SCULPTURE
LADY 2



N

12196-12.DP

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	26.APR.24	NEW SITE PLAN	MM
1	13.OCT.23	PUBLIC INFORMATION MEETING	MM

ARCHITECT:

OMICRON

PROJECT:

THE GEORGE - HOTEL & RESIDENTIAL UNITS

GOWER POINT ROAD
GIBSONS, B.C.

DRAWING TITLE:

LANDSCAPE
LEVEL 2 HOTEL

DATE: 13.SEPT.24
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: FCM
CHKD: FCM

DRAWING NUMBER: L3 OF 5

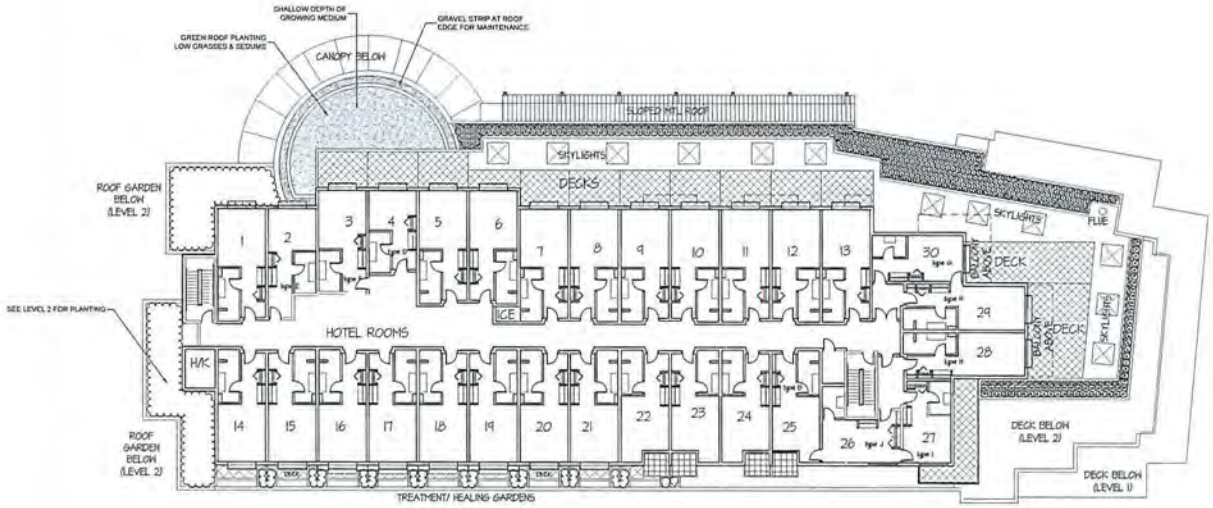
PMG PROJECT NUMBER: 12-196

PLANT SCHEDULE

LEVEL 3 — PMG JOB NUMBER: 12-196

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(B)	45	BUXUS SEMPERVIRENS 'GREEN VELVET'	BOXWOOD	#3 POT; 40CM
GRASS				
(HS)	21	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
(S)	504	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1 POT
GC				
(G)	84	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNICKINICK	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA 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 WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



HOTEL LEVEL 3

COLOURED ROCKS

GREEN ROOF

N

12196-32.DP

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6C6
p: 604 294-0011 ; f: 604 294-0022

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR
2	13.APR.24	NEW SITE PLAN	MM
1	13.OCT.23	PUBLIC INFORMATION MEETING	MM

ARCHITECT:

OMICRON

PROJECT:

THE GEORGE - HOTEL & RESIDENTIAL UNITS

GOWER POINT ROAD
GIBSONS, B.C.

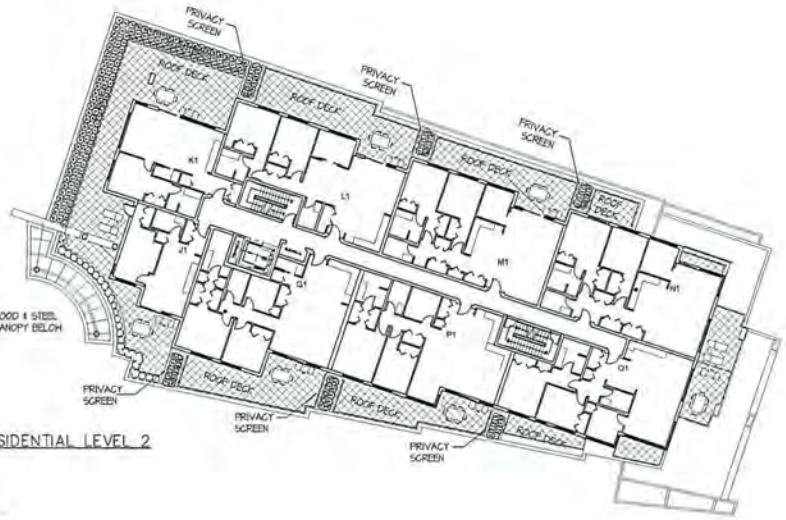
DRAWING TITLE:

LANDSCAPE
LEVEL 3 HOTEL

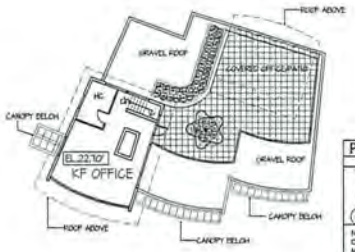
DATE: 13.SEPT.24
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: PDM
CHKD: PDM

DRAWING NUMBER: L4 OF 5

PMG PROJECT NUMBER: 12-196



RESIDENTIAL LEVEL 2



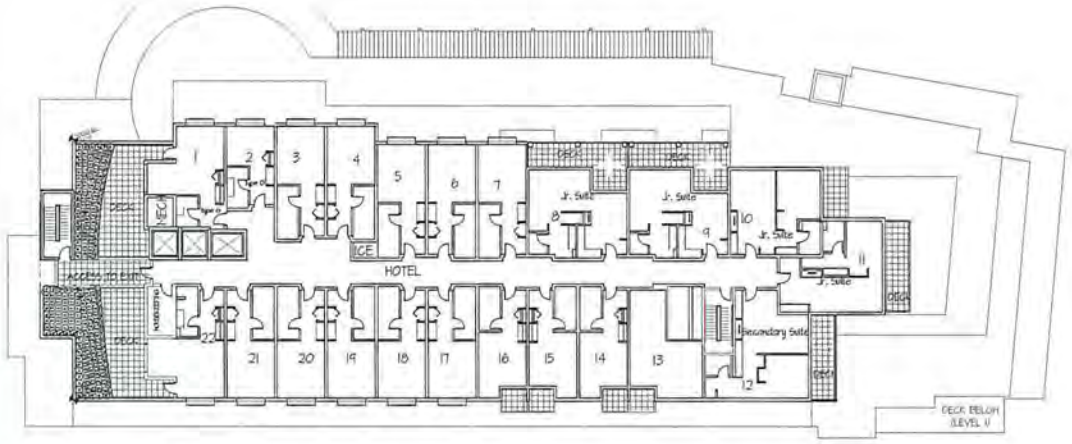
RESTAURANT LEVEL 2

PLANT SCHEDULE

PMG PROJECT NUMBER: 12-196

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
JA	1	ACER PALMATUM 'OSAKAZUKI'	JAPANESE MAPLE	2.5M HT
GRASS				
HG	34	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
G1	12	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 CNTA 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 WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



HOTEL LEVEL 6

PLANT SCHEDULE

LEVEL 6 — PMG JOB NUMBER: 12-196

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
B	102	BUXUS SEMPERVIRENS 'GREEN VELVET'	BOXWOOD	#2 POT, 40CM
TA	27	TAXUS BACCATA 'FASTIGIATA'	COLUMNAR IRISH YEW	#3 POT, 80CM
GRASS				
HG	114	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
G1	140	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
KC				
K	44	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNICKINICK	#1 POT, 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA 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 WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

N

12196-12.DWG

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6C6
p. 604 294-0011 ; f. 604 294-0022

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
2	24.APR.24	NEW SITE PLAN	RAM
1	23.OCT.21	PUBLIC INFORMATION MEETING	RAM

ARCHITECT: OMICRON

PROJECT: THE GEORGE - HOTEL & RESIDENTIAL UNITS
GOWER POINT ROAD
GIBSONS, B.C.

DRAWING TITLE: LANDSCAPE UPPER LEVELS

DATE: 23.SEPT.24
SCALE: 1/16"=1'-0"
DRAWN: RAM
DESIGN: FCM
CHKD: FCM

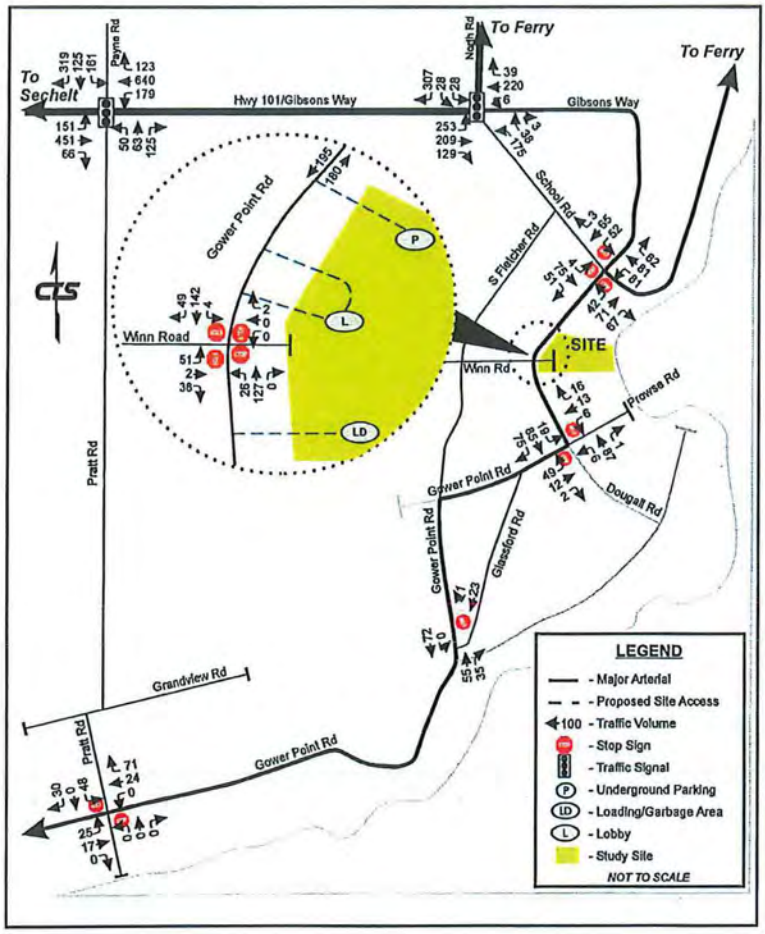
DRAWING NUMBER: L5 OF 5

PMG PROJECT NUMBER: 12-196

The George Hotel and Residences Traffic & Parking Study

Prepared for

Klaus Fuerniss Entreprises Inc.



Prepared by

CTS CREATIVE TRANSPORTATION SOLUTIONS

SEPTEMBER 2015

84a moody street
port moody, bc
canada v3h 2p5

604.936.6190
604.936.6175
www.cts-bc.com

8.0 PARKING

TABLE 7 summarizes the required parking supply as per the Zoning Bylaw (Part 6 – Off Street Parking and Loading, Bylaw No. 1065, 2007). From the bylaw requirements, a total of 242 parking stalls would be required.

TABLE 7
PARKING SUMMARY

Item	Quantity	Units	Rate (Bylaws)	Stalls Required	Stalls Proposed
Apartment	35	units	1.5/unit	53	69
Tourist Accommodation	116	rooms	1/room	116	147
Restaurant	134	seats	1/8 seats	17	
Café	106	seats	1/8 seats	13	
Waterfront Restaurant	174	seats	1/5 seats	35	
Retail	1200	sq ft	1/484 sq ft	3	
Replace existing on-street parking				17	
			TOTAL	***254***	***216***

Please note the following with respect to the parking requirements in **TABLE 7**:

1. The hotel room rate assumes 100% room occupancy and 1 vehicle per unit which represents the worst case scenario; and
2. There is no separate calculation for the spa / pool as they are treated as an ancillary facility for the hotel complex.
3. The marina was excluded from the parking calculations as it is intended for the exclusive use of visitors and guests to the hotel.

As the parking supply is currently projected to be 216 stalls, there is a tentative shortfall of 38 parking spaces (or 15%) which from a traffic engineering point of view is considered to be a modest parking variance request. To determine if a parking variance is technically supported for this site, this is normally done by one of the following two methods:

1. A detailed parking survey of a proxy site nearby is undertaken where the level of vehicle traffic generation and parking demand is similar to the proposed development and the actual demand can be quantified and then used to estimate the demand for the site; or

2. Conduct a literature research to determine what parking variance credits may be applicable to the proposed development.

Because the proposed development will be one of the largest resort hotel developments on the Sunshine Coast and the only one located in a downtown setting with a proposed

dock for small cruise ships in front of the hotel, there is no suitable proxy site available for a comprehensive parking survey. Therefore, a literature research was conducted to determine if a 15% parking variance could be technically supported for the proposed development. The proposed development has the following unique characteristics which will help reduce the anticipated vehicle and parking demand for the site:

1. The proposed development is located in downtown Gibsons with significant amenities (e.g. shopping, restaurants, etc.) within walking distance of the site for its guests and visitors. Many larger municipalities in BC have reduced off-street parking rates for downtown settings to reflect the reality that parking demand is often lower in downtowns.

2. The proposed development will have a dedicated van shuttle that will connect the hotel with the nearby BC Ferries terminal at Langdale to pick-up and drop-off walk on passengers travelling to or from Horseshoe Bay.

3. The proposed development will have a dedicated pier to accommodate mini cruise ships carrying up to 150 passengers.

A literature review determined that there is a national trend towards reducing off-street parking rates in urban centres because excess parking was frequently being built. Prior to reducing their off-street parking rates, municipalities such as the City of Seattle were offering credits of 15% to applicants to reducing their parking supply if the development was located within 800 feet (or 244 metres) of a street with a major transit route. Current Bus Route #1 connecting Langdale Ferry Terminal with downtown Gibsons, Roberts Creek and Sechelt would satisfy this condition, warranting a reduction in the parking requirement of 40 spaces.

Most recently, the Victoria Transport Policy recently published a paper titled "*Recommendations for Improving LEED Transportation and Parking Credits*" on 17 January 2015. In that paper, the author Todd Littman discusses how densifying developments from one to two or more stories can reduce vehicle demand by 5 to 15% without even considering if the development is a single land use or mixed use development. In addition, further reductions of 5 to 15% in vehicle demand can be achieved by being in close proximity to a major transit route.

Therefore, there is strong literature support to support a parking variance of 15% for the proposed development due to its location in a downtown setting, its close proximity to a major transit route and the provision of a dedicated shuttle bus between the hotel and Langdale ferry terminal.