

Frits de Vries Architects + Associates Ltd



GENERAL NOTES:

1. Contractor to verify all notes and dimensions and report any discrepancies to the architect prior to construction.
2. Do not scale drawings.
3. Construction shall be limited to what is approved on the permit drawings.
4. All work shall be done in accordance with all relevant codes, by-laws and statutes.
5. These drawings and the design shown are exclusive property of Frits de Vries Architects + Associates and may not be reproduced without written consent.

DEVELOPER:



PACIFIC RAY DEVELOPMENT INC.

ISSUED (yy/mm/dd):	
01	250210_HRA

DENSITY: TOWN OF GIBSONS		
		Notes:
SITE AREA	1,396.10 m2	Site Area is 13.96% of 1 Hectare (10,000m2)
RESIDENTIAL UNITS	18	Equivalent to 129 Units Per Hectare (UPH)

NATURAL AVERAGE GRADE FOR HEIGHT LIMIT CALCULATION		
HEIGHT LIMIT	8.0m	26'3"
SEGMENT	NATURAL GRADE	
A	25.90m	
B	25.70m	
C	25.54m	
D	24.71m	
E	25.94m	
F	30.00m	
G	30.00m	
H	35.84m	
I	36.00m	
J	30.50m	
K	30.50m	
TOTAL S	320.63	
AVERAGE EL		29.15m
HEIGHT LIMIT EL (AVG. GRADE + 8m)		37.15m
HEIGHT-BUILDING EL		45.47m
HEIGHT-BUILDING (ABOVE AVG. GRADE)		16.32m

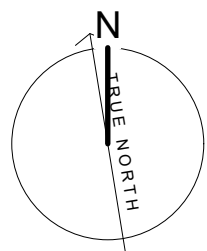
<u>EXISTING STONEHURST FLOOR SPACE</u>	
LOWER LEVEL:	1,410.1 s.f.
MAIN LEVEL	1,026.7 s.f.
UPPER LEVEL:	1,026.7 s.f.
Total:	3,463.5 s.f.
COVERED PATIO:	377.2 s.f.
Note: Floor area taken to outside face of exterior walls.	

<u>UNIT COUNT</u>	
1 Bed + 1 Bath:	9
1 Bed + 1 Bath + Den:	4
2 Bed + 1 Bath:	1
2 Bed + 2 Bath:	4
Total:	18

<u>STONEHURST GUEST SUITE COUNT</u>	
Lower Level:	3
Upper Level:	3
Total:	6

PROPOSED FSR CALCULATION							
LEVEL 0		Stonehurst & Residences	Shared				
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Vehicle Count	Bike Count	Note
Parkade		5004.5 s.f.					Parkade Egress Elevator, Corridor, Mechanical
Vehicles					10 stalls		2 Accessible Stalls
Sub-total	0.0 s.f.	5004.5 s.f.					
LEVEL 1							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Lower	1410.1 s.f.			3 suites			3 Suites with courtyard views.
Parkade		6524.5 s.f.					
Vehicles + Bikes					9 stalls		2 Accessible Stalls
Support						22 stalls	11 large lockers. Store 2 bikes / locker
							Egress Elevator, Corridor, Mechanical
Sub-total	1410.1 s.f.	6524.5 s.f.					
LEVEL 2							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Main	1026.7 s.f.						Bistro / Reception / Kitchen.
Residences	2834.5 s.f.		4 units				4 Units with park views.
Support		1343.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	3861.2 s.f.	1343.4 s.f.					
LEVEL 3							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Upper	1026.7 s.f.			3 suites			2 Suites with water views. 1 Suite with courtyard views.
Residences	2967.0 s.f.		4 units				4 Units with park views.
Support		1305.5 s.f.					Glass Bridge, Egress Elevator, Corridor, Mechanical
Sub-total	3993.6 s.f.	1305.5 s.f.					
LEVEL 4							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2967.0 s.f.		4 units				4 Units with amazing water views.
Support		1134.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2967.0 s.f.	1134.4 s.f.					
LEVEL 5							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2967.0 s.f.		4 units				4 Units with amazing water views.
Support		1134.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2967.0 s.f.	1134.4 s.f.					
LEVEL 6							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2124.2 s.f.		2 units				2 Units with amazing water views.
Support		307.0 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2124.2 s.f.	307.0 s.f.					
TOTAL							
	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	
Floor Area	17323.1 s.f.	16753.7 s.f.					Floor area measured to outside of exterior walls.
Lot Area	15027.5 s.f.	15027.5 s.f.					
FSR	1.153	1.115	18	6	19 stalls	22 stalls	Parking: 1 stalls/unit. Bikes: 2.17 stalls/unit

	RATIO	METRIC	IMPERIAL
BUILDING FOOTPRINT	0.67	929.17 m2	10,001.53 s.f.
OPEN SPACE (PATIO, PATHWAYS, DRIVEWAY)	0.20	278.73 m2	3,000.22 s.f.
PERMEABLE LANDSCAPE	0.13	188.19 m2	2,025.66 s.f.



STONEHURST
529 Gibsons Way,
Gibsons, BC

Legal Description:
Lot 22, Block 2, D.L. 686, Group
1, N.W.D., Plan 3307

Scale: AS NOTED

Drawn By: JK

Revision #: 01

Drawing #:

A1.0

PROJECT SUMMARY SHEET