

# Bowen Island Community Hall and Arts Centre Basic Hall Conceptual Plans

Nov. 15, 2008



*Shadbolt Studio Theatre, Burnaby, BC*



*Scotiabank Dance Theatre, Vancouver, BC*

**Bowen Island Arts Council**

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## INTRODUCTION

The Community Hall and Arts Centre (CHAC) Basic Hall Conceptual Floor Plan proposed by the Bowen Island Arts Council (BIAC) was developed through extensive consultation with theatre and public assembly facility designers, as well as in collaboration with experienced performers and presenters from our local community.

The original plan was provided to us by Robert Hamilton, of Douglas Welch Designs, one of Canada's pre-eminent facility design companies, and was included in the 2004 "CHAC Business Plan". It has since been refined, with input from John Carter, designer of the Shadbolt Studio Theatre, Alan Boniface, of Hotson, Bakker, Boniface, Haden (HBBH), and local theatre and music professionals.

This basic black box "Studio Theatre" design has been reproduced in many lower mainland civic cultural facilities, with great success, and has proven to be extremely practical, flexible, and affordable. It maximizes the use of a modest amount of space, in order to accommodate a wide variety of events, and has a proven track record. It features a flat floor throughout, excellent acoustics and sight lines, and comfortable retractable seating that can be quickly removed for larger gatherings, banquets, workshops, conferences, and community dances.

**The design, as presented in this document, does NOT include a lobby, public circulation areas, public washrooms, or a kitchen/concession, but DOES include all other rooms necessary for the full function of the space. As a result, this plan can easily be included in a combined facility with other jurisdictions, or as a stand-alone structure, should that be the desire.**

## FEATURES

- 3348 SF Community Hall, accommodating between 155 and 225 patrons, depending on seating configuration
- Retractable Seating for 155 patrons (may be phased in, as funds allow)
- 2 Dressing Rooms
- Green Room
- Backstage Crossover Hallway
- Backstage Loading Vestibule/Shop
- Administration Office
- Box Office
- Storage
- Technical Booth
- Technical Office
- Small Recording/Editing Suite
- Technical Storage
- Media Projection Capability
- In-House Sound and Lighting Instruments
- Stacking Seating plus Banquet Tables
- Piano Storage



## SPECIFICATIONS

### Total Hall Area (without Lobby and Public Amenities)

Basic Hall	3348 SF
Support Rooms	<u>3329 SF</u>
<b>Total</b>	<b>6677 SF</b>

### Approximate Total Facility Area (with minimal Lobby and Public Amenities)

Component gross 1.06	7078 SF
Circulation 0.18	1274 SF
Building Systems space 0.05	354 SF
Component gross 1.29	8706 SF
<b>Total</b>	<b>8706 SF</b>

**Hall Dimensions** 73' stage area width, including 8' wings  
57' audience seating area width  
24' depth of stage  
52'total depth of Hall

**Total Footprint (exclusive of Lobby and Public Amenities)**  
**85' x 81'**

**Kitchen/concession** (not in basic plan) 192 SF

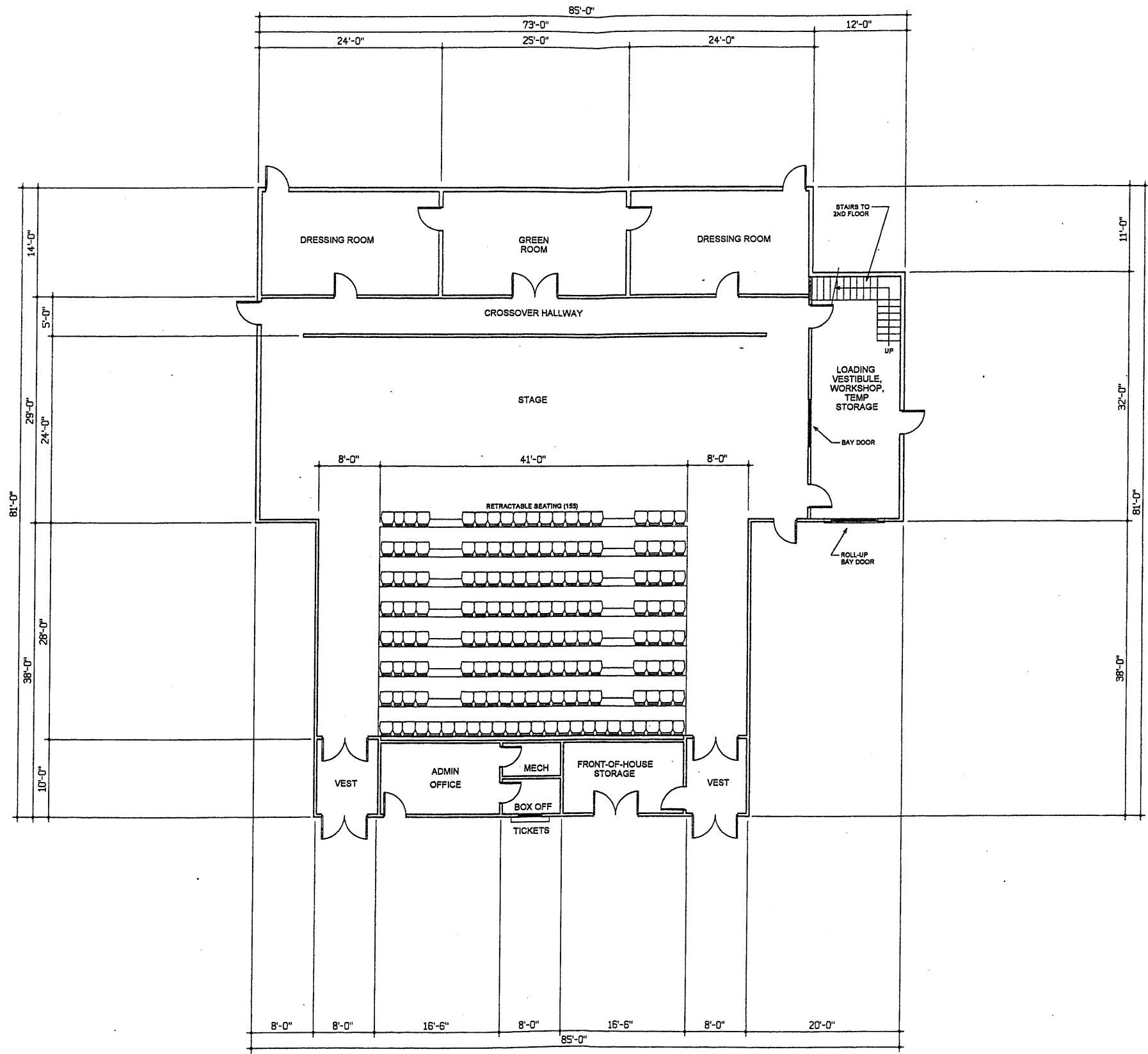
### Seating Capability

Raked Seating Configuration	155 - 185 persons
Flat Floor Configuration	225 persons

\* All figures are based on the Conceptual Floor Plan, and may vary when taken to the Schematic Design phase.



*Surrey Arts Centre Studio Theatre, Banquet Configuration*

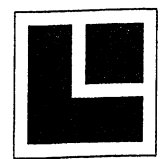


This Conceptual Plan does NOT include a Lobby or Public Amenities, to allow these elements to be shared with a larger facility, if desired.

Access to Level 2 Front-of-House areas is via a Mezzanine or Hallway that would be included in any final schematic design.

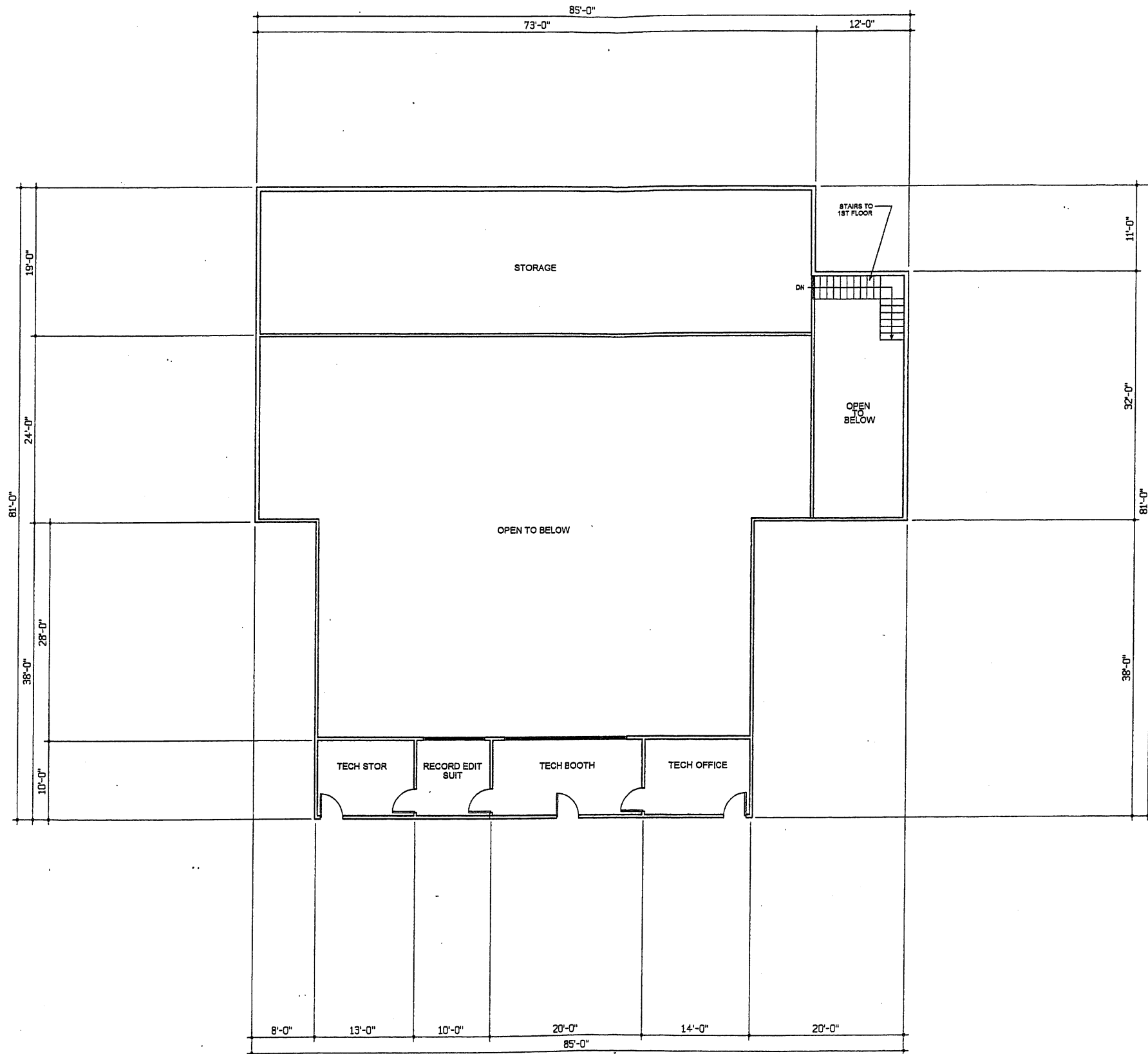
PLANS DRAFTED FROM CONCEPT SKETCHES BY PAUL HOOSON NOVEMBER 25 2008

**CHAC BASIC HALL**  
 Exclusive of Lobby and Public Amenities  
 BOWEN ISLAND



**LEVEL 1**

ISSUED FOR:	CONCEPT DISCUSSION	CONSTRUCTION				PROJECT SHEET
DATE:	NOVEMBER 25 2008	TENDERING				
SCALE:	1/16"=1'-0" (11 BY 17)	BUILDING PERMIT				
		DEVELOP'T PERMIT				
		VARIANCE				
		CONCEPT	1	2	3	



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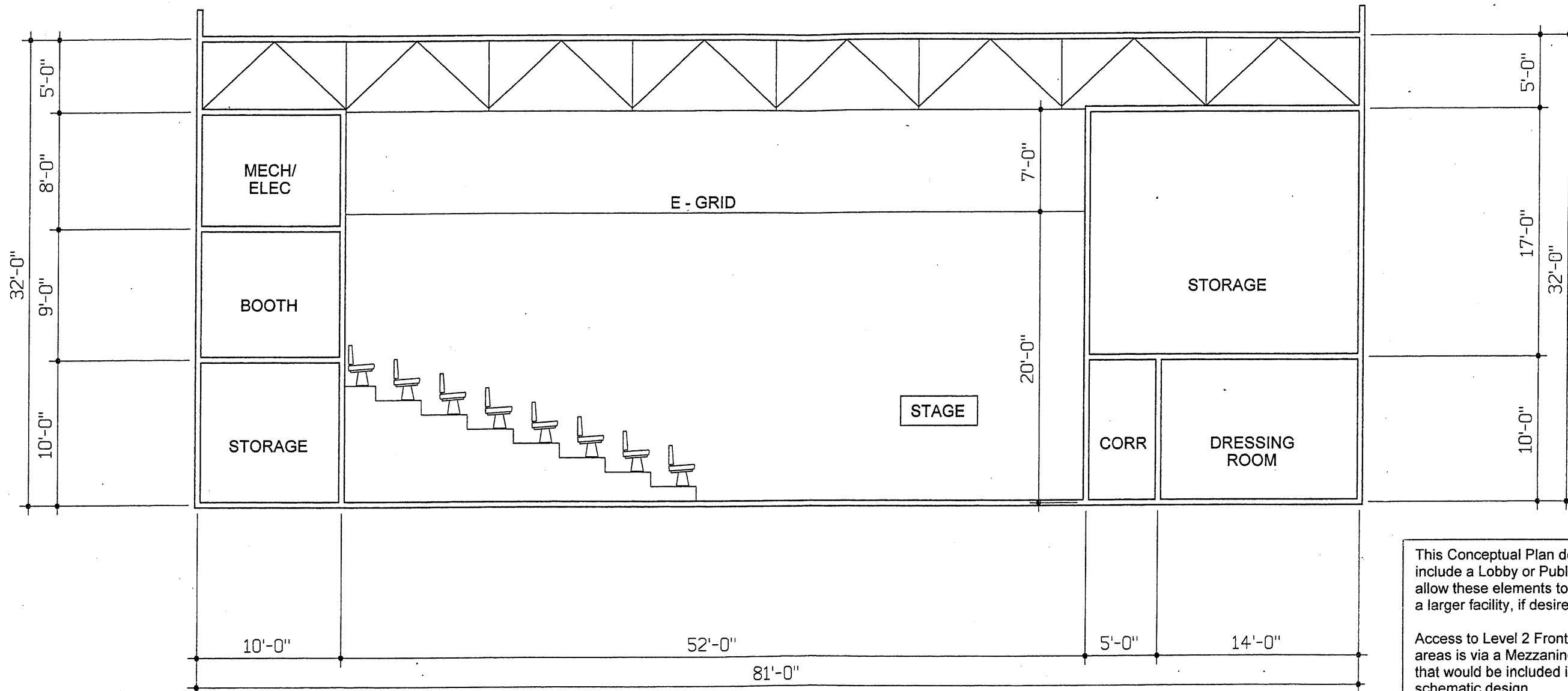


**LEVEL 2**

ISSUED FOR:	CONCEPT DISCUSSION
DATE:	NOVEMBER 25 2008
SCALE:	1/16"=1'-0" (11 by 17)

CONSTRUCTION			
TENDERING			
BUILDING PERMIT			
DEVELOPT PERMIT			
VARIANCE			
CONCEPT	1	2	3

PROJECT	
SHEET	

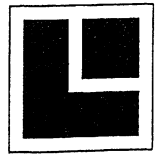


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**TYPICAL SECTION**

ISSUED FOR:	CONCEPT DISCUSSION
DATE:	NOVEMBER 25 2008
SCALE:	1/8"=1'-0" (11 BY 17)
	1/4"=1'-0" (22 BY 34)

CONSTRUCTION			
TENDERING			
BUILDING PERMIT			
DEVELOPT PERMIT			
VARIANCE			
CONCEPT	1	2	3

PROJECT	
SHEET	