

D:\001 REVIT LOCAL\1638_01_MAIN_R16_SF_DD_Eaglecrest APC_ARWYN.rvt

Plot Date: 2017-05-10 5:20:45 PM

464 EAGLECREST DRIVE, GIBSONS

APC SUBMISSION - 2017.05.10

Client

TC Development Group
1754 West 3rd Avenue,
Vancouver, BC V6J 1K4
Contact: Rob Chetner & Ben Bee
Email: rob@tcdgroup.ca
Tel: 604.675.9888

Architect

Ankenman Marchand Architects
1645 West 5th Avenue
Vancouver, BC V6J 1N5
Contact: Tim Ankenman
Email: timothy@amarchitects.com
Tel: 604.872.2595 Fax: 604.872.2505

Surveyor

Strait Land Surveying Inc.
PO Box 61, 5689 Dolphin St,
Sechelt, BC V0N 2A0
Contact: Seamus Pope
Email: seamus@straitlandsurveying.com
Tel: 604.885.3237

Landscape

Damon Oriente Ltd
4464 West Tenth Avenue,
Vancouver, BC V6R 2H9
Contact: Damon Oriente
Email: dvo@telus.net
Tel: 604.222.9200 Fax: 604.222.9212

Landscape

Judith Reeve Consultants Ltd
1059 Roberts Creek Rd,
Roberts Creek, BC V0N 2W0
Contact: Judith Reeve
Email: judith@judithreeve.com
Tel: 604.885.8504 Mob: 604.258.8205

Civil Engineering

Aplin Martin
201-12488, 52nd Avenue,
Surrey, BC V3W 3E9
Contact: John Bennie
Email: JBennie@aplinmartin.com
Tel: 604.597.9058

Traffic Engineer

Creative Transport Solutions Ltd
84A Moody Street,
Port Moody, BC V3H 2P5
Contact: Jan Voss
Email: jvoss@cts-bc.com
Tel: 604.936.6790 Fax: 604.936.6175



REZONING DRAWING PACKAGE	
SHEET NUMBER	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A002	STATISTICS
A100	SITE SURVEY
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
A109	UPPER BENCH - PARKADE & BUILDING PLANS SUMMARY
A110	UPPER BENCH - LEVEL P3 & P2 FLOOR PLANS
A111	UPPER BENCH - LEVEL P1 FLOOR PLAN
A112	UPPER BENCH - LEVEL 1 FLOOR PLAN
A113	UPPER BENCH - LEVEL 2 FLOOR PLAN
A114	UPPER BENCH - LEVEL 3 FLOOR PLAN
A150	LOWER BENCH - PARKADE & BUILDING PLANS SUMMARY
A151	LOWER BENCH - GRADE & LEVEL P1 FLOOR PLANS
A152	LOWER BENCH - LEVEL 1 & 2 FLOOR PLANS
A153	LOWER BENCH - LEVEL 3, 4 & 5 FLOOR PLANS
A154	LOWER BENCH - LEVEL 6, 7 & 8 FLOOR PLANS

REZONING DRAWING PACKAGE	
SHEET NUMBER	SHEET NAME
A200	UPPER BENCH - ELEVATIONS (EAST & WEST)
A201	UPPER BENCH - ELEVATIONS (NORTH & SOUTH)
A202	UPPER BENCH - EAGLECREST ELEVATIONS/VISUALS
A203	UPPER BENCH - STREETSCAPE ELEVATIONS/VISUALS
A210	UPPER BENCH - STREETSCAPE ELEVATIONS/VISUALS
A211	UPPER BENCH - CENTRAL ELEVATIONS/VISUALS
A212	UPPER BENCH - CENTRAL ELEVATIONS/VISUALS
A220	UPPER BENCH - BUILDING SECTIONS
A240	LOWER BENCH - ELEVATION & BUILDING SECTIONS
A260	LOWER BENCH - ELEVATIONS/VISUALS
A301	SITE SECTIONS
LC-01	LANDSCAPE

ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

ANKENMAN MARCHAND

Project:

1638

Eaglecrest Drive

464 Eaglecrest Drive, Gibsons, BC

Drawing:

COVER PAGE & DRAWING LIST

Project Status:

RZ

SUBMISSION

Date (YYYY-MM-DD)	Description
2017.03.20	Issued for Rezoning
2017.05.10	Issued to APC

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

DWG. NO:

A001

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

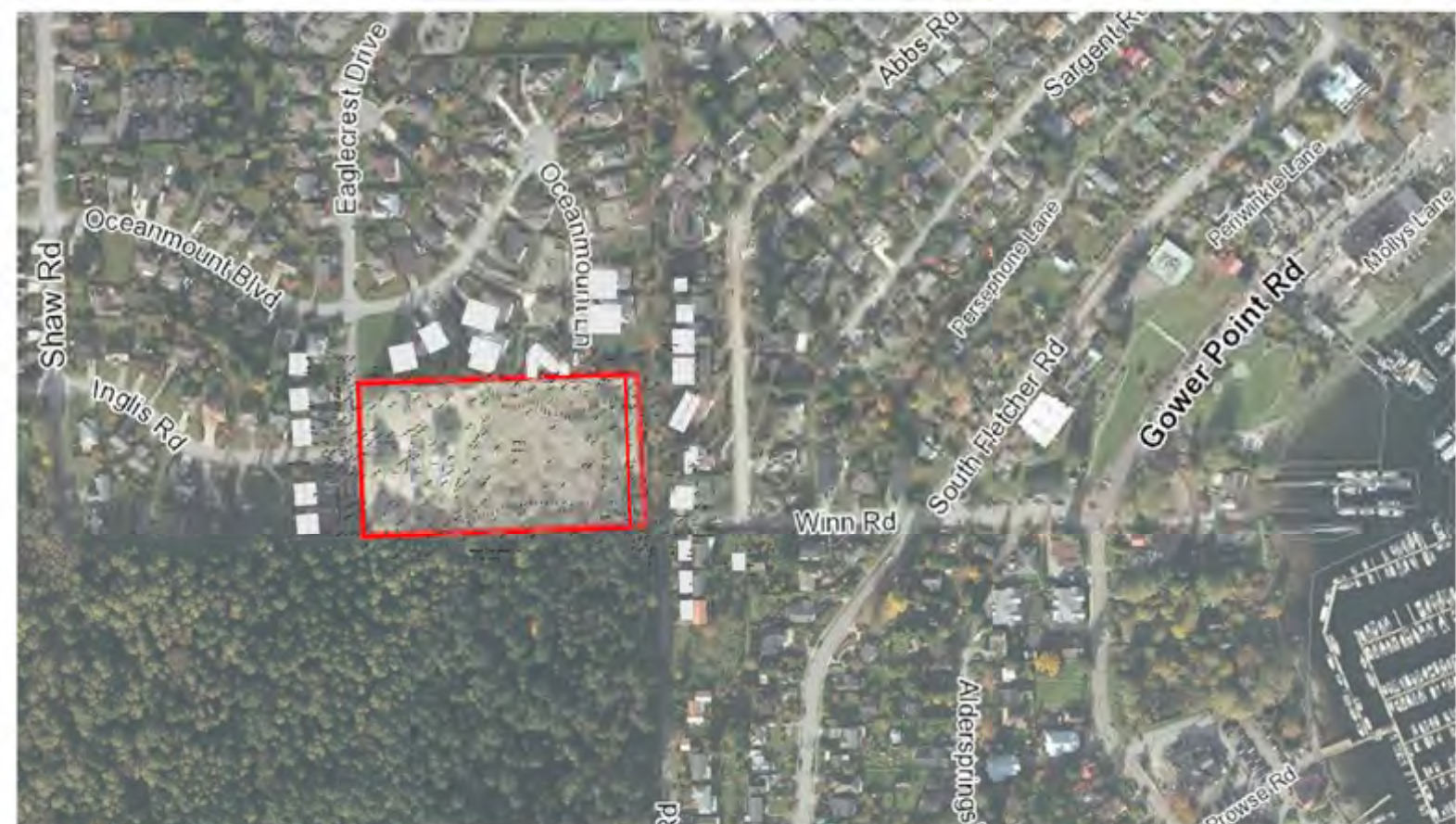
© Copyright Ankenman Marchand Architects. All rights reserved.

A100

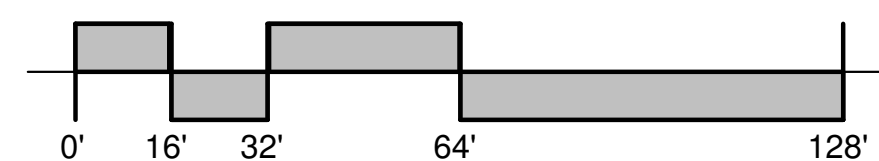
DATE: JULY 10, 2016
STRAIT LAND SURVEYING INC
SEAMUS POPE, BCLS
BOX 61 (5689 DOLPHIN ST)
SECHLT, BC VON JAO
T. 604.885.3237
16196-1504

[illegible]

A101



VISUAL SCALE



Plot Date: 2017-05-10 5:21:11 PM

2 Context Plan
1" = 400'-0"

1645 West 5th Avenue
Vancouver, BC V6S 1N5Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.comProject:
1638**Eaglecrest Drive**
464 Eaglecrest Drive, Gibsons, BCDrawing:
PROPOSED SITE PLANProject Status:
RZ

SUBMISSION

Date (YYYY-MM-DD)	Description
2017.03.20	Issued for Rezoning
2017.04.18	Issued to APC

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:
1/32" = 1'-0"

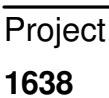
DWG. NO:

A102

D:\001 REVIT LOCAL\1638_01_MAIN_R16_SF_DD_Eaglecrest APC_ARWYN.rvt

Plot Date: 2017-04-28 2:53:48 PM

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com



Drawing:
**UPPER BENCH - PARKADE &
BUILDING PLANS SUMMARY**

Project Status:
RZ

REVISION

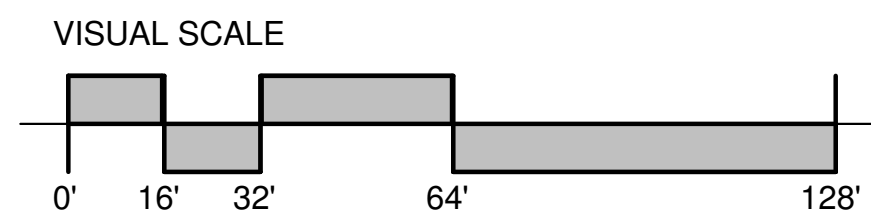
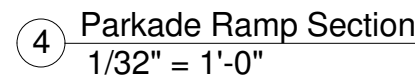
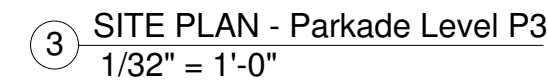
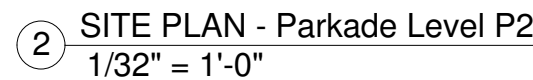
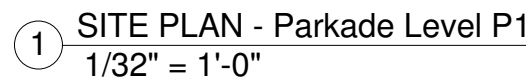
No.	Date	Description
-----	------	-------------

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:
As indicated

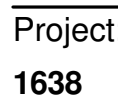
DWG. NO:

A109



Lower Bench	
9	Level 1 Visitor Spaces
5	Level 2 Disabled Parking Space
15	Level 2 Standard Parking Spaces
17	Level 3 Standard Parking Spaces
20	Level 4 Standard Parking Spaces
10	Level 5 Standard Parking Spaces
Total:	62 Standard & 9 Visitor & 2 Disabled

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com



Drawing:
**UPPER BENCH - LEVEL P3 &
P2 FLOOR PLANS**

Project Status:
RZ

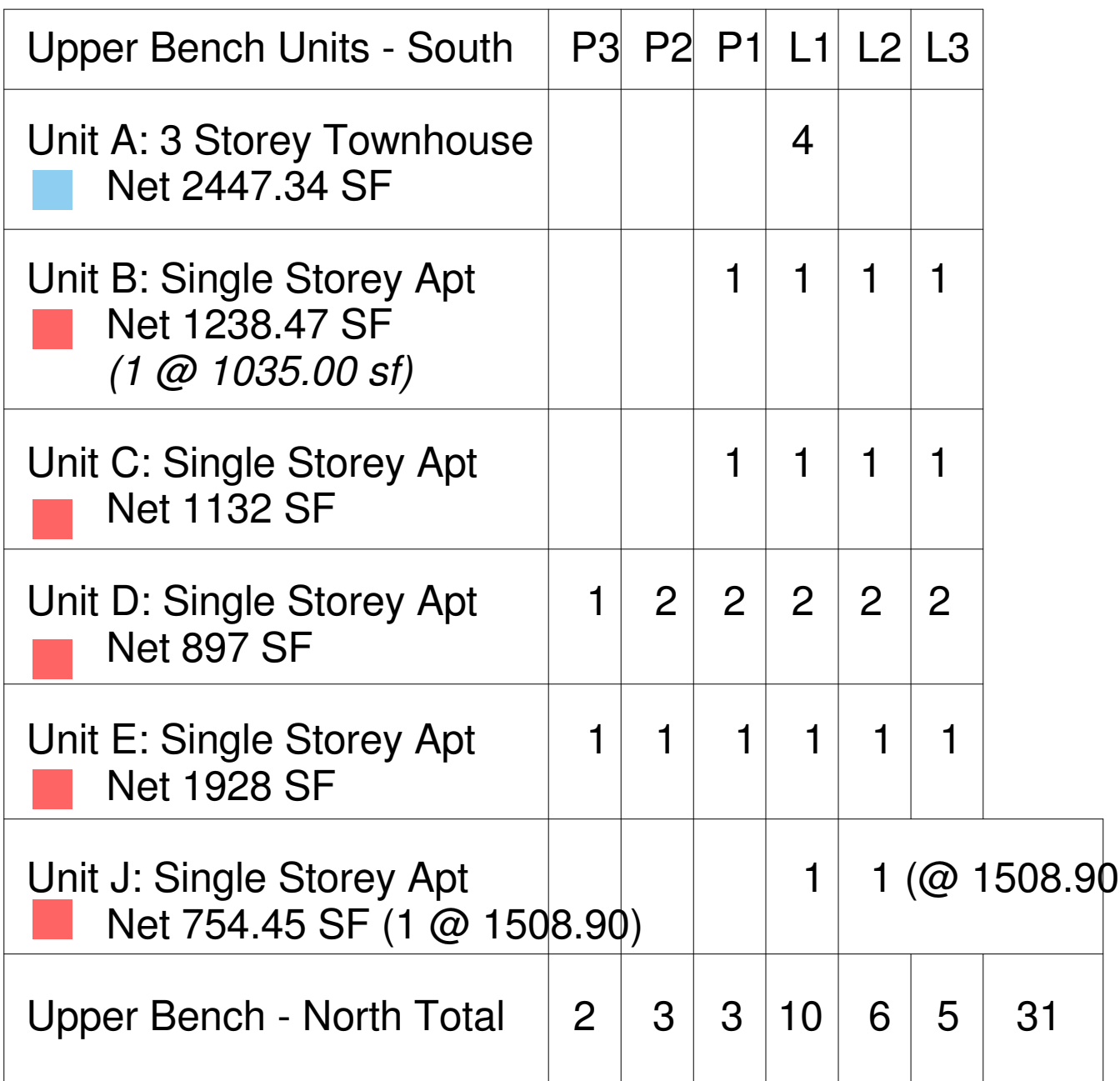
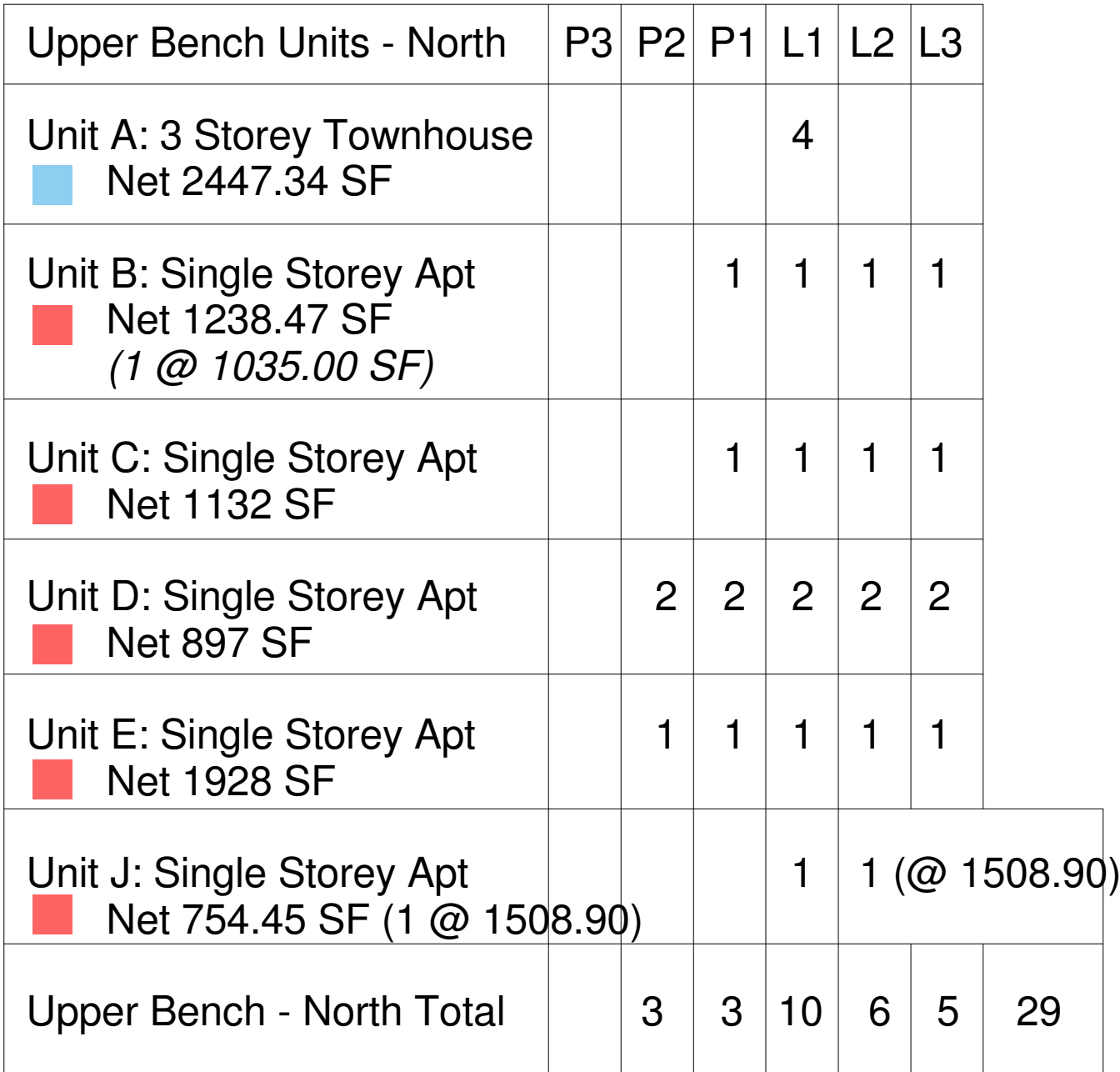
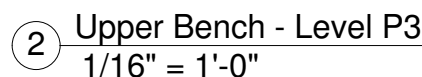
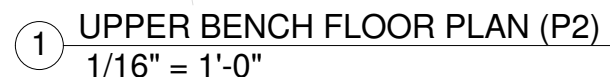
[illegible][illegible]

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:
As indicated

DWG. NO:

A110



Upper Bench Total Units	60
 Townhomes	8
 Single Level Living Apartments	52



Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

Project Status:
RZ

[illegible][illegible]

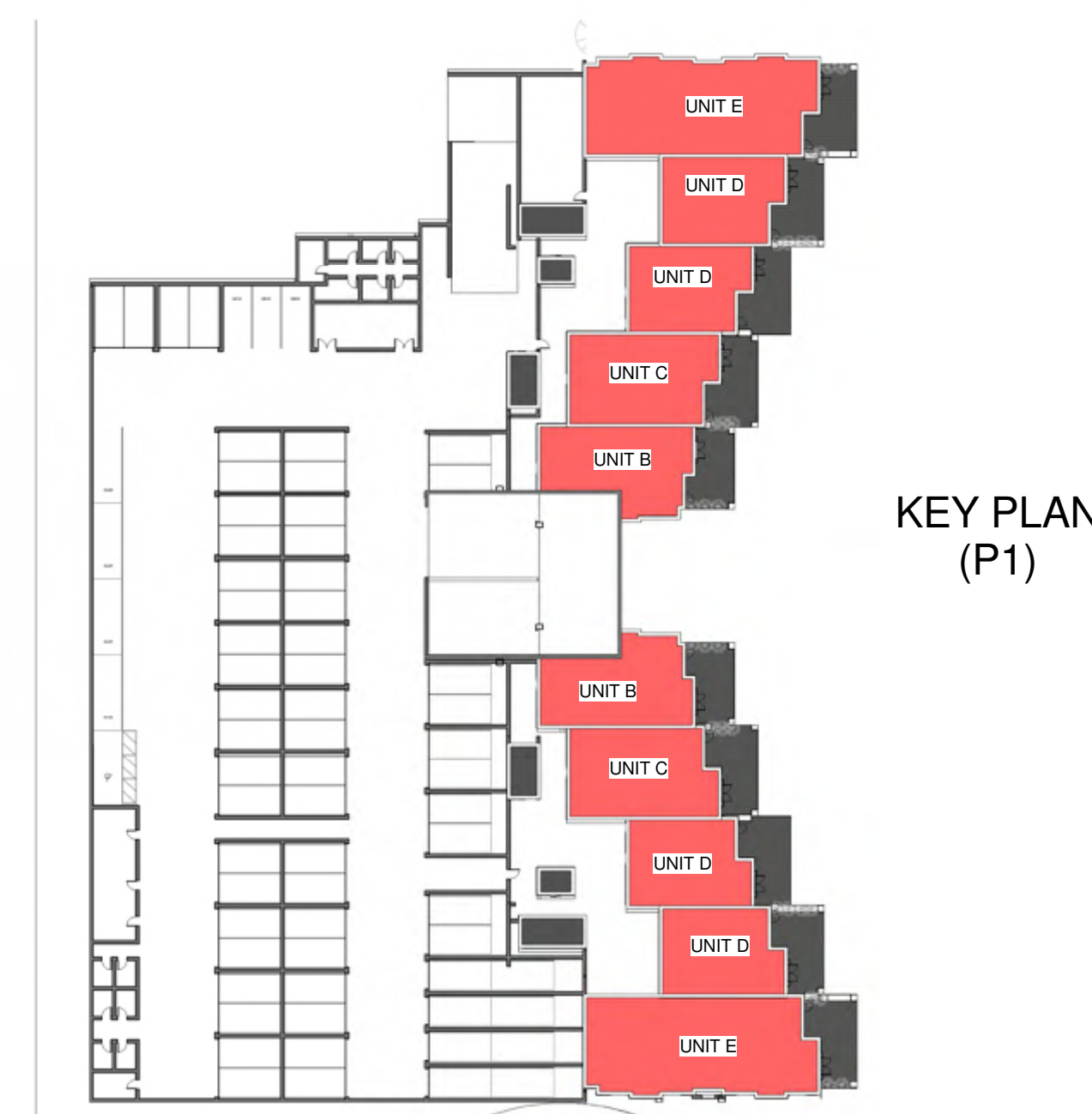
Scale:
As indicated

A111



Upper Bench Units - South	P3	P2	P1	L1	L2	L3	
Unit A: 3 Storey Townhouse Net 2447.34 SF				4			
Unit B: Single Storey Apt Net 1238.47 SF (1 @ 1035.00 sf)			1	1	1	1	
Unit C: Single Storey Apt Net 1132 SF			1	1	1	1	
Unit D: Single Storey Apt Net 897 SF	1	2	2	2	2	2	
Unit E: Single Storey Apt Net 1928 SF	1	1	1	1	1	1	
Unit J: Single Storey Apt Net 754.45 SF (1 @ 1508.90)				1	1 (@ 1508.90)		
Upper Bench - North Total	2	3	3	10	6	5	31

Upper Bench Total Units	60
 Townhomes	8
 Single Level Living Apartments	52





Upper Bench Units - North	P3	P2	P1	L1	L2	L3
Unit A: 3 Storey Townhouse Net 2447.34 SF				4		
Unit B: Single Storey Apt Net 1238.47 SF (1 @ 1035.00 SF)			1	1	1	1
Unit C: Single Storey Apt Net 1132 SF			1	1	1	1
Unit D: Single Storey Apt Net 897 SF		2	2	2	2	2
Unit E: Single Storey Apt Net 1928 SF		1	1	1	1	1
Unit J: Single Storey Apt Net 754.45 SF (1 @ 1508.90)				1	1 (@ 1508.90)	
Upper Bench - North Total	3	3	10	6	5	29

Upper Bench Units - South	P3	P2	P1	L1	L2	L3
Unit A: 3 Storey Townhouse Net 2447.34 SF				4		
Unit B: Single Storey Apt Net 1238.47 SF (1 @ 1035.00 sf)			1	1	1	1
Unit C: Single Storey Apt Net 1132 SF			1	1	1	1
Unit D: Single Storey Apt Net 897 SF	1	2	2	2	2	2
Unit E: Single Storey Apt Net 1928 SF	1	1	1	1	1	1
Unit J: Single Storey Apt Net 754.45 SF (1 @ 1508.90)				1	1 (@ 1508.90)	
Upper Bench - North Total	2	3	3	10	6	31

Upper Bench Total Units	60
Townhomes	8
Single Level Living Apartments	52



Project:
1638

Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

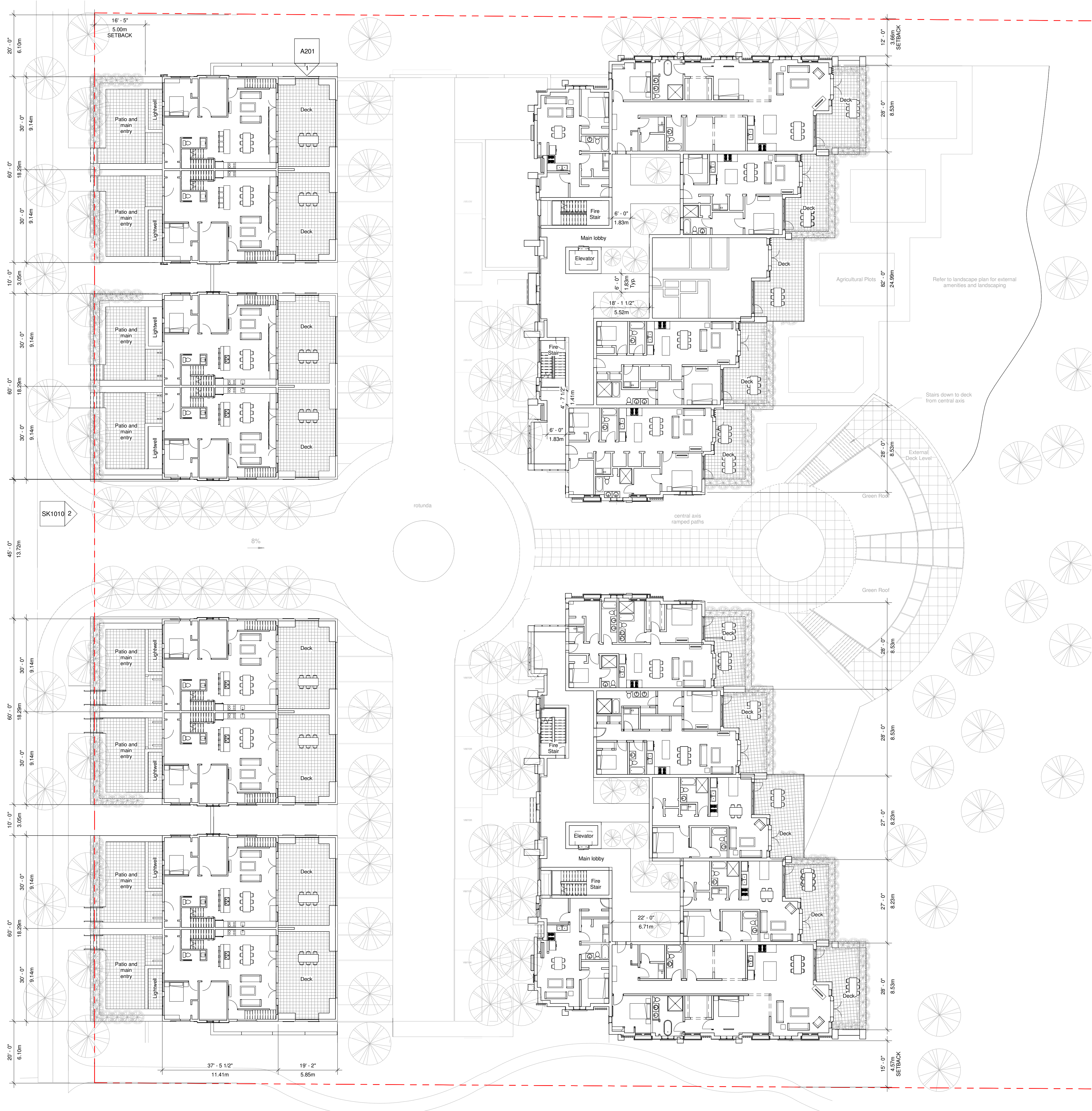
Drawing:
UPPER BENCH - LEVEL 1
FLOOR PLAN

Project Status:
RZ

SUBMISSION	
Date	Description
2017.03.20	Issued for Rezoning
2017.05.10	Issued to APC

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.



Upper Bench Units - North	P3	P2	P1	L1	L2	L3
Unit A: 3 Storey Townhouse Net 2447.34 SF				4		
Unit B: Single Storey Apt Net 1238.47 SF (1 @ 1035.00 SF)			1	1	1	1
Unit C: Single Storey Apt Net 1132 SF			1	1	1	1
Unit D: Single Storey Apt Net 897 SF		2	2	2	2	2
Unit E: Single Storey Apt Net 1928 SF		1	1	1	1	1
Unit J: Single Storey Apt Net 754.45 SF (1 @ 1508.90)				1	1 (@ 1508.90)	
Upper Bench - North Total	3	3	10	6	5	29

Upper Bench Units - South	P3	P2	P1	L1	L2	L3
Unit A: 3 Storey Townhouse Net 2447.34 SF				4		
Unit B: Single Storey Apt Net 1238.47 SF (1 @ 1035.00 sf)			1	1	1	1
Unit C: Single Storey Apt Net 1132 SF			1	1	1	1
Unit D: Single Storey Apt Net 897 SF	1	2	2	2	2	2
Unit E: Single Storey Apt Net 1928 SF	1	1	1	1	1	1
Unit J: Single Storey Apt Net 754.45 SF (1 @ 1508.90)				1	1 (@ 1508.90)	
Upper Bench - North Total	2	3	3	10	6	31

Upper Bench Total Units	60
Townhomes	8
Single Level Living Apartments	52



KEY PLAN
(LEVEL 2)

Upper Bench Total Units	60
 Townhomes	8
 Single Level Living Apartments	52

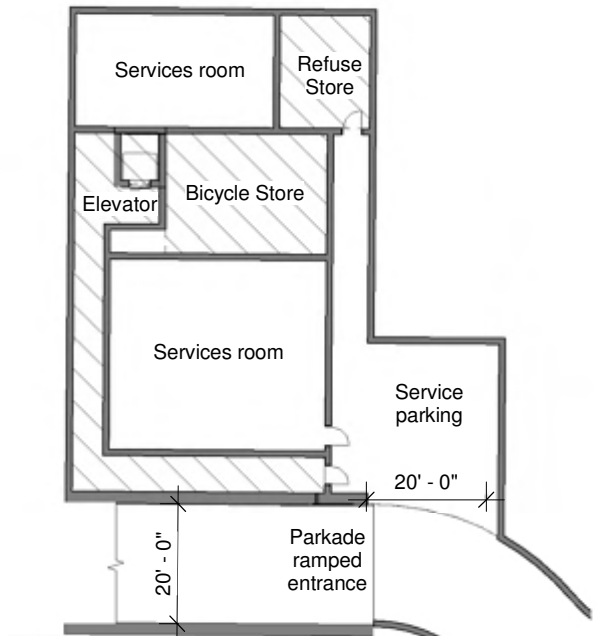


KEY PLAN
(LEVEL 3)

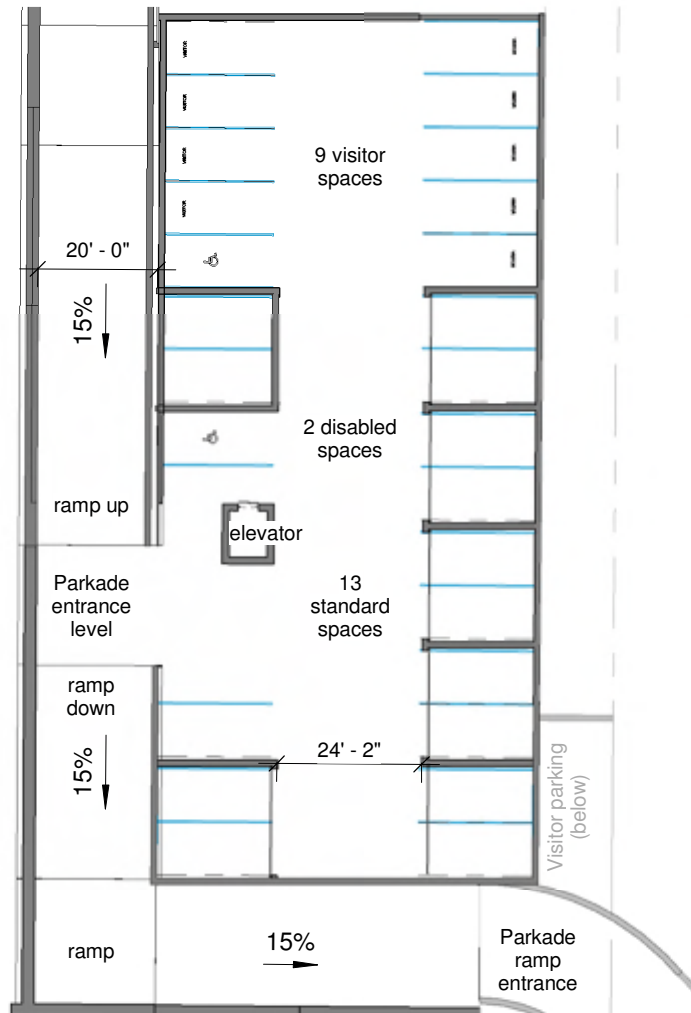
Lower Bench Current Parking

9	Level 2 Visitor Spaces
2	Level 2 Disabled Parking Space
15	Level 2 Standard Parking Spaces
17	Level 3 Standard Parking Spaces
20	Level 4 Standard Parking Spaces
10	Level 5 Standard Parking Spaces

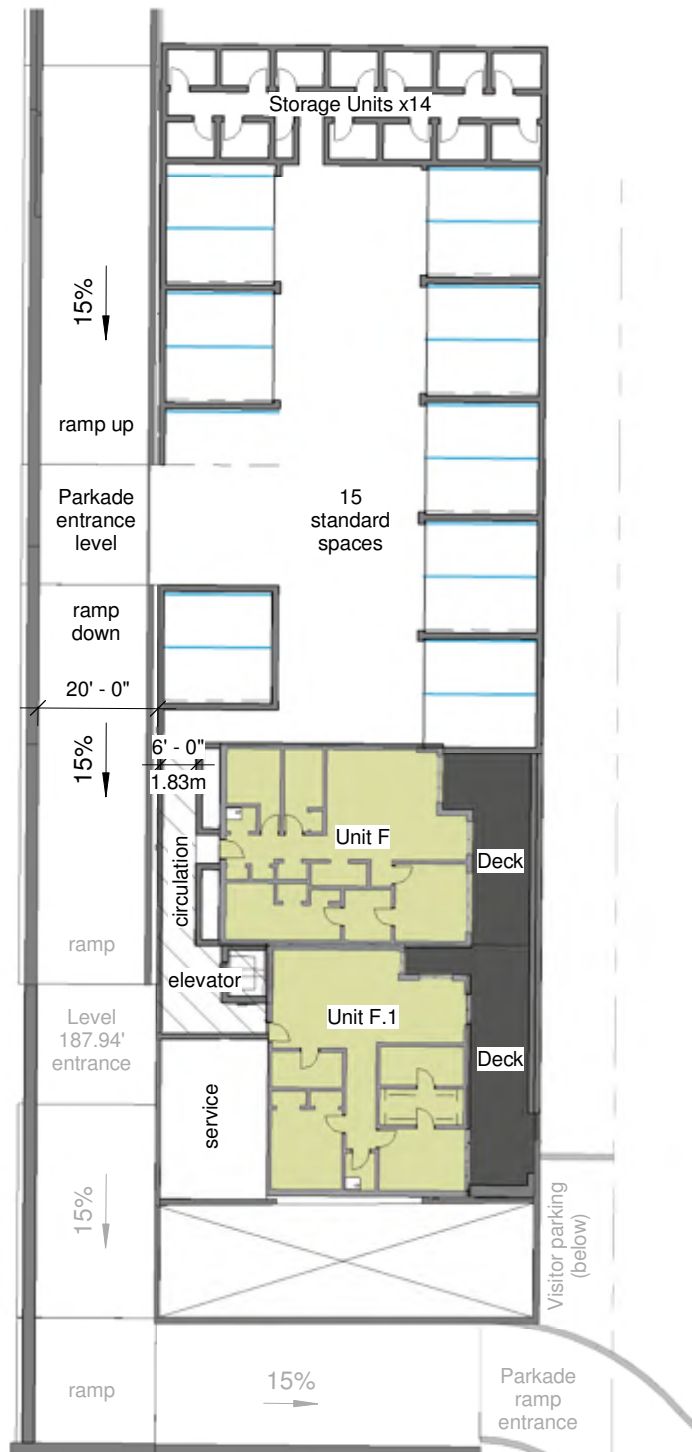
Total: 62 Standard & 9 Visitor & 2 Disabled



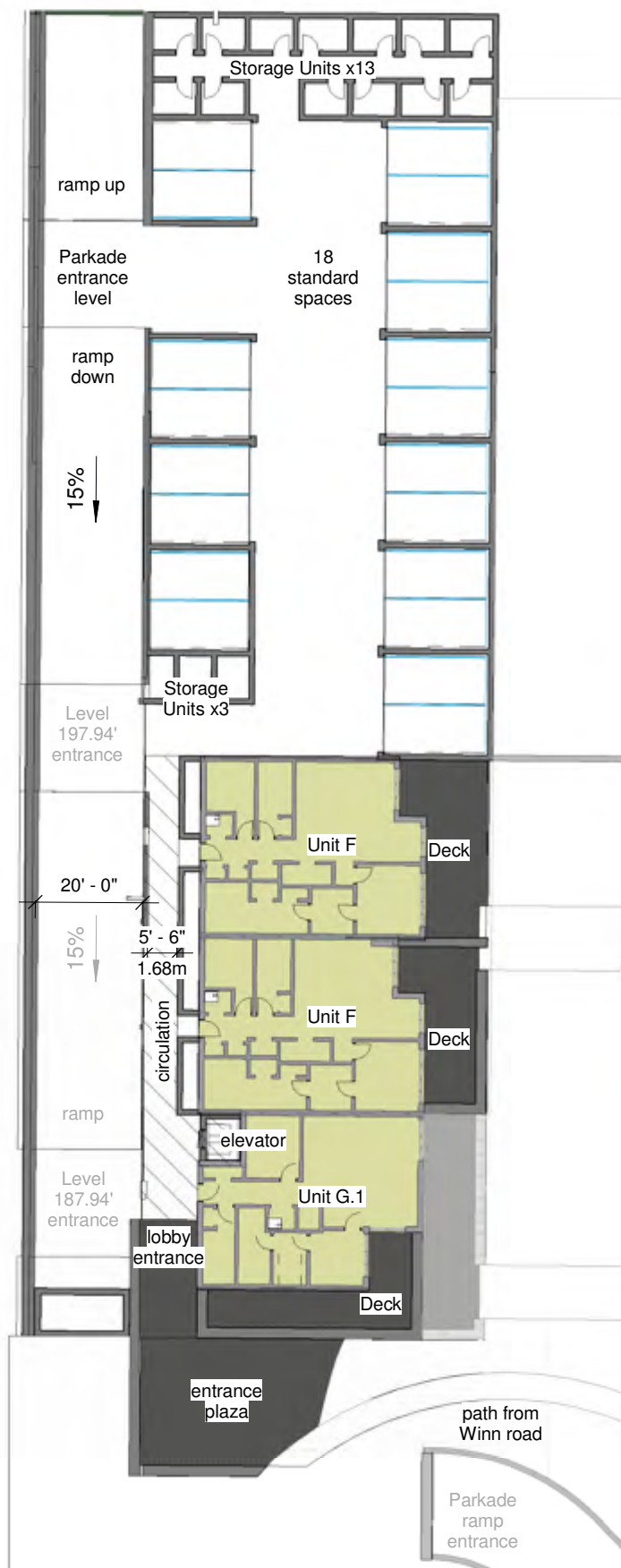
④ Lower Bench Parkade - Grade
1/32" = 1'-0"



⑤ Lower Bench Parkade - Level P1
1/32" = 1'-0"



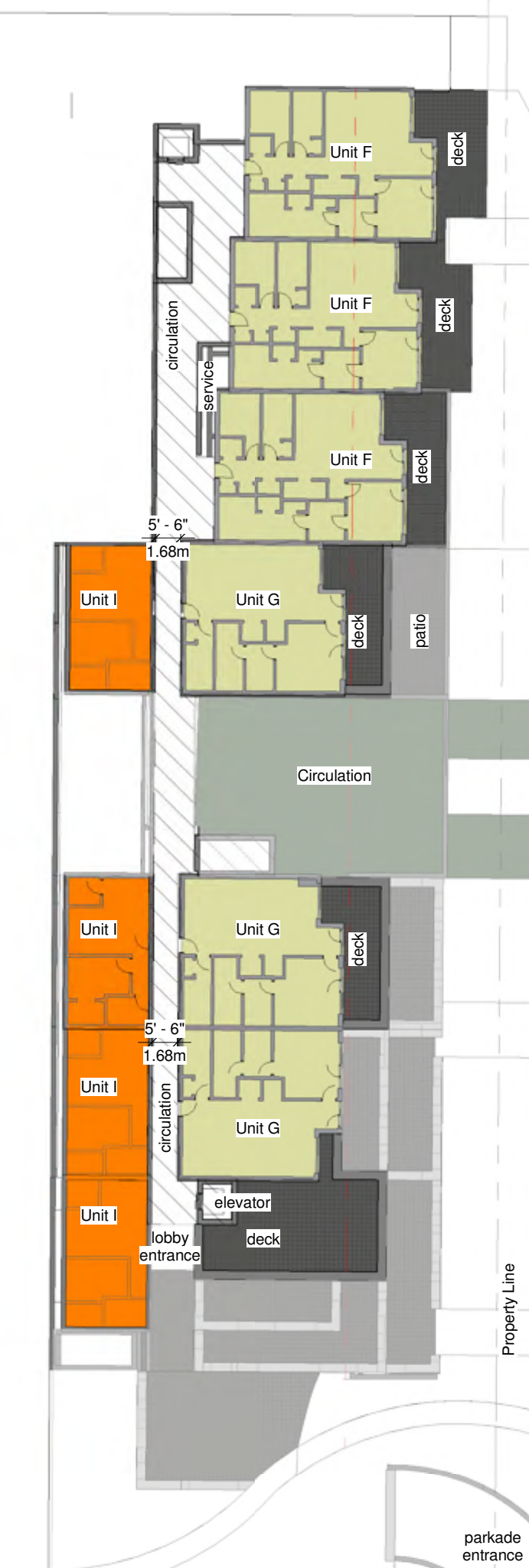
⑥ Lower Bench Parkade - Level 1
1/32" = 1'-0"



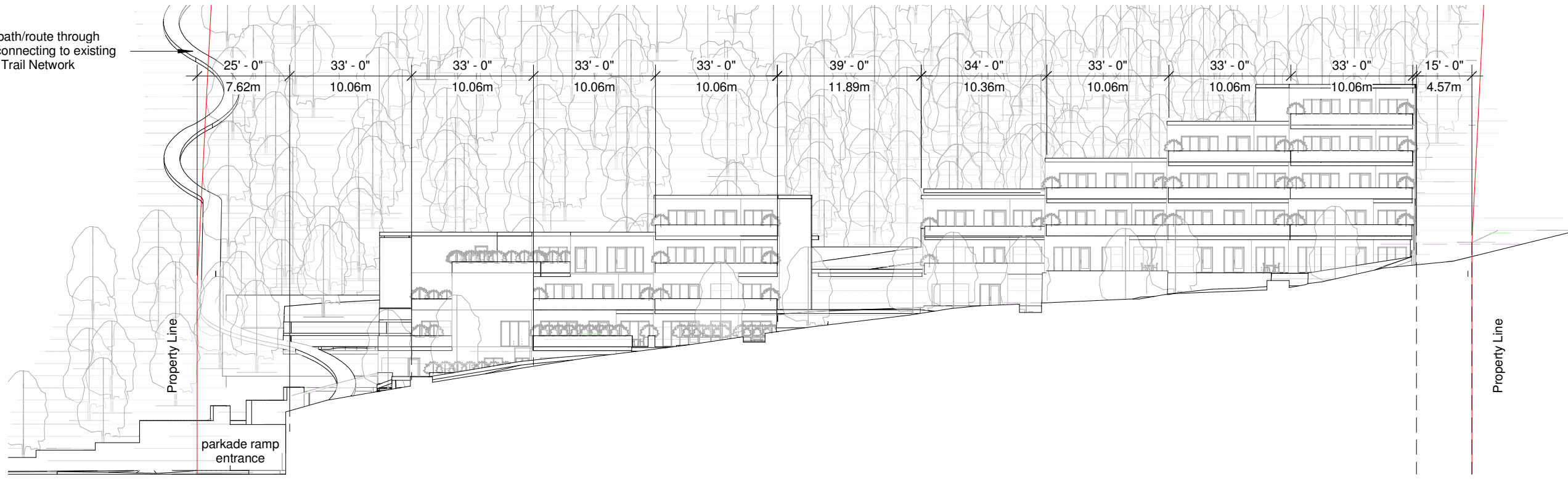
⑦ Lower Bench Parkade - Level 2
1/32" = 1'-0"



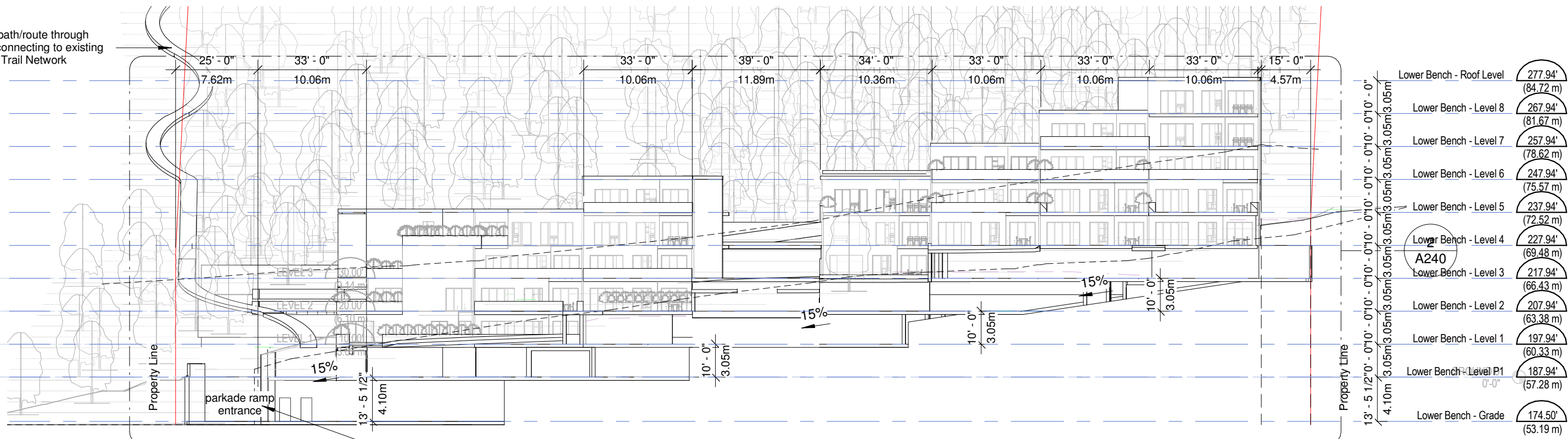
⑧ Lower Bench Parkade - Level 3
1/32" = 1'-0"



③ Lower Bench Building - Level 4
1/32" = 1'-0"



① Lower Bench - Long Section
1/32" = 1'-0"



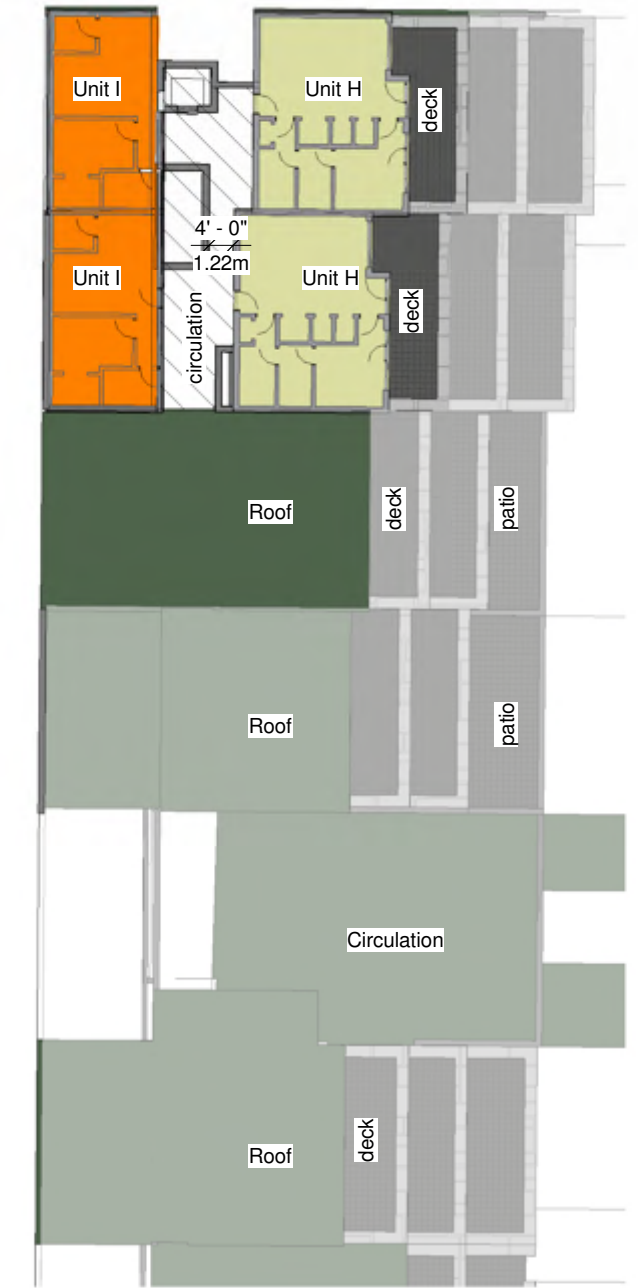
② Lower Bench Parkade Levels - Long Section
1/32" = 1'-0"



⑨ Lower Bench Building - Level 5
1/32" = 1'-0"



⑩ Lower Bench Building - Level 6
1/32" = 1'-0"



⑪ Lower Bench Building - Level 7
1/32" = 1'-0"



⑫ Lower Bench Building - Level 8
1/32" = 1'-0"



Project:
1638

Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

Drawing:
LOWER BENCH - PARKADE &
BUILDING PLANS SUMMARY

Project Status:
RZ

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2017.03.20	Issued for Rezoning
2017.05.10	Issued to APC

REVISION

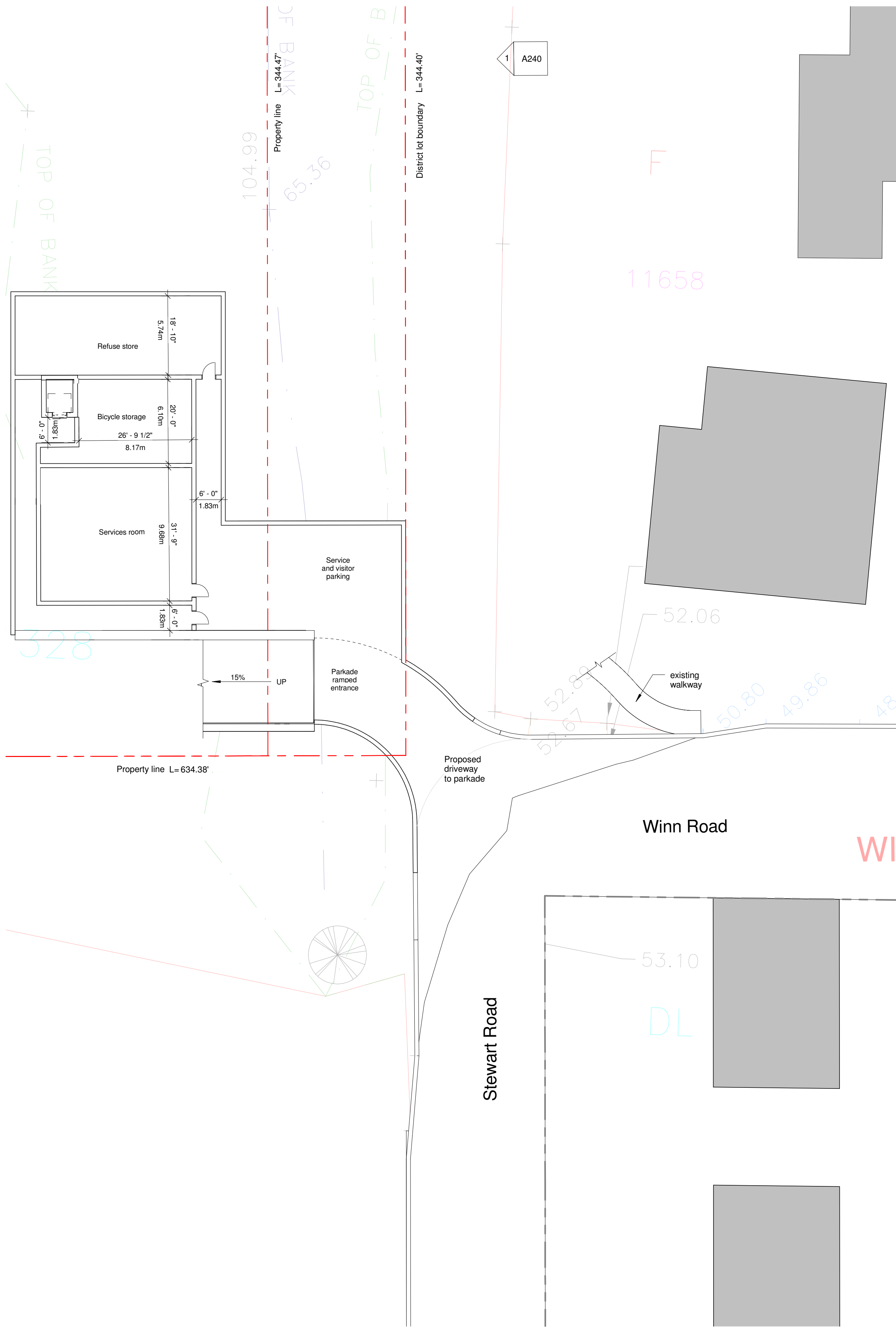
No.	Date	Description
-----	------	-------------

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

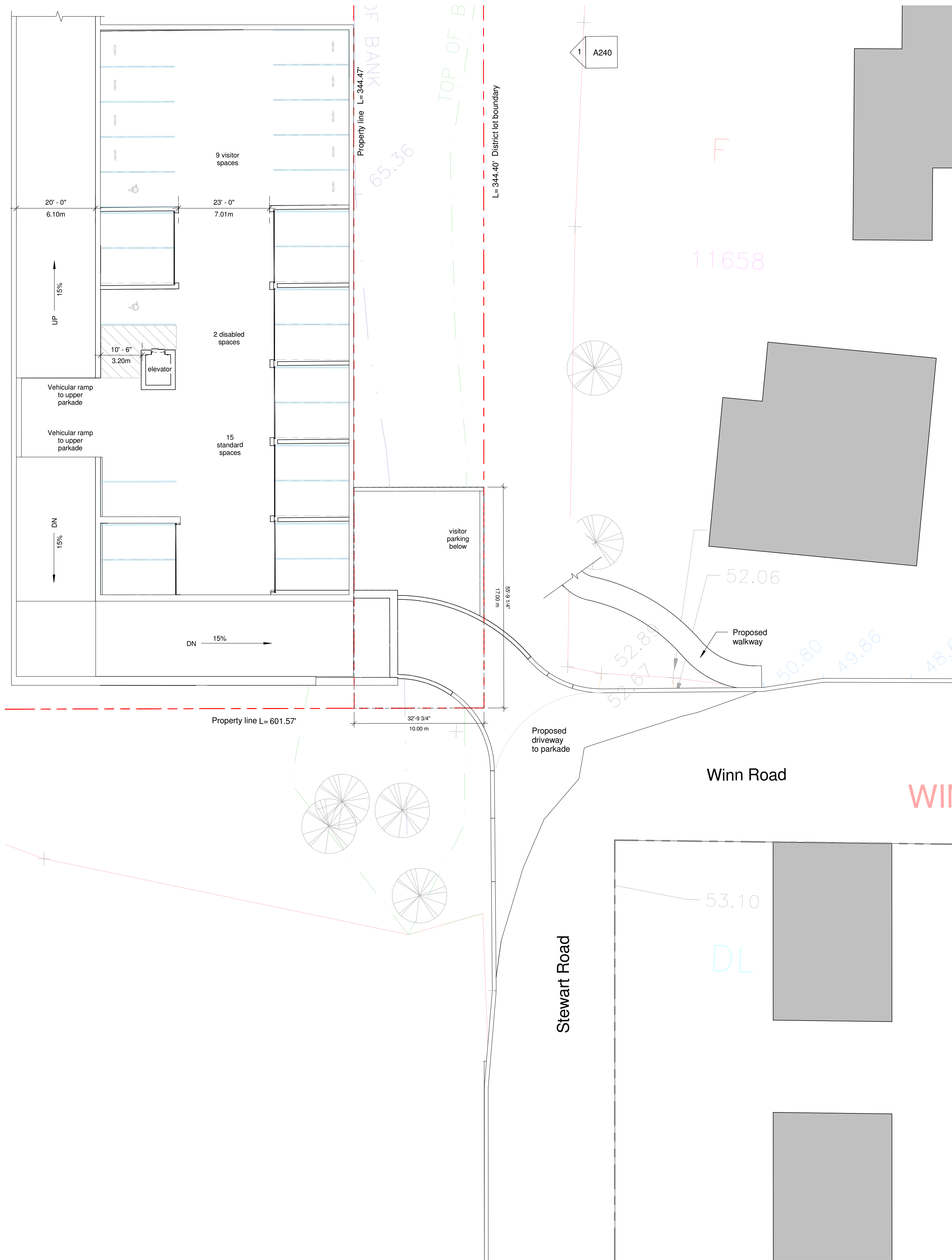
Scale:
1/32" = 1'-0"

DWG. NO:

A150



1 LOWER BENCH FLOOR PLANS - GRADE
1/16" = 1'-0"



2 LOWER BENCH FLOOR PLAN - P1
1/16" = 1'-0"



Project:
1638

Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

Drawing:
LOWER BENCH - GRADE &
LEVEL P1 FLOOR PLANS

Project Status:
RZ

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2017.03.20	Issued for Rezoning
2017.05.10	Issued to APC

REVISION

No.	Date	Description

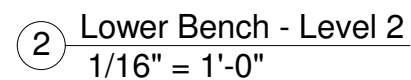
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

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

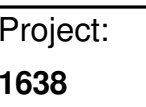
DWG. NO:

A151

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com



Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com



Drawing:
**LOWER BENCH - LEVEL 3, 4 &
5 FLOOR PLANS**

Project Status:
RZ

[illegible]

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

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

DWG. NO:

A153



① LOWER BENCH FLOOR PLAN - LEVEL 3
1/16" = 1'-0"

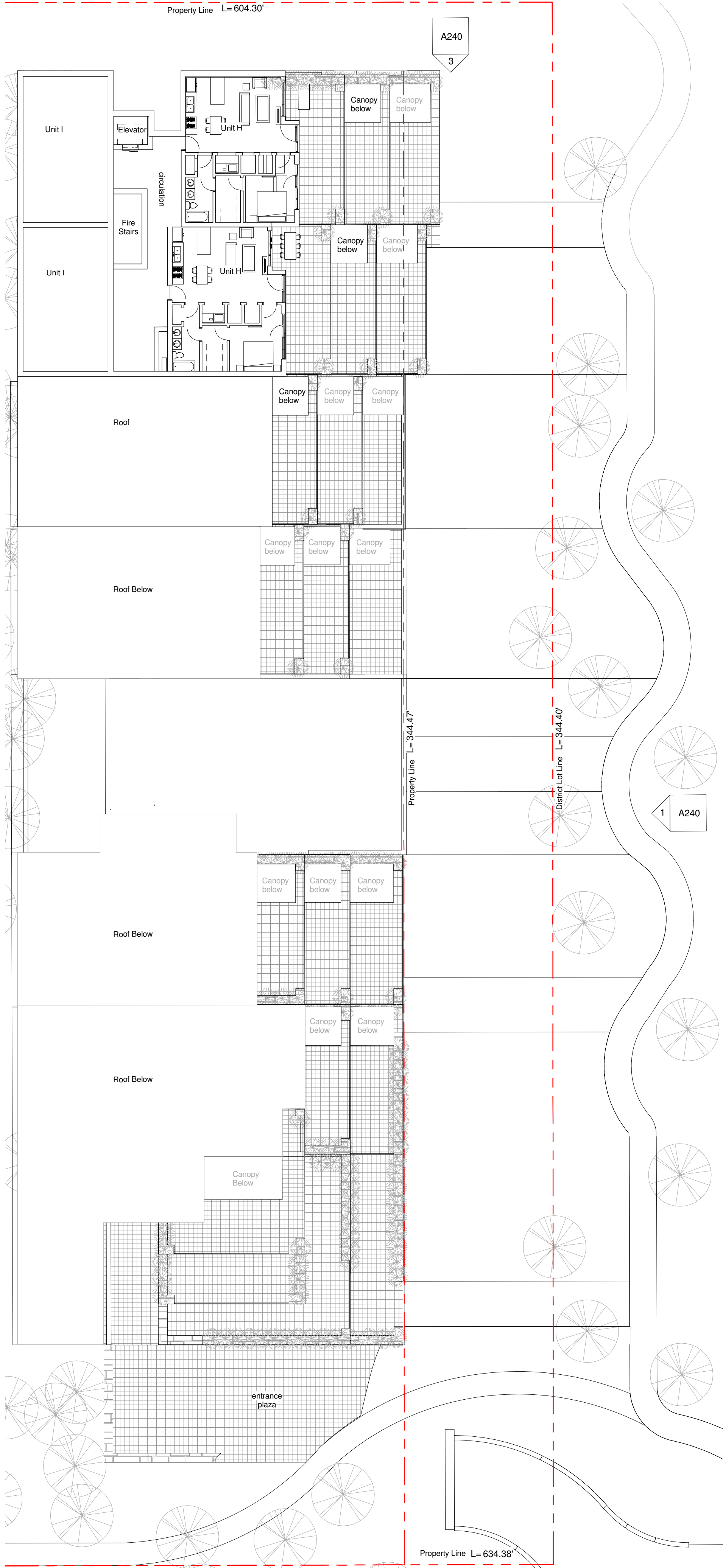


D:\001 REVIT LOCAL\1638_01_MAIN_R16_SF_DD_Eaglecrest APC_ARWYN.rvt

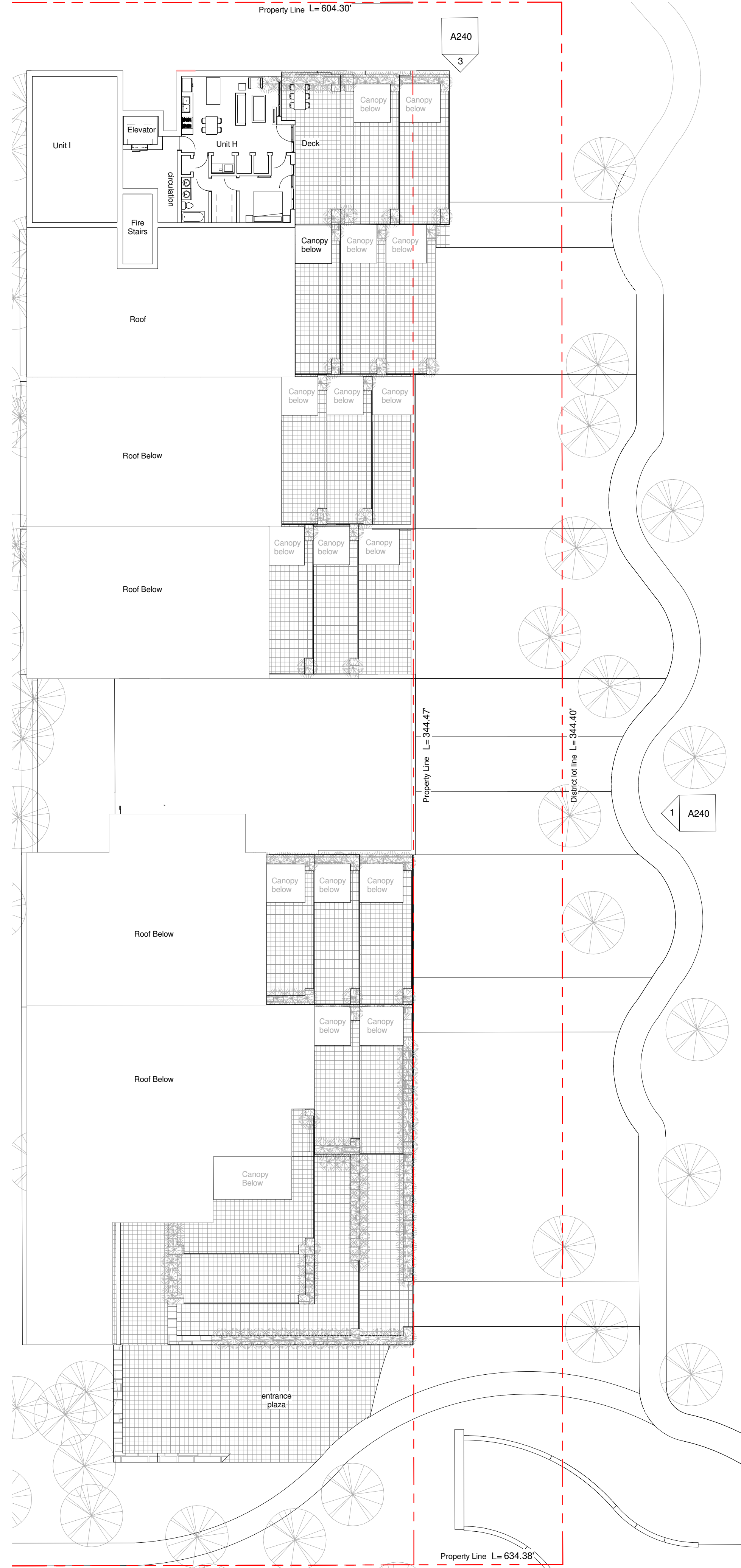
Plot Date: 2017-05-10 5:25:48 PM



1 LOWER BENCH FLOOR PLAN - LEVEL 6
1/16" = 1'-0"



2 LOWER BENCH FLOOR PLAN - LEVEL 7
1/16" = 1'-0"



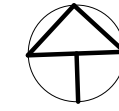
3 LOWER BENCH FLOOR PLAN - LEVEL 8
1/16" = 1'-0"

ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6L 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@ANMArchitects.com

ANKENMAN MARCHAND



Project:
1638

Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

Drawing:
**LOWER BENCH - LEVEL 6, 7 &
8 FLOOR PLANS**

Project Status:
RZ

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2017.03.20	Issued for Rezoning
2017.05.10	Issued to APC

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

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

DWG. NO:
A154

2017-05-10 5:25:48 PM

Project
1638

Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

Drawing:
**UPPER BENCH - ELEVATIONS
(EAST & WEST)**

Project Status:
RZ

SUBMISSION

[illegible]

REVISION

[illegible]

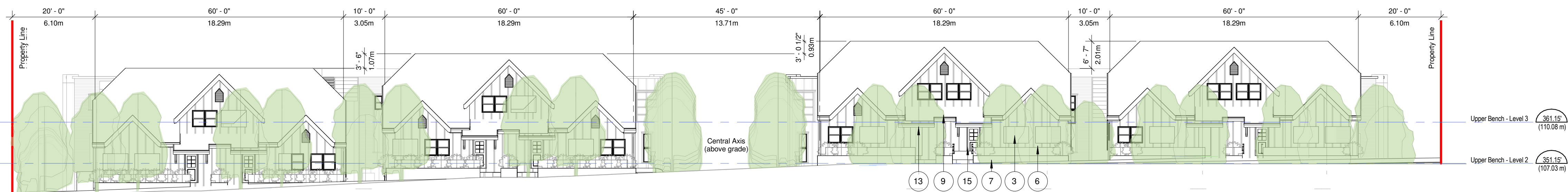
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

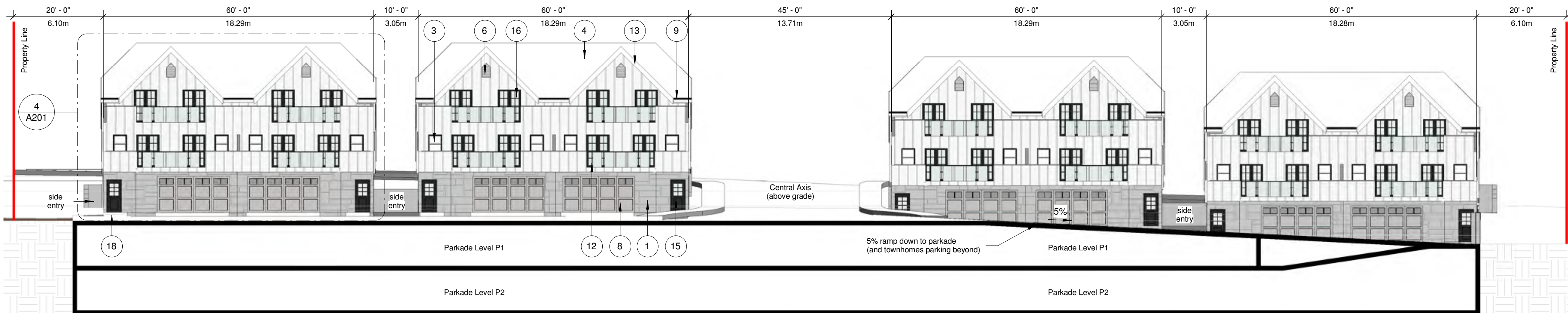
Scale:
1/16" = 1'-0"

DWG. NO:

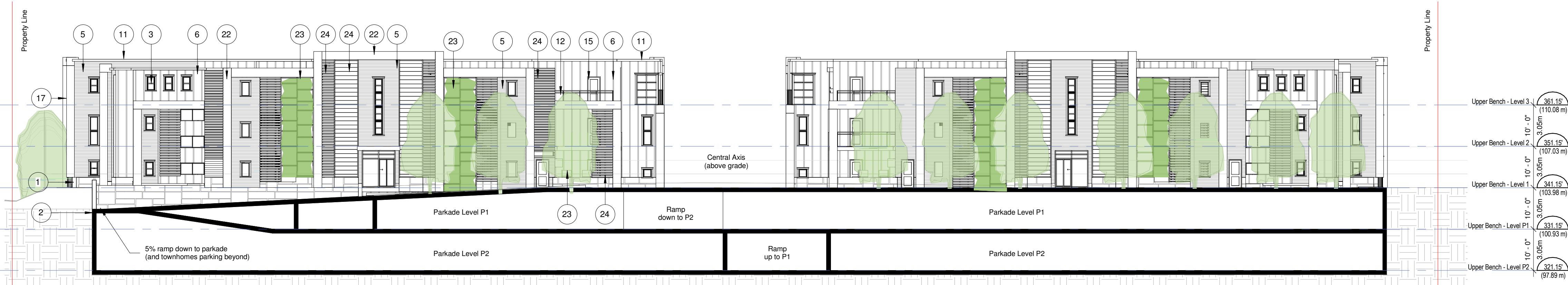
A200



1 UPPER BENCH WEST ELEVATION - Eaglecrest Drive (Townhomes)
1/16" = 1'-0"



2 UPPER BENCH EAST ELEVATION - Inglis Mews (Townhomes)
1/16" = 1'-0"



3 UPPER BENCH WEST ELEVATION - Inglis Mews (Apt Building)
1/16" = 1'-0"



4 UPPER BENCH EAST ELEVATION - Amenities Area (Apt Building)
1/16" = 1'-0"

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

Project Status:
RZ

[illegible]

Scale:
As indicated

A201



MATERIALS LEGEND	
Key Value	MATERIAL
1	STONE WALL
2	CAST-IN-PLACE CONCRETE WITH CLEAR SEALER
3	VINYL FULLY GLAZED WINDOWS (COLOUR: CHARCOAL GREY)
4	NEW ASPHALT SHINGLES, IKO CAMBRIDGE LT30 (COLOUR: CHARCOAL GREY)
5	HORIZONTAL HARDIEPLANK LAP SIDING, SMOOTH, 8" PANEL EXPOSURE (COLOUR: GREY TBC)
6	VERTICAL HARDIE PLANK BOARD AND BATTEN, SMOOTH, 12" PANEL EXPOSURE WITH 2 1/2" BATTENS BETWEEN SEAMS (COLOUR: WHITE TBC)
7	PLANTER WALL - CAST-IN-PLACE CONCRETE; ARCHITECTURAL FINISH
8	OVERHEAD GARAGE DOOR, PREFINISHED (COLOUR: GREY)
9	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUTS (COLOUR: CHARCOAL GREY)
10	1X4 WOOD SOFFIT, SMOOTH SANDED, TREATED FINISH
11	CAP FLASHING, PREFINISHED METAL (COLOUR: HEARTSTONE (1601))
12	SMALL PROFILE ALUMINUM PIPE RAILING WITH GLASS GUARD, PREFINISHED (COLOUR: CHARCOAL GREY)
13	WOOD FASCIA, SMOOTH SANDED, TREATED FINISH
15	VINYL FULLY GLAZED SINGLE SWING DOORS, HIGH EFFICIENCY, DOUBLE GLAZED (FRAME COLOUR: CHARCOAL GREY)
16	VINYL FULLY GLAZED DOUBLE SWING DOORS, HIGH EFFICIENCY, DOUBLE GLAZED (FRAME COLOUR: CHARCOAL GREY)
17	VINYL FULLY GLAZED JULIET BALCONY & DOOR, HIGH EFFICIENCY, DOUBLE GLAZED (FRAME COLOUR: CHARCOAL GREY)
18	TARMACADAM SIDEWALK & ROADS
19	CONCRETE PAVERS
21	GREEN ROOF
22	HARDIEPLANK PANELS, SMOOTH (COLOUR: WHITE TBC)
23	LIVING LAWN
24	HORIZONTAL LOUVRES

D:\001 REVIT LOCAL\1638_01_MAIN_R16_SF_DD_Eaglecrest APC_ARWYN.rvt

Plot Date: 2017-05-10 5:27:23 PM



EAGLECREST DRIVE - STREETScape

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2505 Fax: (604) 872-2505
Email: office@AMArchitects.com

Project:
1638

Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

Drawing:
UPPER BENCH -
EAGLECREST
ELEVATIONS/VISUALS
Project Status:
RZ

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2017.03.20	Issued for Rezoning
2017.05.10	Issued to APC

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:	DWG. NO:
	A202

2017-05-10 5:27:23 PM



- LIVING WALL
- HARDIEPLANK PANELS
- STONE WALL



- ASPHALT SHINGLES
- WOOD SOFFIT
- SMALL PROFILE ALUMINIUM PIPE RAILING WITH GLASS GUARD
- VINYL WINDOWS
- STONE WALL

ANKENMAN MARCHAND

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

Project
1638

Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

Drawing:
**UPPER BENCH -
STREETSCAPE
ELEVATIONS/VISUALS**
Project Status:
RZ

SUBMISSION

[illegible]

REVISION

[illegible]

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:	DWG. NO:
	A203

D:\001 REVIT LOCAL\1638_01_MAIN_R16_SF_DD_Eaglecrest APC_ARWYN.rvt

Plot Date: 2017-05-10 5:27:24 PM



INGLIS MEWS - ELEVATION/VISUAL (FROM INGLIS TRAIL EXTENSION TO SOUTH)



INGLIS MEWS - ELEVATION/VISUAL (AT PARKADE)

MATERIALS LEGEND	
Key Value	MATERIAL
1	STONE WALL
2	CAST-IN-PLACE CONCRETE WITH CLEAR SEALER
3	VINYL FULLY GLAZED WINDOWS (COLOUR: CHARCOAL GREY)
4	NEW ASPHALT SHINGLES, IKO CAMBRIDGE LT30 (COLOUR: CHARCOAL GREY)
5	HORIZONTAL HARDIEPLANK LAY SIDING, SMOOTH, 8" PANEL EXPOSURE (COLOUR: GREY TBC)
6	VERTICAL HARDIE PLANK BOARD AND BATTEN, SMOOTH, 12" PANEL EXPOSURE WITH 2 1/2" BATTENS BETWEEN SEAMS (COLOUR: WHITE TBC)
7	PLANTER WALL - CAST-IN-PLACE CONCRETE; ARCHITECTURAL FINISH OVERHEAD GARAGE DOOR, PREFINISHED (COLOUR: GREY)
8	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUTS (COLOUR: CHARCOAL GREY)
9	1X4 WOOD SOFFIT, SMOOTH SANDED, TREATED FINISH
10	CAP FLASHING, PREFINISHED METAL (COLOUR: HEARTSTONE (1601))
11	SMALL PROFILE ALUMINUM PIPE RAILING WITH GLASS GUARD, PREFINISHED (COLOUR: CHARCOAL GREY)
12	WOOD FASCIA, SMOOTH SANDED, TREATED FINISH
13	VINYL FULLY GLAZED SINGLE SWING DOORS, HIGH EFFICIENCY, DOUBLE GLAZED (FRAME COLOUR: CHARCOAL GREY)
14	VINYL FULLY GLAZED DOUBLE SWING DOORS, HIGH EFFICIENCY, DOUBLE GLAZED (FRAME COLOUR: CHARCOAL GREY)
15	VINYL FULLY GLAZED JULY DOOR & DOOR, HIGH EFFICIENCY, DOUBLE GLAZED (FRAME COLOUR: CHARCOAL GREY)
16	TARMACADAM SIDEWALK & ROADS
17	CONCRETE PAVERS
18	GREEN ROOF
19	HARDIEPLANK PANELS, SMOOTH (COLOUR: WHITE TBC)
20	LIVING WALL
21	HORIZONTAL LOUVRES

REFER TO ELEVATIONS ON DRAWINGS A200 & A201 FOR FURTHER MATERIAL ANNOTATION

REFER TO ELEVATIONS ON DRAWINGS A200 &
A201 FOR FURTHER MATERIAL ANNOTATION

ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

ANKENMAN MARCHAND

Project

1638

Eaglecrest Drive

464 Eaglecrest Drive, Gibsons, BC

Drawing:

UPPER BENCH - STREETSCAPE ELEVATIONS/VISUALS

RZ

SUBMISSION

[illegible]

REVISION

[illegible]

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

DWG. NO:

A210



APARTMENT BUILDING ELEVATION/VISUAL - CENTRAL AXIS



APARTMENT BUILDING ELEVATION/VISUAL

MATERIALS LEGEND	
Key Value	MATERIAL
1	STONE WALL
2	CAST-IN-PLACE CONCRETE WITH CLEAR SEALER
3	VINYL FULLY GLAZED WINDOWS (COLOUR: CHARCOAL GREY)
4	NEW ASPHALT SHINGLES, IKO CAMBRIDGE LT30 (COLOUR: CHARCOAL GREY)
5	HORIZONTAL HARDIEPLANK LAP SIDING, SMOOTH, 8" PANEL EXPOSURE (COLOUR: GREY TBC)
6	VERTICAL HARDIE PLANK BOARD AND BATTEN, SMOOTH, 12" PANEL EXPOSURE WITH 2 1/2" BATTENS BETWEEN SEAMS (COLOUR: WHITE TBC)
7	PLANTER WALL - CAST-IN-PLACE CONCRETE; ARCHITECTURAL FINISH
8	OVERHEAD GARAGE DOOR, PREFINISHED (COLOUR: GREY)
9	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUTS (COLOUR: CHARCOAL GREY)
10	1X4 WOOD SOFFIT, SMOOTH SANDED, TREATED FINISH
11	CAP FLASHING, PREFINISHED METAL (COLOUR: HEARTSTONE (1601)
12	SMALL PROFILE ALUMINIUM PIPE RAILING WITH GLASS GUARD, PREFINISHED (COLOUR: CHARCOAL GREY)
13	WOOD FASCIA, SMOOTH SANDED, TREATED FINISH
15	VINYL FULLY GLAZED SINGLE SWING DOORS, HIGH EFFICIENCY, DOUBLE GLAZED (FRAME COLOUR: CHARCOAL GREY)
16	VINYL FULLY GLAZED DOUBLE SWING DOORS, HIGH EFFICIENCY, DOUBLE GLAZED (FRAME COLOUR: CHARCOAL GREY)
17	VINYL FULLY GLAZED JULIET BALCONY & DOOR, HIGH EFFICIENCY, DOUBLE GLAZED (FRAME COLOUR: CHARCOAL GREY)
18	TARMACADAM SIDEWALK & ROADS
19	CONCRETE PAVERS
21	GREEN ROOF
22	HARDIEPLANK PANELS, SMOOTH (COLOUR: WHITE TBC)
23	LIVING WALL
24	HORIZONTAL LOUVRES

REFER TO ELEVATIONS ON DRAWINGS A200 & A201 FOR FURTHER MATERIAL ANNOTATION

Plot Date: 2017-05-10 5:27:27 PM D:\001 REVIT LOCAL\1638_01_MAIN_R16_SF_DD_Eaglecrest APC_ARWYN.rvt

Project:

1638

Eaglecrest Drive

464 Eaglecrest Drive, Gibsons, BC

Drawing:

UPPER BENCH - CENTRAL
ELEVATIONS/VISUALS

Project Status:

RZ

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2017.03.20	Issued for Rezoning
2017.05.10	Issued to APC

REVISION		
No.	Date	Description

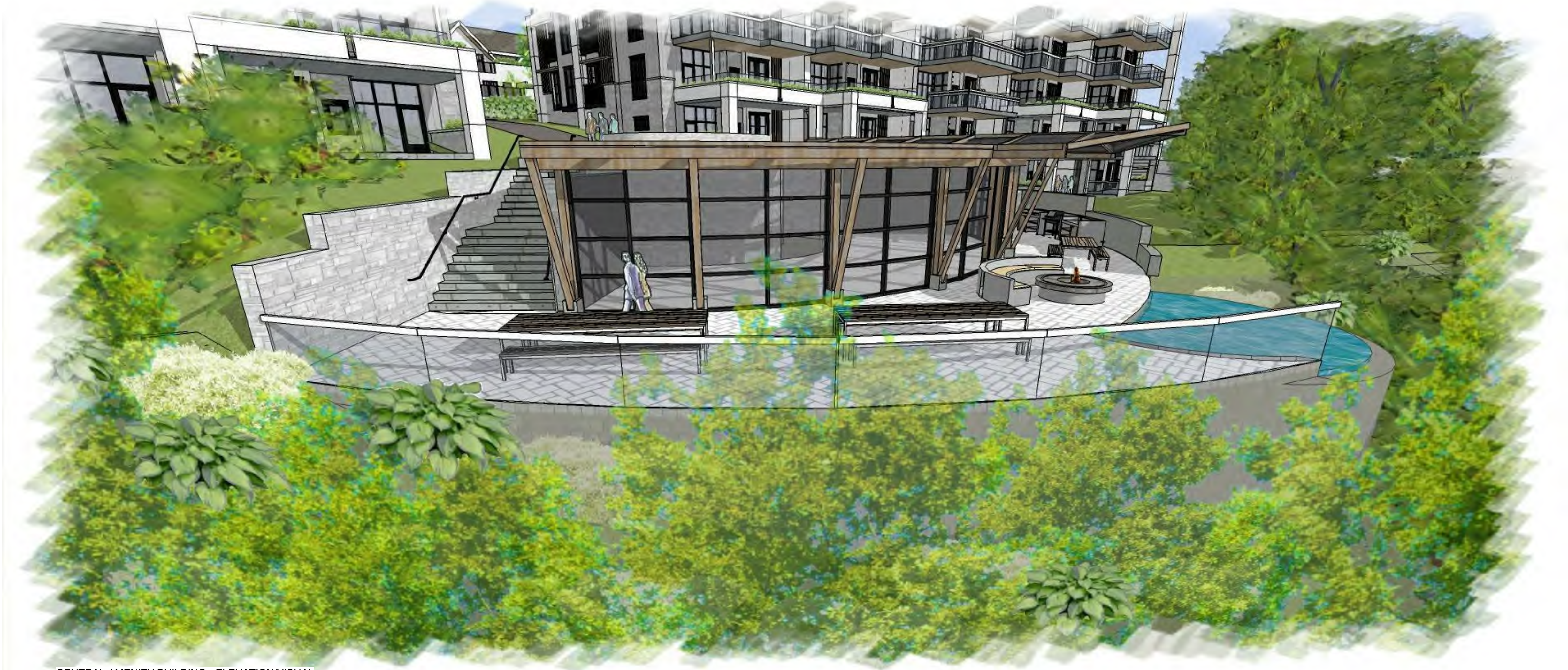
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.



APARTMENT BUILDING ELEVATION/VISUAL - FROM WITHIN SITE



APARTMENT BUILDING ELEVATION/VISUAL - FROM WITHIN SITE



CENTRAL AMENITY BUILDING - ELEVATION/VISUAL

D:\001 REVIT LOCAL\1638_01_MAIN_R16_SF_DD_Eaglecrest APC_ARWYN.rvt

Plot Date: 2017-05-10 5:27:28 PM

1645 West 5th Avenue
Vancouver, BC V6L 1N5

Tel: (604) 872-2505 Fax: (604) 872-2505
Email: office@AMArchitects.com

Project:
1638

Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

Drawing:
UPPER BENCH - CENTRAL
ELEVATIONS/VISUALS

Project Status:
RZ

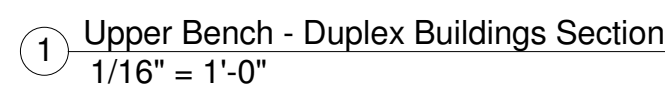
SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2017.03.20	Issued for Rezoning
2017.05.10	Issued to APC

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

DWG. NO:
A220



Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

Project Status:
RZ

[illegible][illegible]

© Copyright Ankenman Marchand
Architects. All rights reserved.

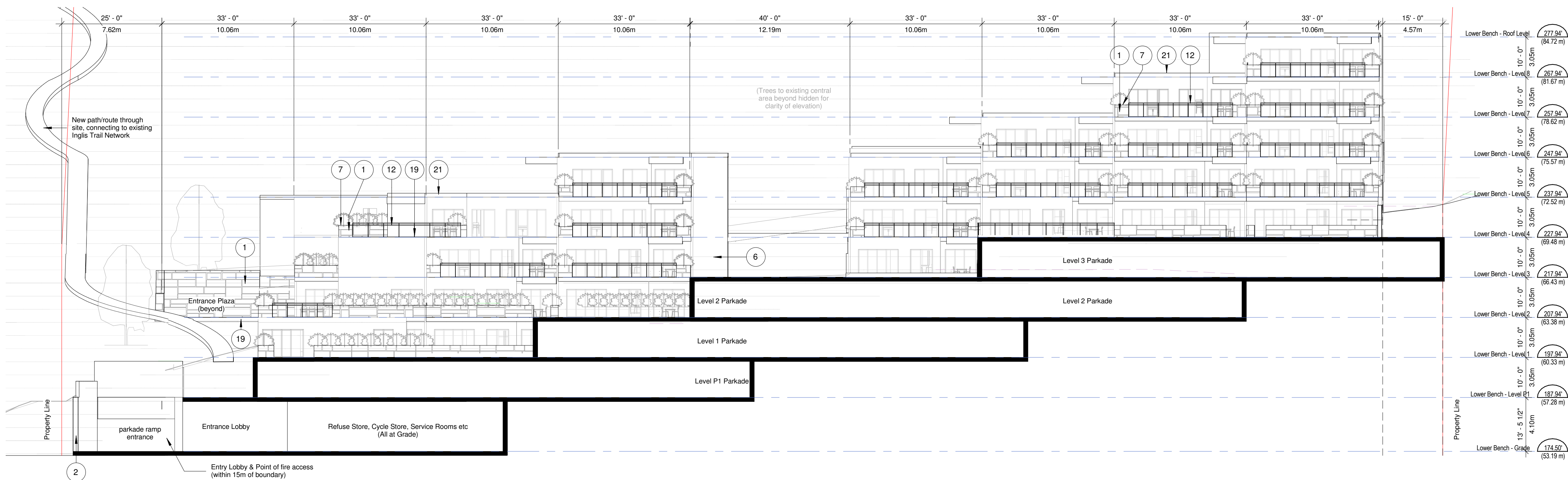
DWG. NO:

A240

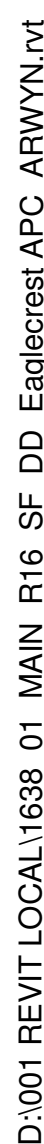


1 LOWER BENCH EAST ELEVATION
1/16" = 1'-0"

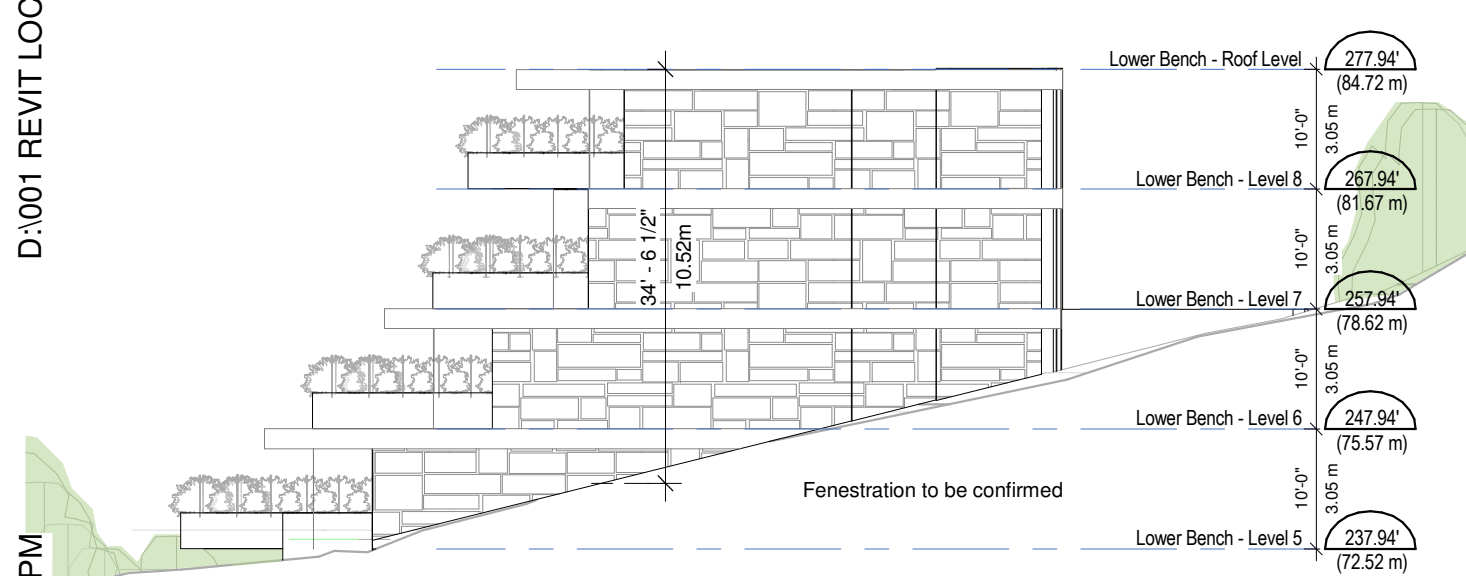
MATERIALS LEGEND	
Key Value	MATERIAL
1	STONE WALL
2	CAST-IN-PLACE CONCRETE WITH CLEAR SEALER
3	VINYL FULLY GLAZED WINDOWS (COLOUR: CHARCOAL GREY)
4	NEW ASPHALT SHINGLES, I/O CAMBRIDGE LT30 (COLOUR: CHARCOAL GREY)
5	HORIZONTAL, HARDIEPLANK LAP SIDING, SMOOTH, 8" PANEL EXPOSURE (COLOUR: GREY TBC)
6	VERTICAL, HARDIE PLANK BOARD AND BATTEN, SMOOTH, 12" PANEL EXPOSURE WITH 1 1/2" BATTENS BETWEEN SEAMS (COLOUR: WHITE TBC)
7	PLANTER WALL - CAST-IN-PLACE CONCRETE; ARCHITECTURAL FINISH
8	OVERHEAD GARAGE DOOR, PREFINISHED (COLOUR: GREY)
9	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUTS (COLOUR: CHARCOAL GREY)
10	1X4 WOOD SOFFIT, SMOOTH SANDED, TREATED FINISH
11	CAP FLASHING, PREFINISHED METAL (COLOUR: HEARTSTONE (1601))
12	SMALL PROFILE ALUMINIUM PIPE RAILING WITH GLASS GUARD, PREFINISHED (COLOUR: CHARCOAL GREY)
13	WOOD FASCIA, SMOOTH SANDED, TREATED FINISH
15	VINYL FULLY GLAZED SINGLE SWING DOORS, HIGH EFFICIENCY, DOUBLE GLAZED (FRAME COLOUR: CHARCOAL GREY)
16	VINYL FULLY GLAZED DOUBLE SWING DOORS, HIGH EFFICIENCY, DOUBLE GLAZED (FRAME COLOUR: CHARCOAL GREY)
17	VINYL FULLY GLAZED JULIET BALCONY & DOOR, HIGH EFFICIENCY, DOUBLE GLAZED (FRAME COLOUR: CHARCOAL GREY)
18	TARMACADAM SIDEWALK & ROADS
19	CONCRETE PAVERS
21	GREEN ROOF
22	HARDIEPLANK PANELS, SMOOTH (COLOUR: WHITE TBC)
23	LIVING WALL
24	HORIZONTAL L'OUVRÉS



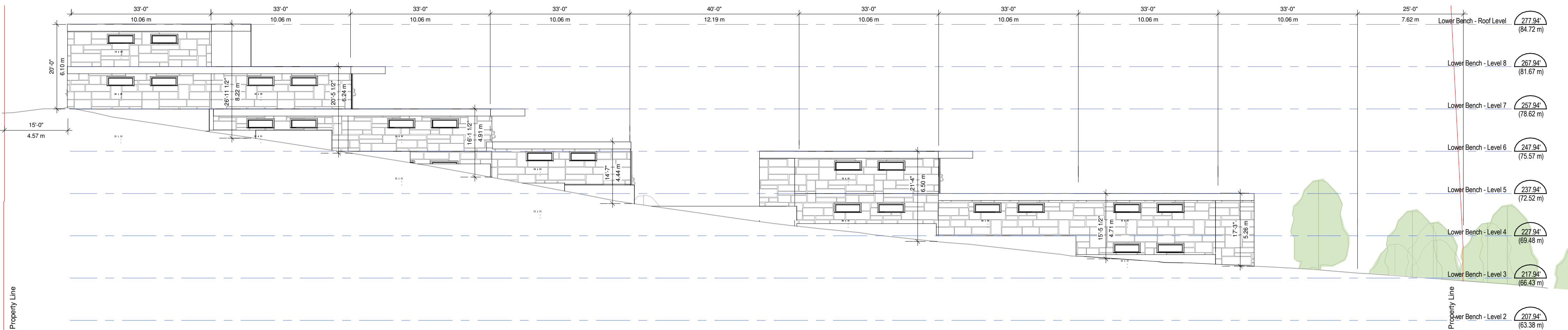
② LOWER BENCH - APARTMENT BUILDINGS PARKADES SECTION
1/16" = 1'-0"



Plot Date: 2017-05-10 5:28:15 PM



③ LOWER BENCH NORTH ELEVATION
1/16" = 1'-0"



4 LOWER BENCH WEST ELEVATION
1/16" = 1'-0"



LOWER BENCH - ELEVATION/VISUAL



LOWER BENCH - ENTRANCE PLAZA ELEVATION/VISUAL



LOWER BENCH - FOOTPATH ELEVATION/VISUAL

Project:
1638

Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

Drawing:
**LOWER BENCH -
ELEVATIONS/VISUALS**

Project Status:
RZ

SUBMISSION

Date (YYYY-MM-DD)	Description
2017.03.20	Issued for Rezoning
2017.05.10	Issued to APC

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

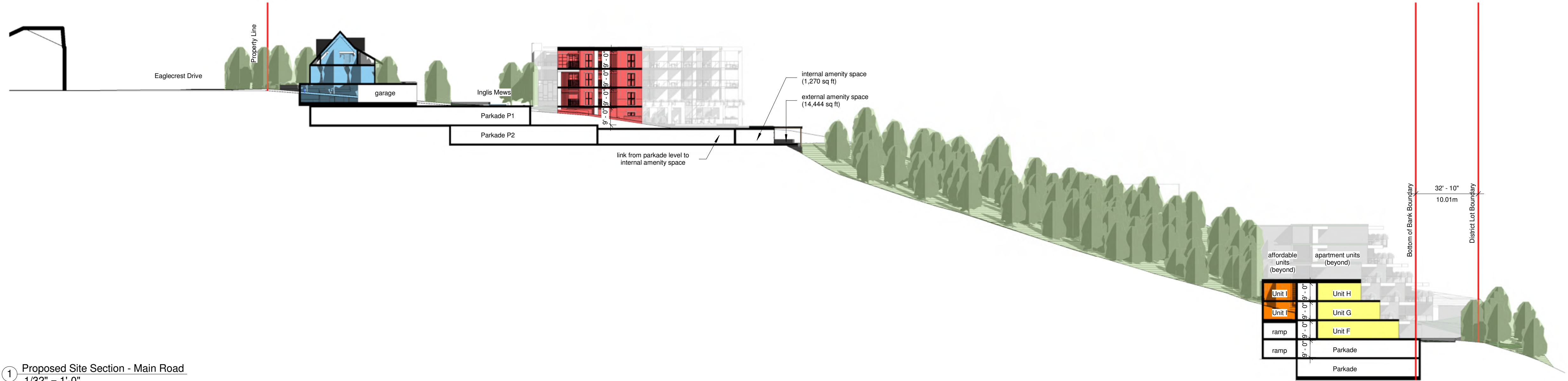
Scale:

DWG. NO:

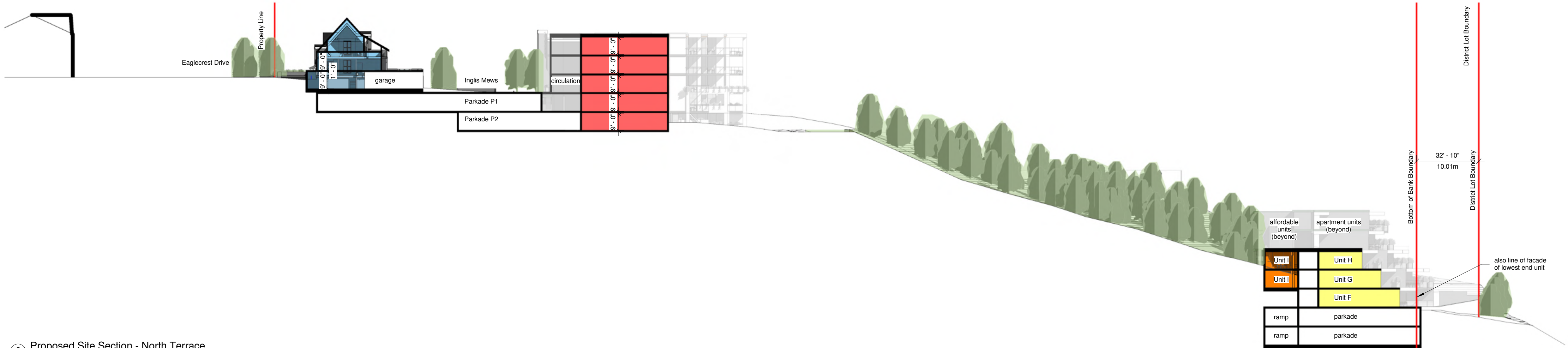
A260

D:\001 REVIT LOCAL\1638_01_MAIN_R16_SF_DD_Eaglecrest APC_ARWYN.rvt

Plot Date: 2017-05-10 5:30:22 PM



1 Proposed Site Section - Main Road
1/32" = 1'-0"



2 Proposed Site Section - North Terrace
1/32" = 1'-0"

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2505 Fax: (604) 872-2505
Email: office@AMArchitects.com

Project:
1638

Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

Drawing:
SITE SECTIONS

Project Status:
RZ

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2017.03.20	Issued for Rezoning
2017.05.10	Issued to APC

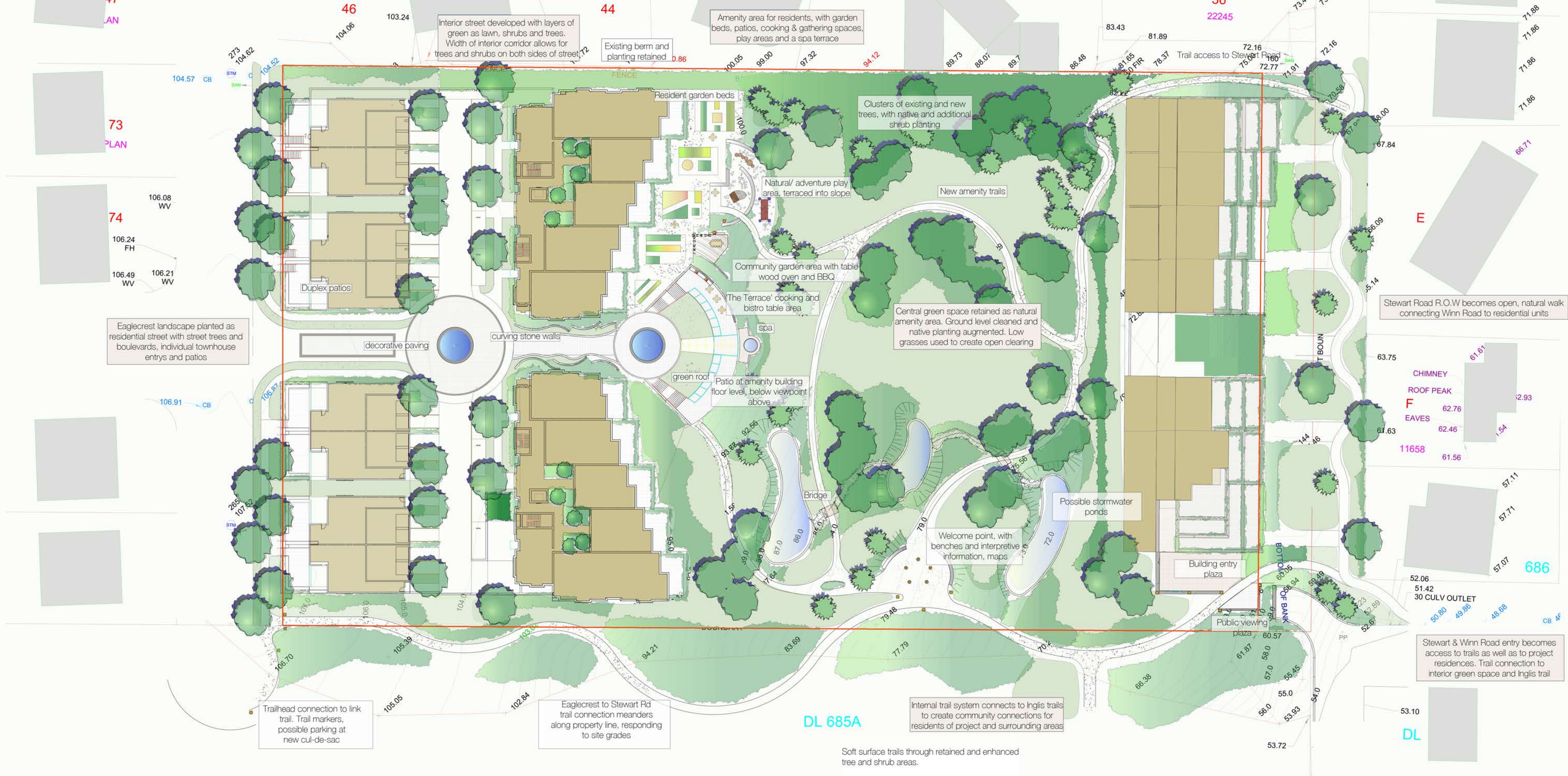
REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:
1/32" = 1'-0"

DWG. NO:
A301



Circular and curved edges repeated in paving patterns



Circular water element at central viewpoint



Green roof over amenity building



Community eating and cooking area, possible pizza oven and BBQ



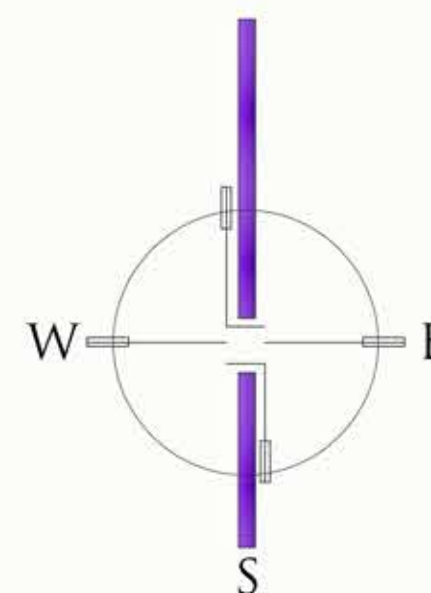
Simple bridges over stormwater channels and drainage ways



Narrow, curved stormwater infiltration ponds built into slope-fill progressively with stormwater volume.



Simple bridges over stormwater channels and drainage ways



DAMON ORIENTE LTD.
landscape architects

in association with
Judith Reeve, Landscape Architect
Roberts Creek, BC

#306 - 4464 West 10th Avenue
Vancouver, BC, Canada
V6R 2H9
t. 604-222-9200
f. 604-222-9212
e. dvo@telus.net
w. damonorienteltd.ca

Project
EAGLECREST
464 Eaglecrest Drive, Gibsons, BC

Drawing
CONCEPTUAL LANDSCAPE SITE PLAN

Issue: 16 December 2016 Presentation to Advisory Planning Committee
03 January 2017 Presentation to Gibsons Town Council
01 March 2017 Information meeting
17 March 2017 Rezoning
24 April 2017 APC Presentation

Scale: 1/32" = 1'-0"
Date: Dec 2016
Development Permit No: Dev. Permit No.
Building Permit No: Bldg. Permit No.
Project Number: 2016-319

Dwg

LC.01