



1 RENDER
NTS

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PARKING DATA			
BUILDING A	VEHICLE PARKING		
	AREA (M2) OR # UNITS	PARKING REQUIRED (1.5/UNIT RES.)	PARKING PROPOSED (1.1/UNIT RES.)
COMMERCIAL	571	12.7	20
RESIDENTIAL - APARTMENTS	67	100.5	72
RESIDENTIAL VISITOR (15%)	11		
SUM		113.2	92
BUILDING B			
COMMERCIAL	273	6.1	9
RESIDENTIAL - APARTMENTS	79	118.5	90
RESIDENTIAL VISITOR (15%)	12		
SUM		124.6	99
TOTAL PARKING	COMMERCIAL	18.8	29.0
	RESIDENTIAL	219.0	162
		237.8	191

BICYCLE PARKING					
BUILDING A	AREA (M2) OR # UNITS	CLASS 1 REQUIRED	C1 PROVIDED	CLASS 2 REQUIRED	C2 PROVIDED
*RESIDENTIAL - APARTMENTS	67	83.8	83	13.4	14
TOTAL A		83.8	83	13.4	14
BUILDING B					
*RESIDENTIAL - APARTMENTS	79	98.8	101	15.8	16
TOTAL B		98.8	101	15.8	16
PROJECT COMMERCIAL*	938.00	2.3	2	3.4	4
PROJECT TOTALS		182.5	184	32.6	34
*Note that Commercial units may accommodate bicycle storage within their own rental unit and are not shown in the residential storage areas					

RESIDENTIAL DATA					
UNIT MIX					
BUILDING A	LIVE/WORK	STUDIO	I-BEDROOM	2-BEDROOM	TOTALS
LEVEL 1		3	1	4	8
LEVEL 2	3	3	1	4	11
LEVEL 3		3	7	6	16
LEVEL 4		3	7	6	16
LEVEL 5		3	7	6	16
TOTALS	3	15	23	26	67
BUILDING B	LIVE/WORK	STUDIO	I-BEDROOM	2-BEDROOM	TOTALS
LEVEL 1		2	7	5	14
LEVEL 2	2	2	9	5	18
LEVEL 3		2	9	5	16
LEVEL 4		2	9	5	16
LEVEL 5		2	9	4	15
TOTALS	2	10	43	24	79

PARKING COUNT	
BUILDING A	VEHICLE PARKING
UNDERGROUND PARKADE	PARKING PROVIDED
	36
BUILDING B	
PI	36
P2	51
TOTAL UNDERGR. BLDG B	87
PARKING AT GRADE	68
LOADING	2
TOTAL	193

2 STATISTICS
Scale: NTS

CRU AREA CALCULATION		
	Square Ft.	Square Meters
BUILDING A		
RETAIL 1	997	92.6
RETAIL 2	1027	95.4
RETAIL 1	1037	96.3
LIVE/WORK 1	841	78.1
LIVE/WORK 2	844	78.4
LIVE/WORK 3	1401	130.2
TOTALS:	6147	571.1
BUILDING B		
LIVE/WORK 1	1466	136.2
LIVE/WORK 2	1468	136.4
TOTALS:	2934	272.6

RESIDENTIAL DATA																							
SUITE TYPE	A1	A2	B1	B2	B4	B5	B6	B7	B8	B9	B10	C1	C2	C2.2	C2.3	C4	C4.1	C5	C6	C7	C8	D2	TOTALS
*AREA (FT ²)	481	485	613	613	537	646	646	556	623	681	681	861	861	854	856	807	806	815	835	928	755	854	
COUNT BLDG A	10	5	3	3	5	6	6	0	0	0	0	6	6	1	1	1	1	5	5	0	0	0	64
COUNT BLDG B	10	0	0	0	0	15	10	5	5	4	4	0	0	0	0	0	0	0	0	4	5	15	77
TOTALS	20	5	3	3	5	21	16	5	5	4	4	6	6	1	1	1	1	5	5	4	5	15	141

*NOTE: AREAS CALCULATED ARE PER TOWN OF GIBSONS BYLAW DEFINITION

Cover Sheet

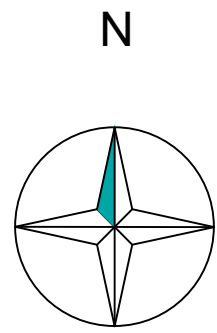
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Sheet No.

A-C



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Aerial View

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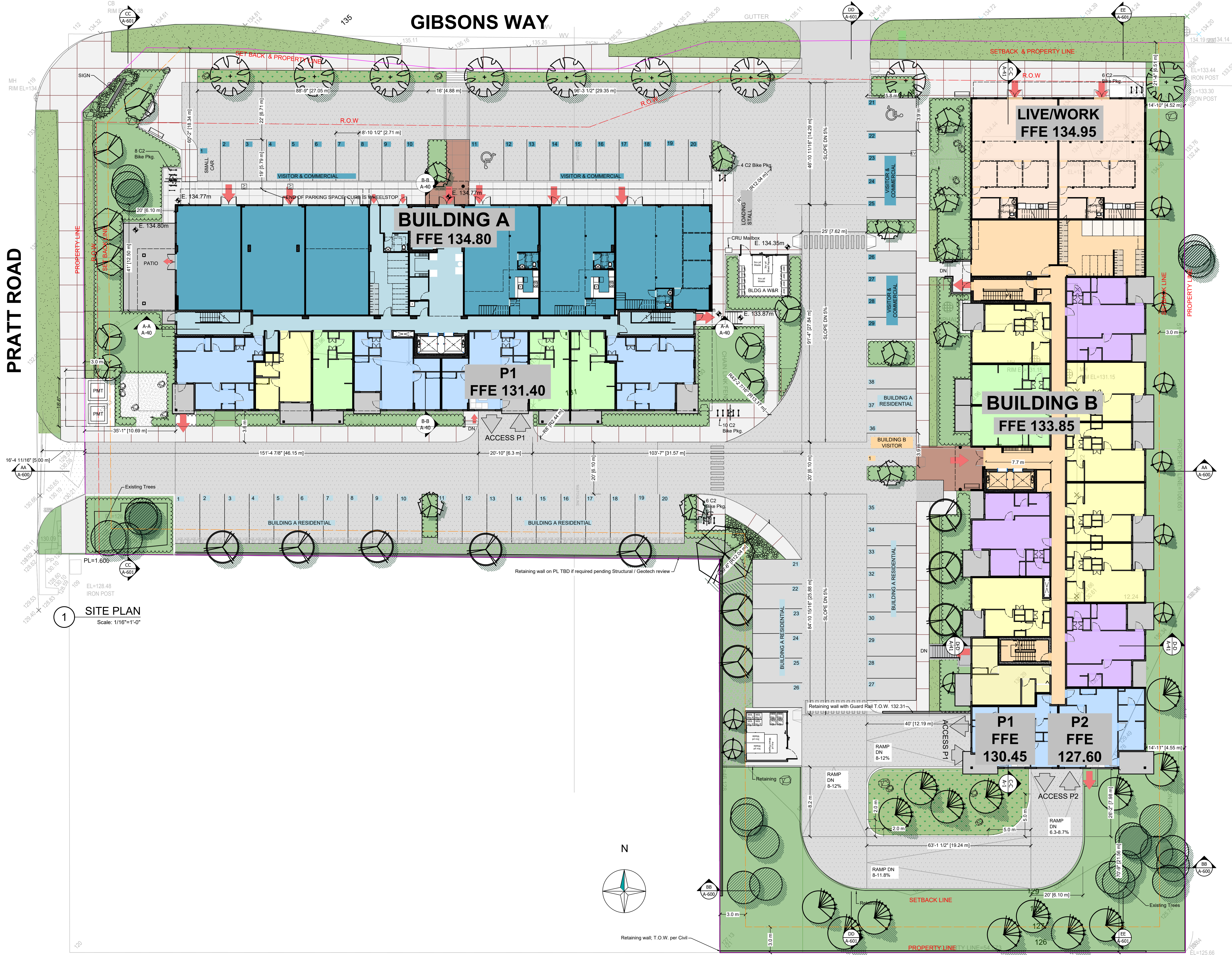
Drawn: CB

Sheet No.

A-00

PRATT ROAD

GIBSONS WAY

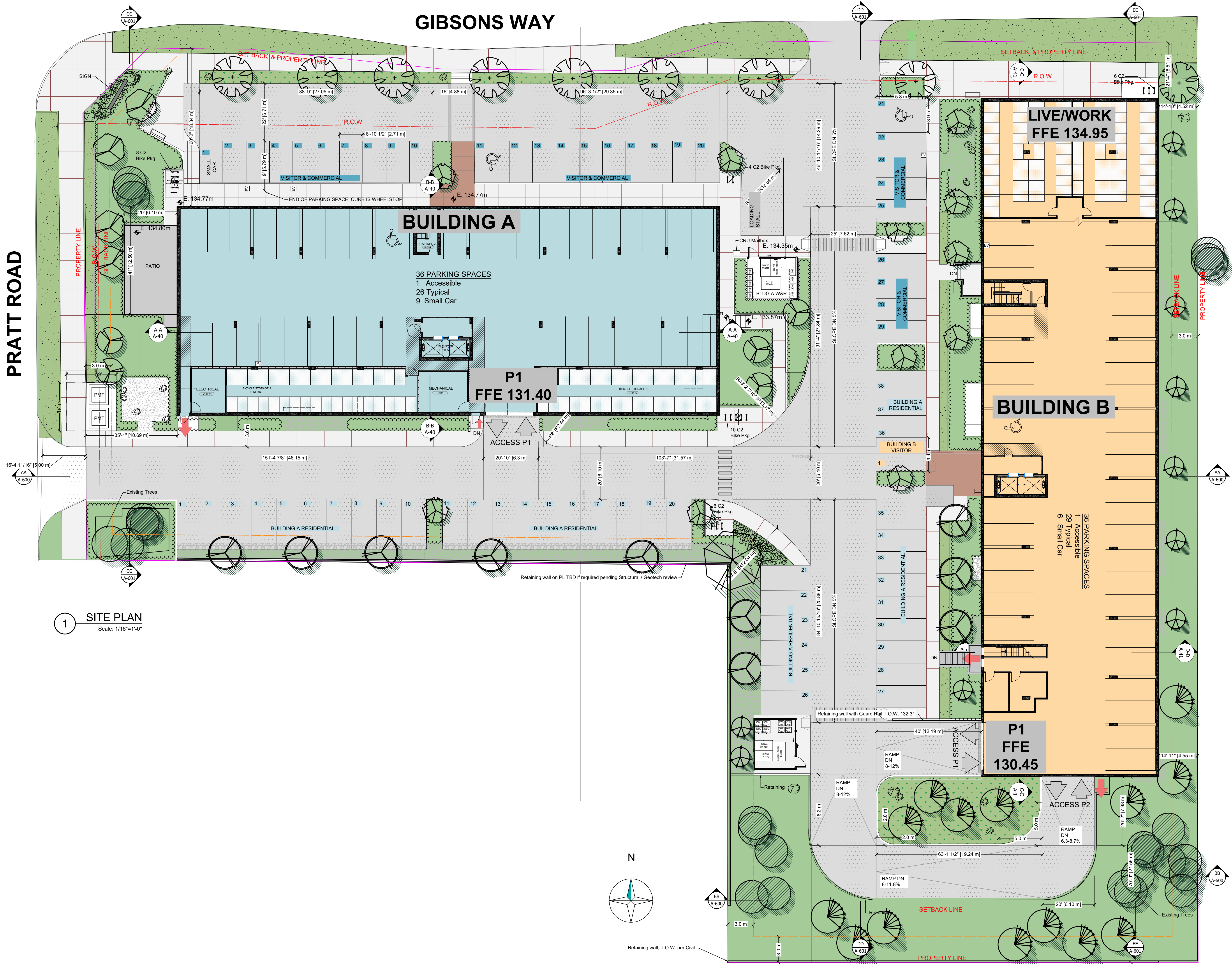


1 SITE PLAN
Scale: 1/16"=1'-0"

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GIBSONS WAY

PRATT ROAD



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

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Site Plan - Lower access

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Building A Parkade 1 Plan

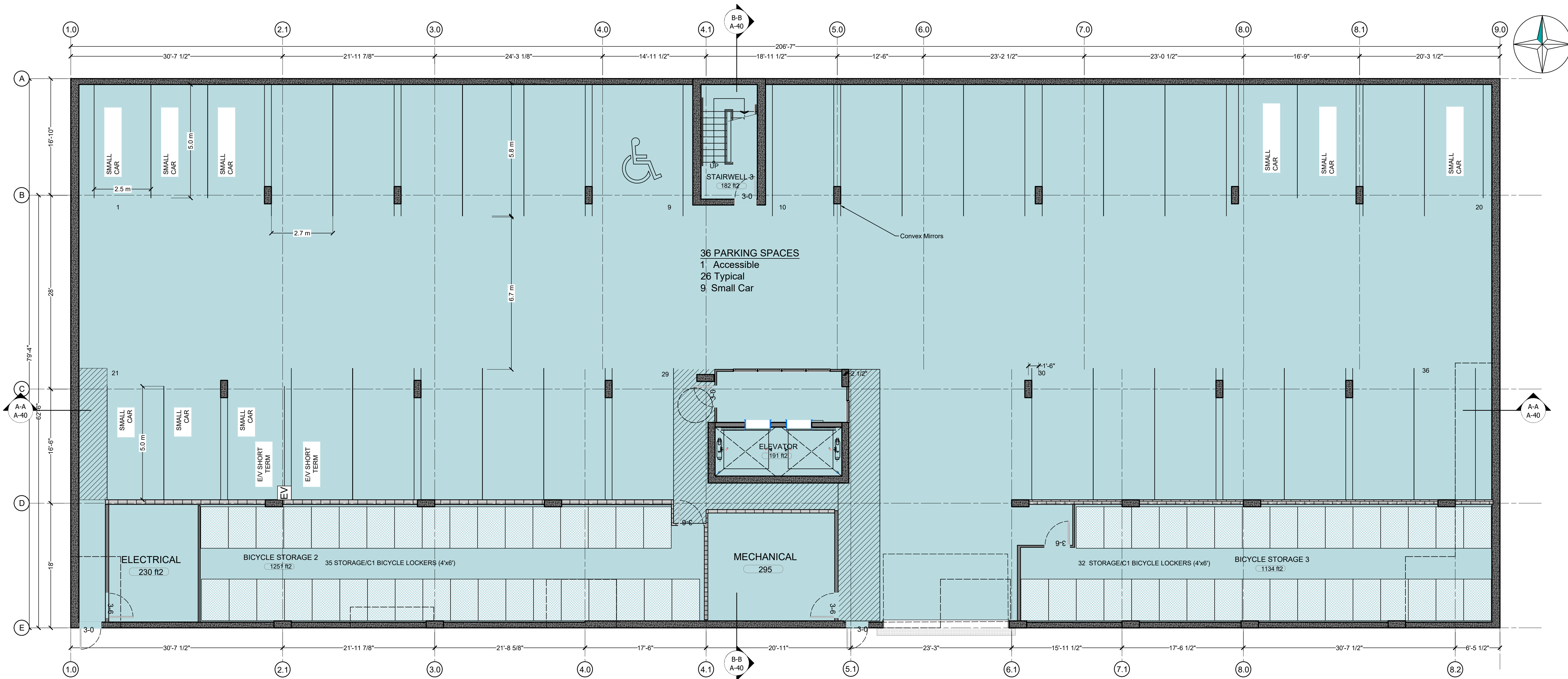
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A-10.1



1 BUILDING A - PARKADE LEVEL 1
Scale: 1/8"=1'-0"



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1 BUILDING A - LEVEL 1
Scale: 1/8"=1'-0"

Building A Level 1 Plan

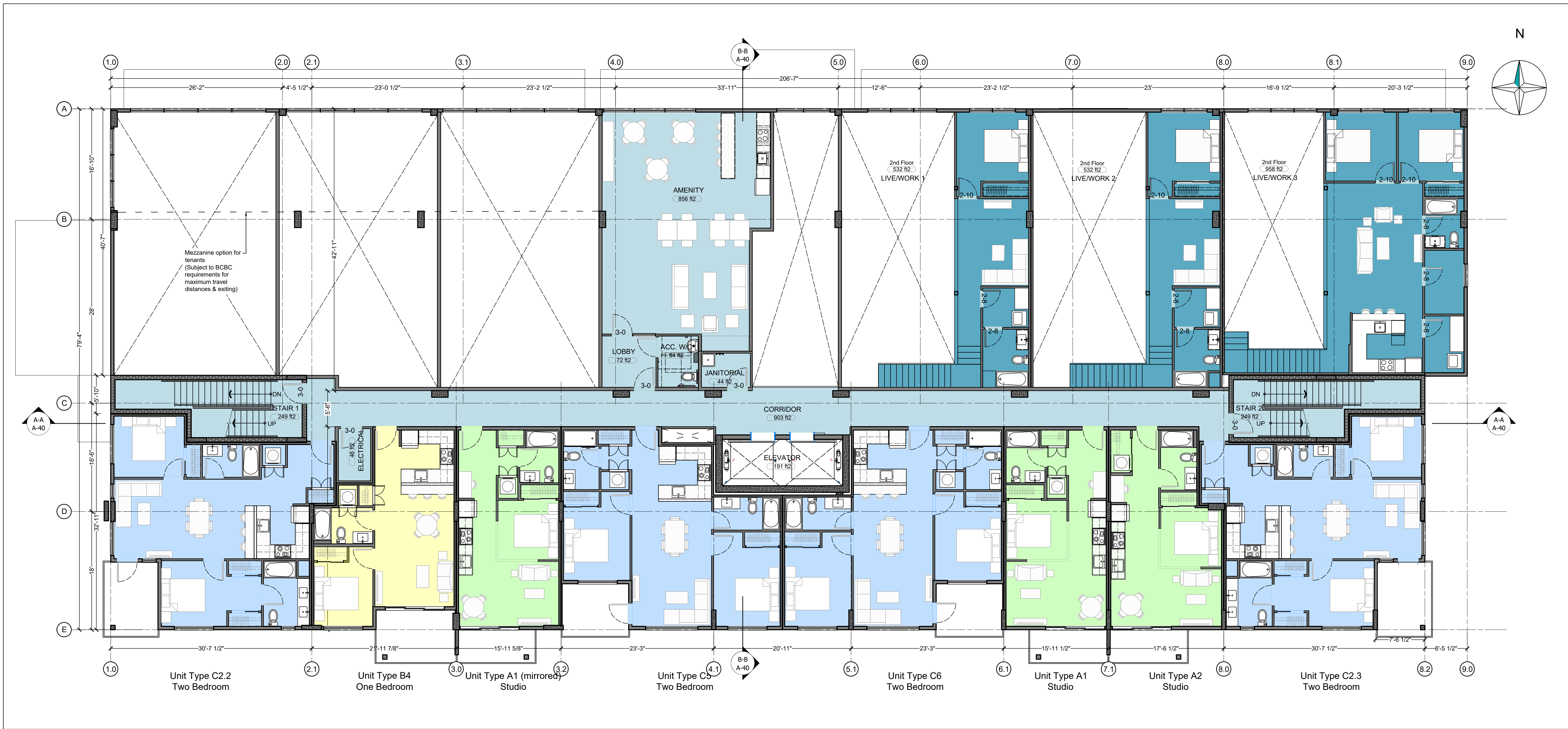
Project No.: 2106

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A-11.1



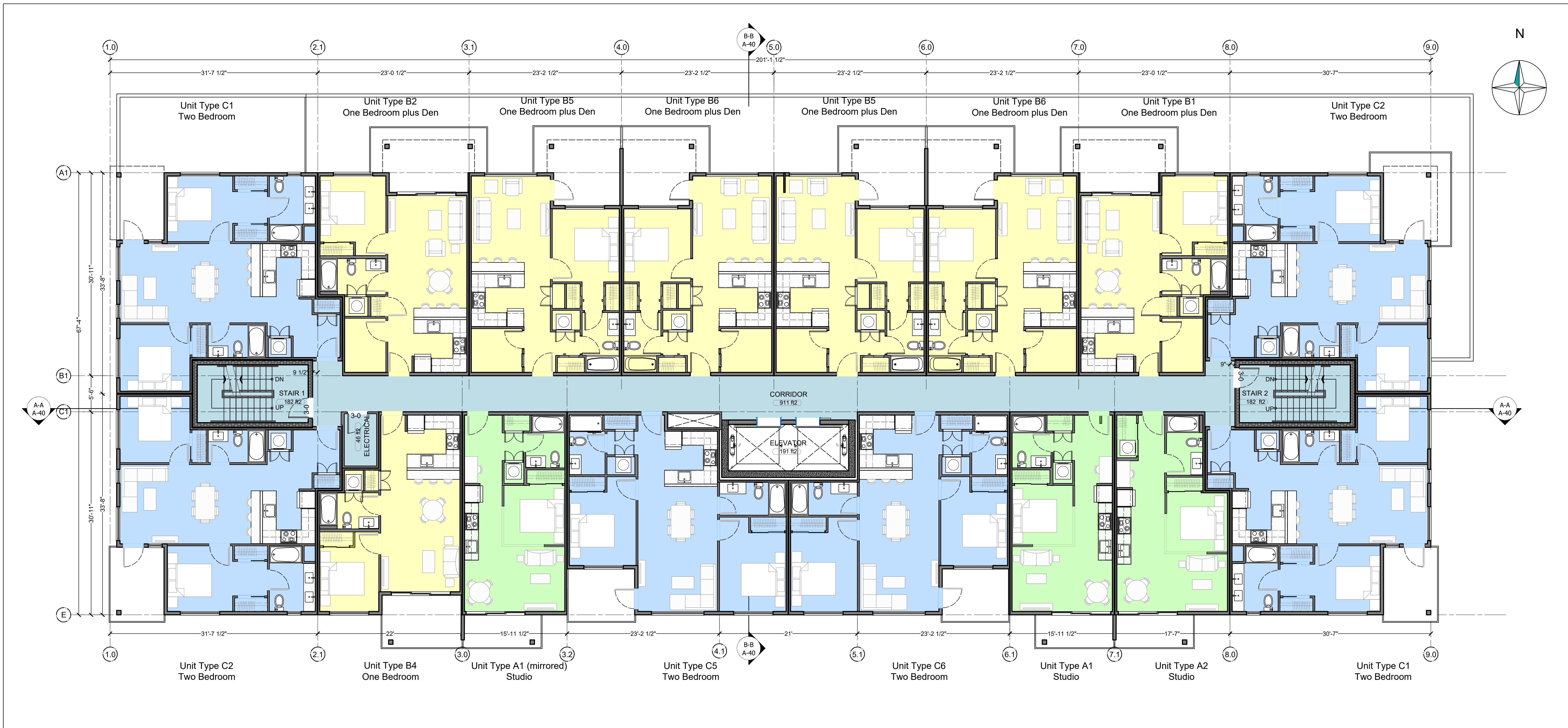
1 BUILDING A - LEVEL 2
Scale: 1/8"=1'-0"

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Building A Level 2 Plan

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A-12.1



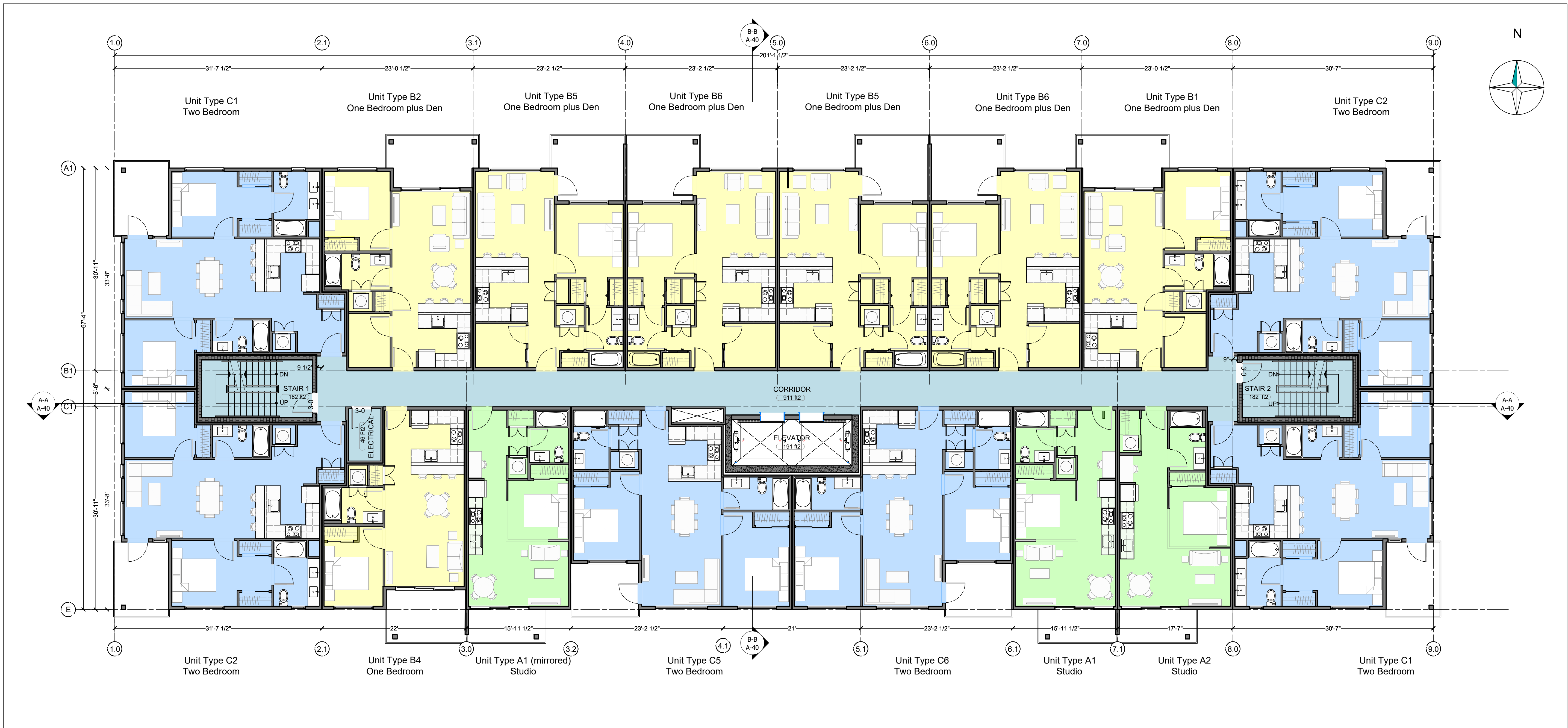
1 BUILDING A - LEVEL 3
Scale: 1/8"=1'-0"

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Building A Level 3 Plan

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A-13.1



1 BUILDING A - LEVEL 4
Scale: 1/8"=1'-0"

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Building A Level 4 Plan

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A-14.1



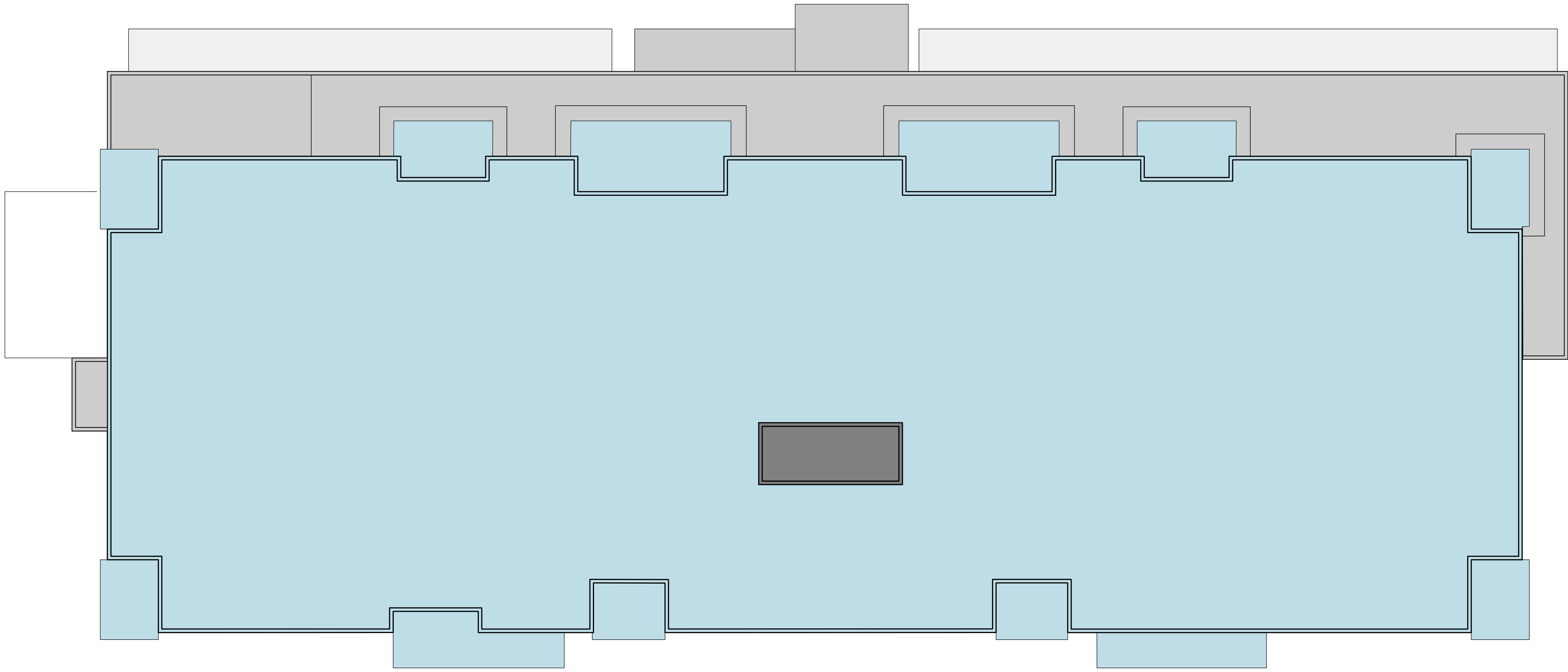
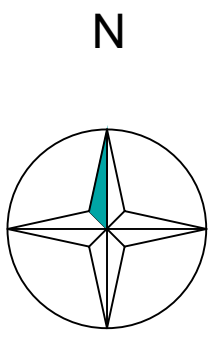
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1 BUILDING A - LEVEL 5
Scale: 1/8"=1'-0"

Building A Level 5 Plan

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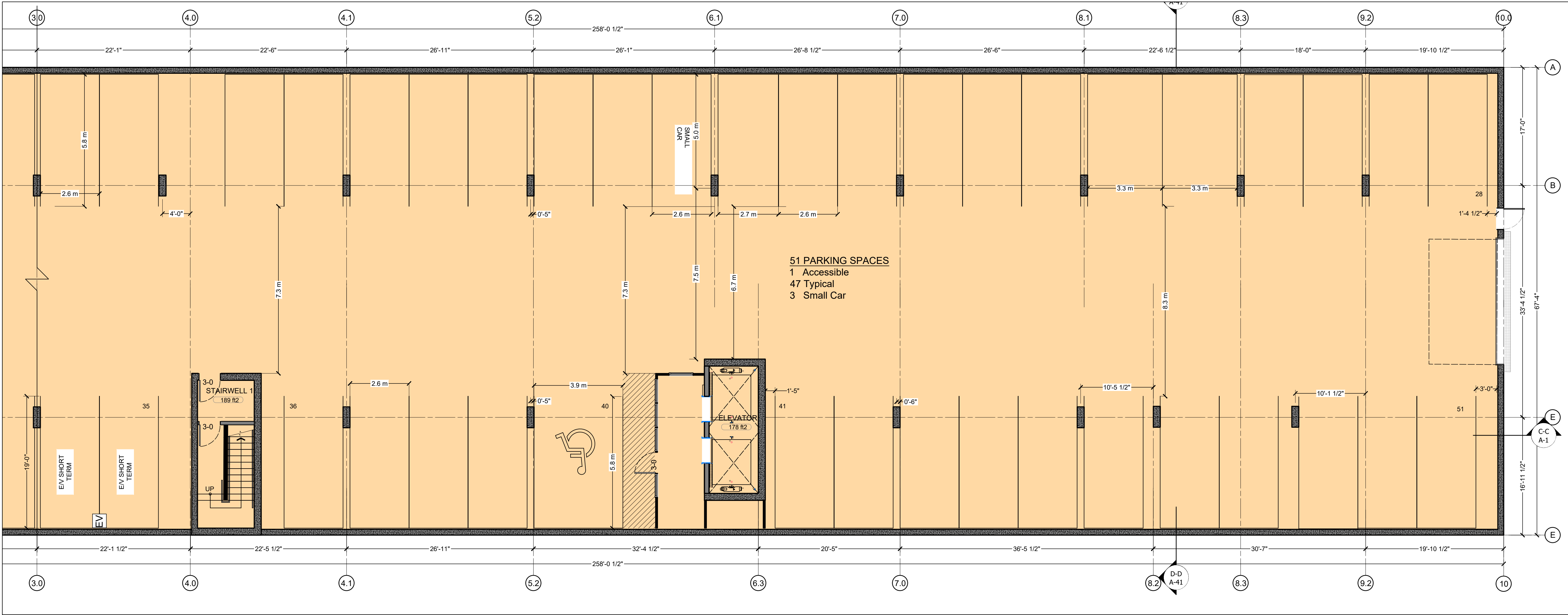
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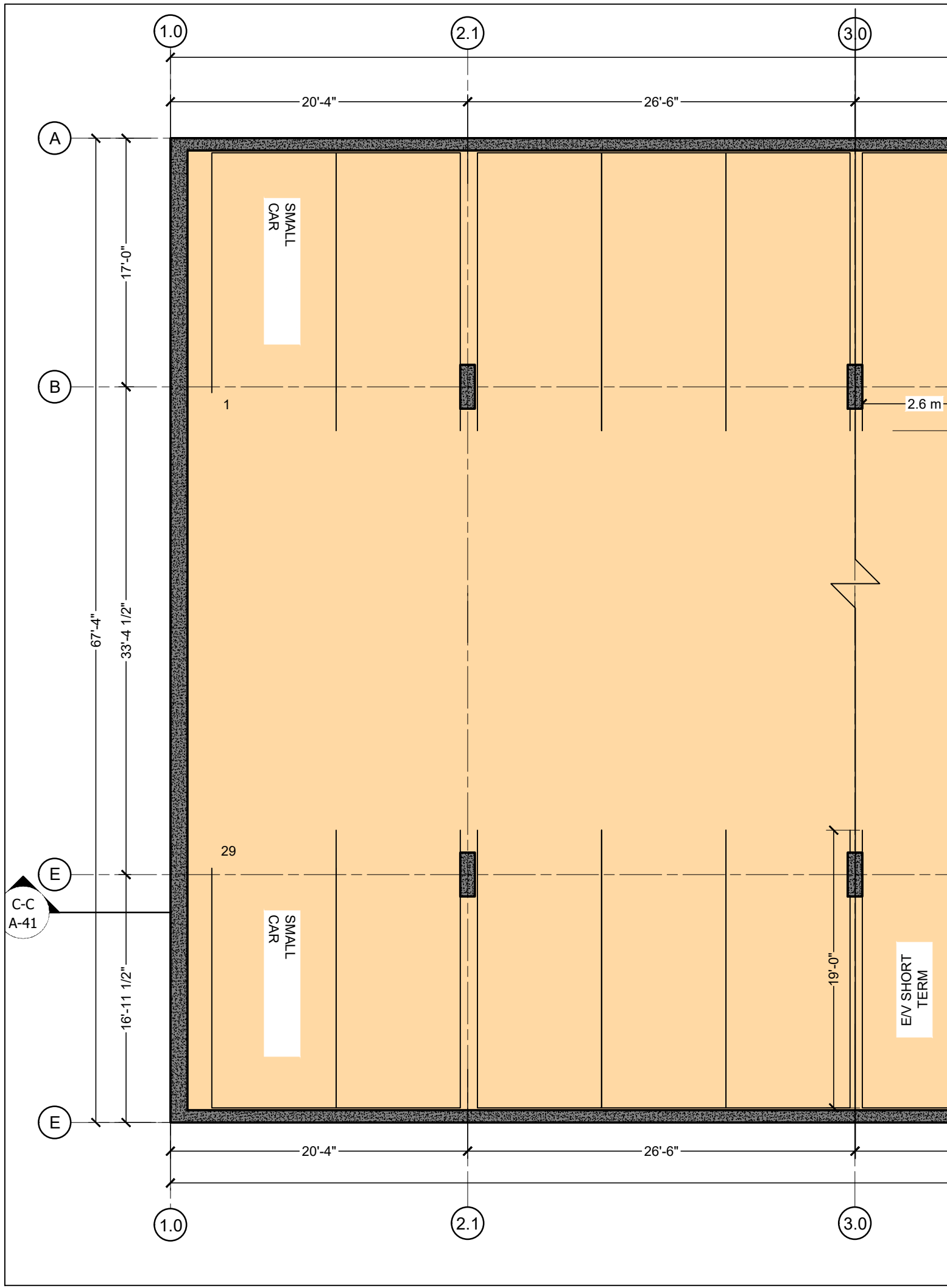
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BUILDING A - Roof Plan
Scale: 1/8"=1'-0"

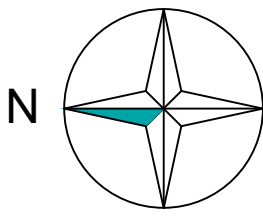
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1 BUILDING B - PARKADE LEVEL 2
Scale: 1/8"=1'-0"



2 BUILDING B - PARKADE LEVEL 2 - Foundation P1
Scale: 1/8"=1'-0"



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Building B Parkade 2 Plan

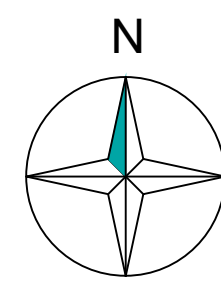
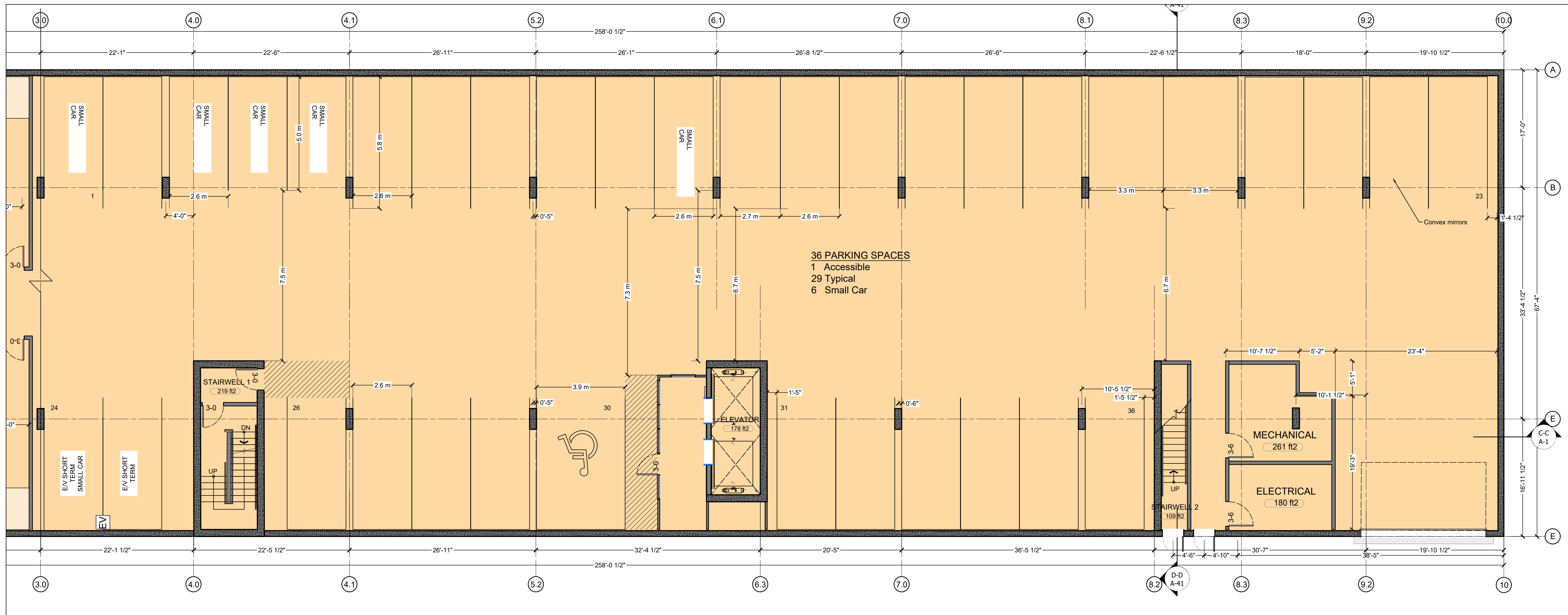
Project No.: 2106

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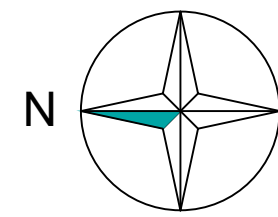
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A-09.2

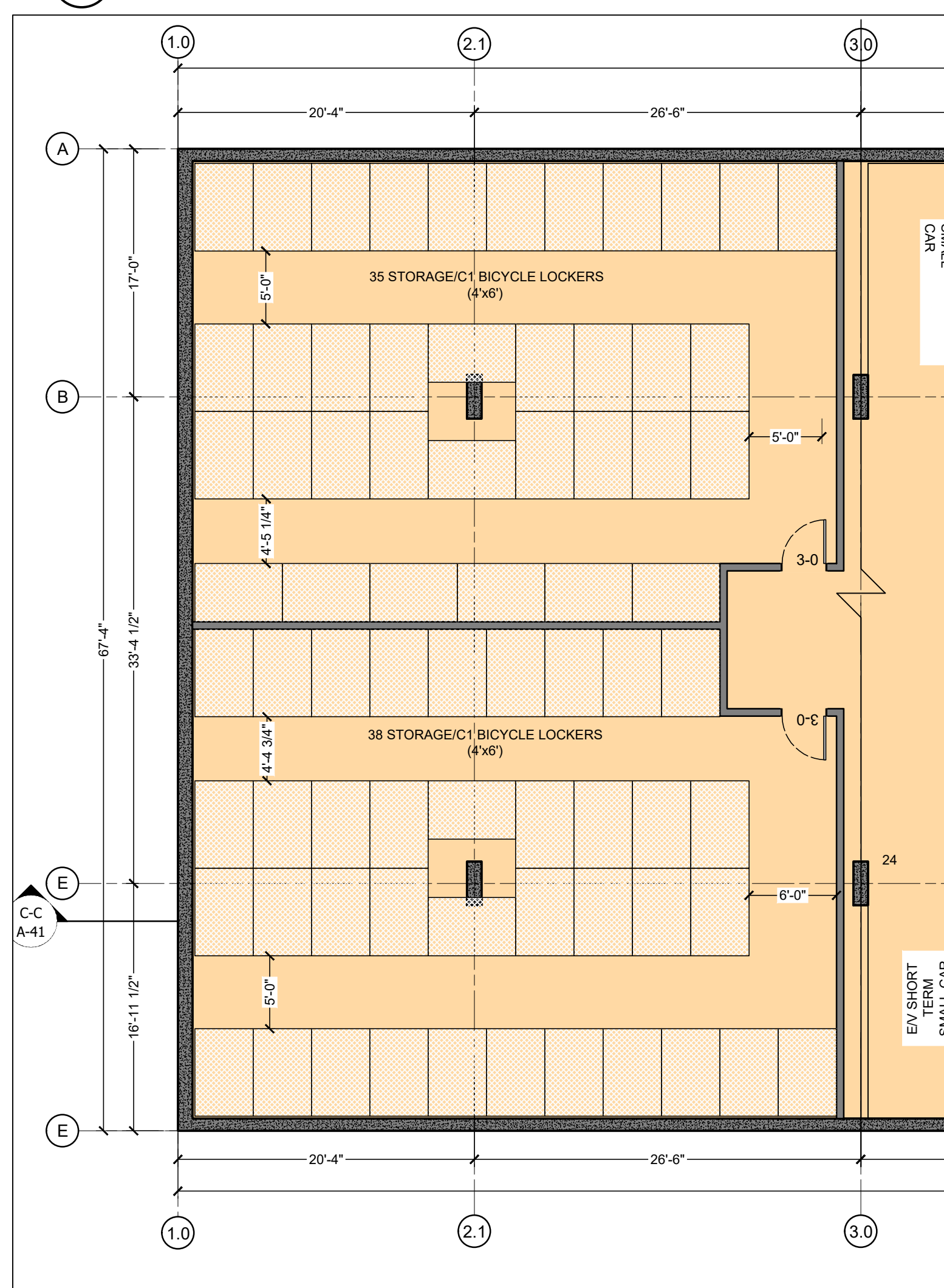


MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
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1 BUILDING B - PARKADE LEVEL 1
Scale: 1/8"=1'-0"



2 BUILDING B - PARKADE LEVEL 1 - Continued
Scale: 1/8"=1'-0"

Building B P1 Plan

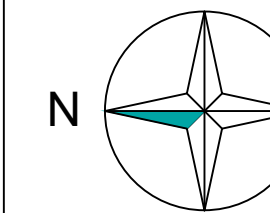
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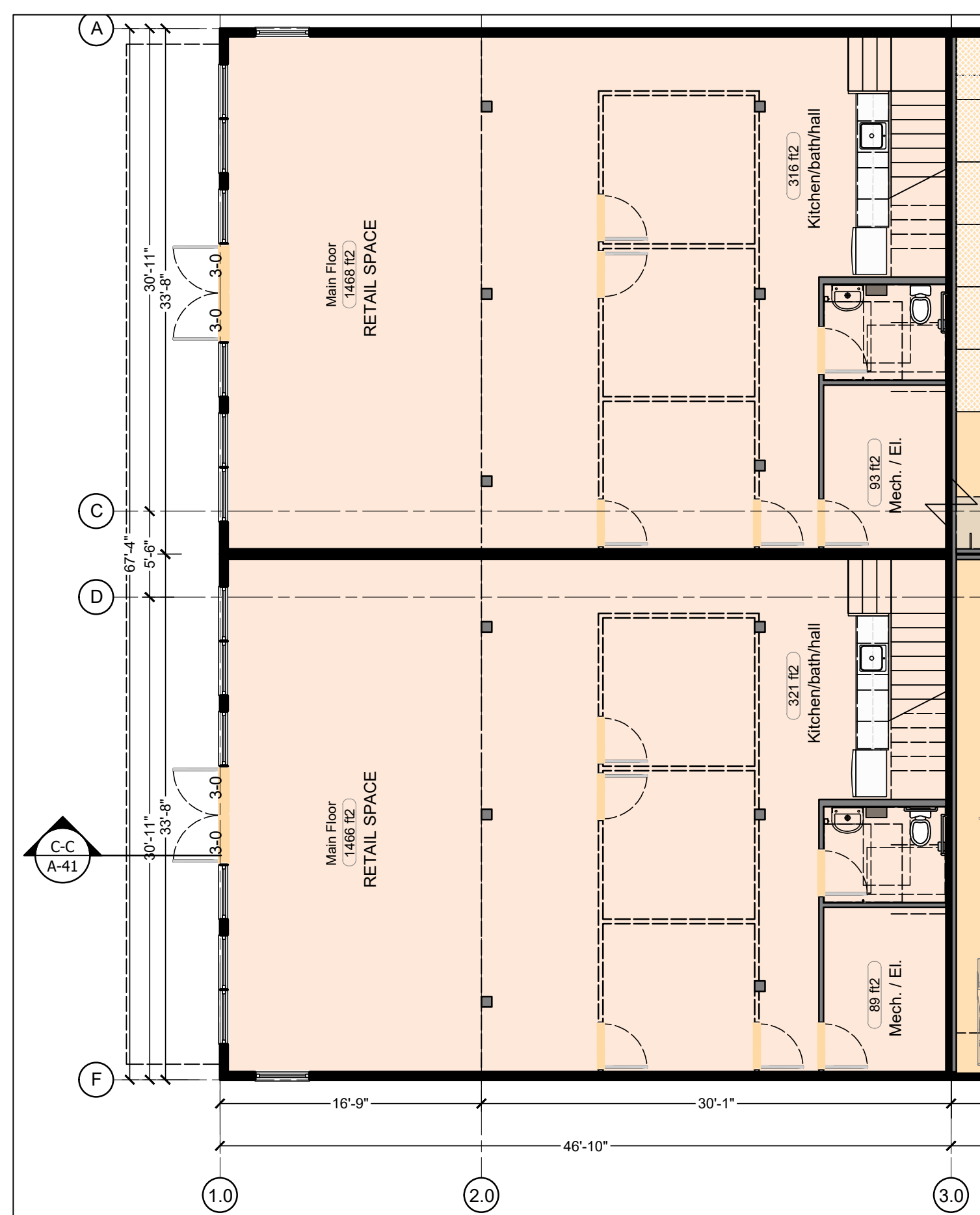
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A-10.2



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1 BUILDING B - APARTMENTS LEVEL 1
Scale: 1/8"=1'-0"

2 BUILDING B - LIVE/WORK UNITS LEVEL 1
Scale: 1/8"=1'-0"

Building B Level 1 Plan

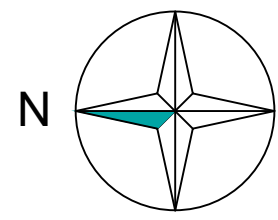
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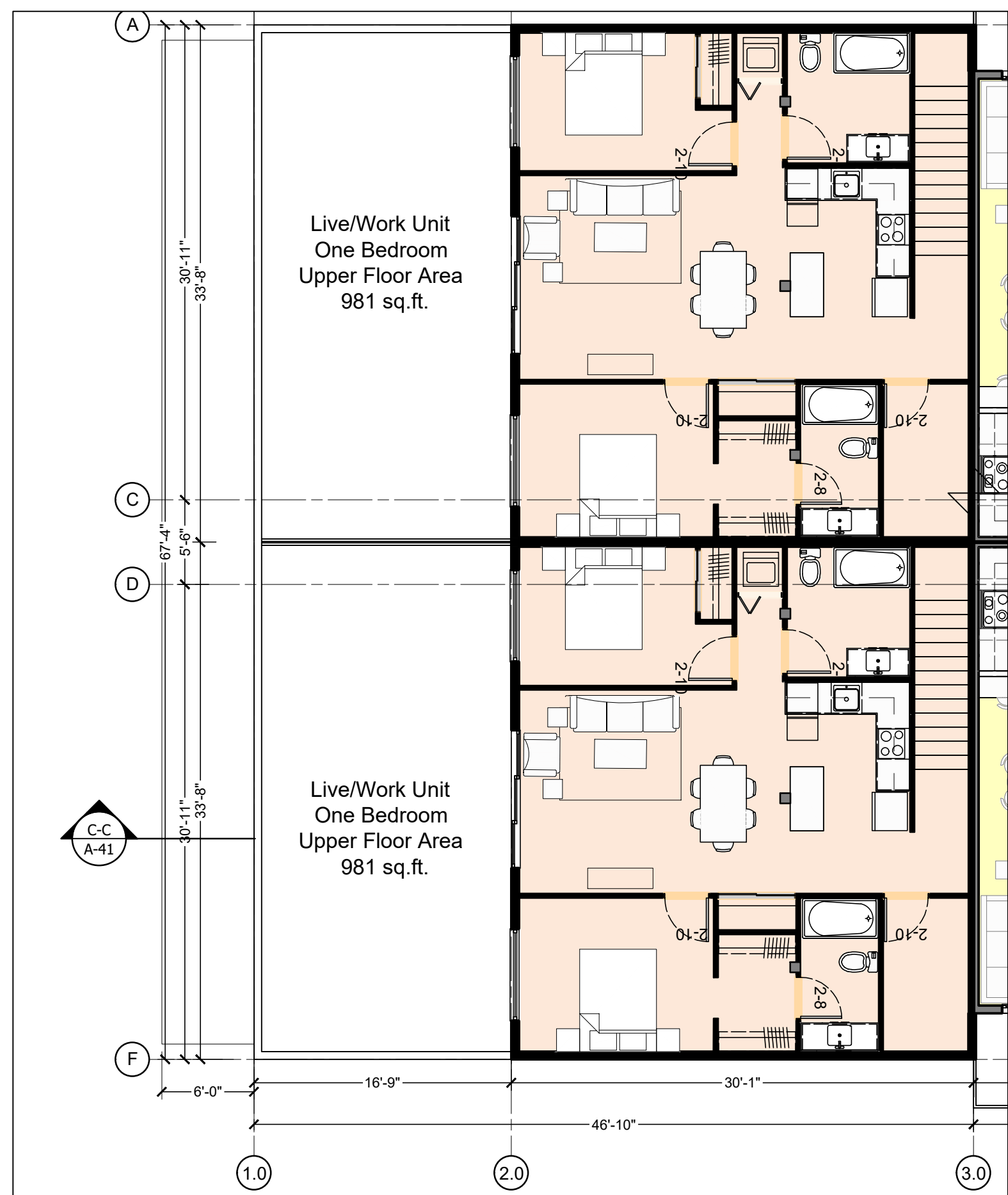
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A-11.2



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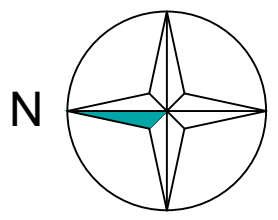
1 BUILDING B - APARTMENTS LEVEL 2
Scale: 1/8"=1'-0"

2 BUILDING B - LIVE/WORK UNITS - SECOND FLOOR
Scale: 1/8"=1'-0"

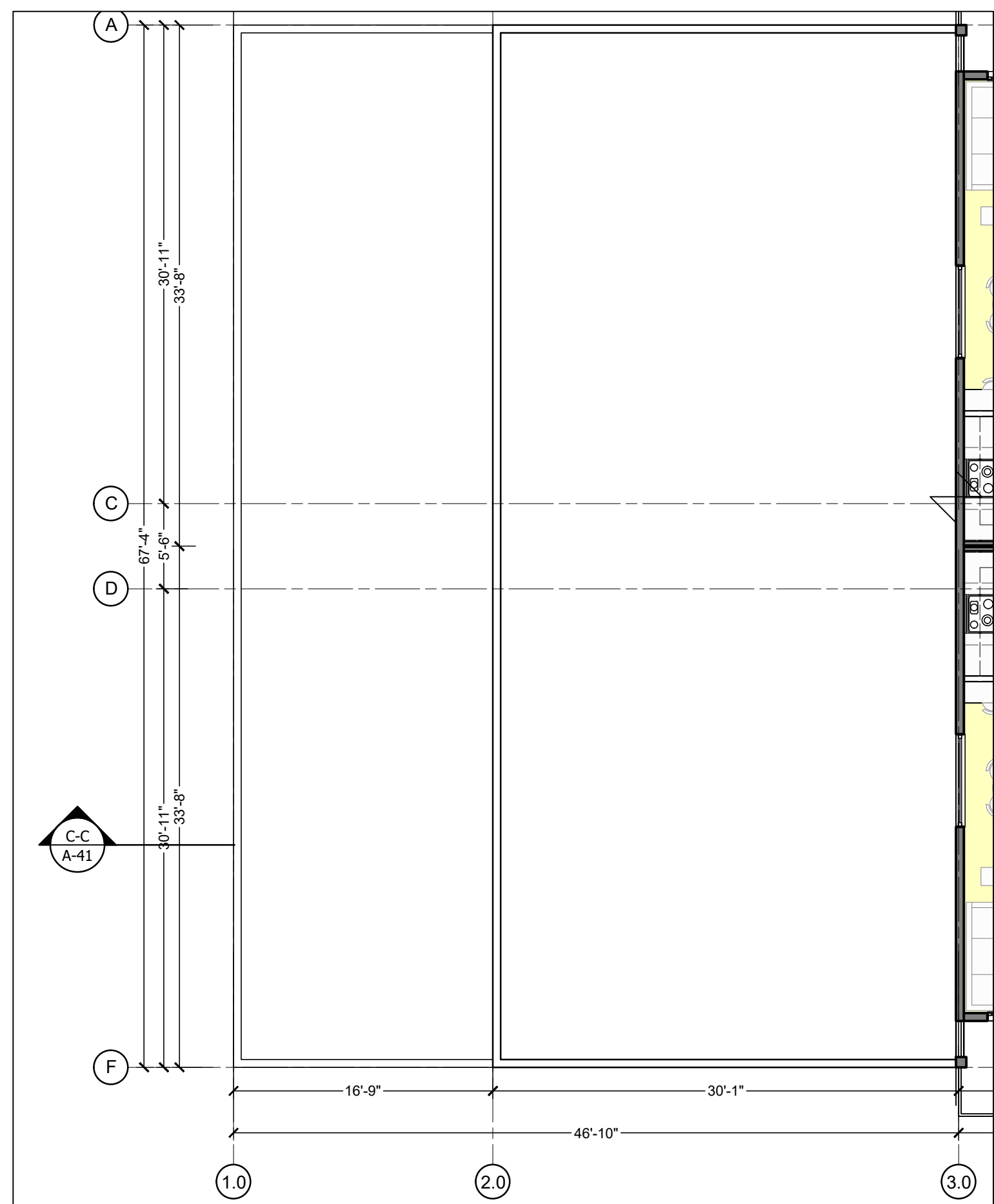
Building B Level 2 Plan

Project No.:	2106
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Sheet No.	

A-12.2



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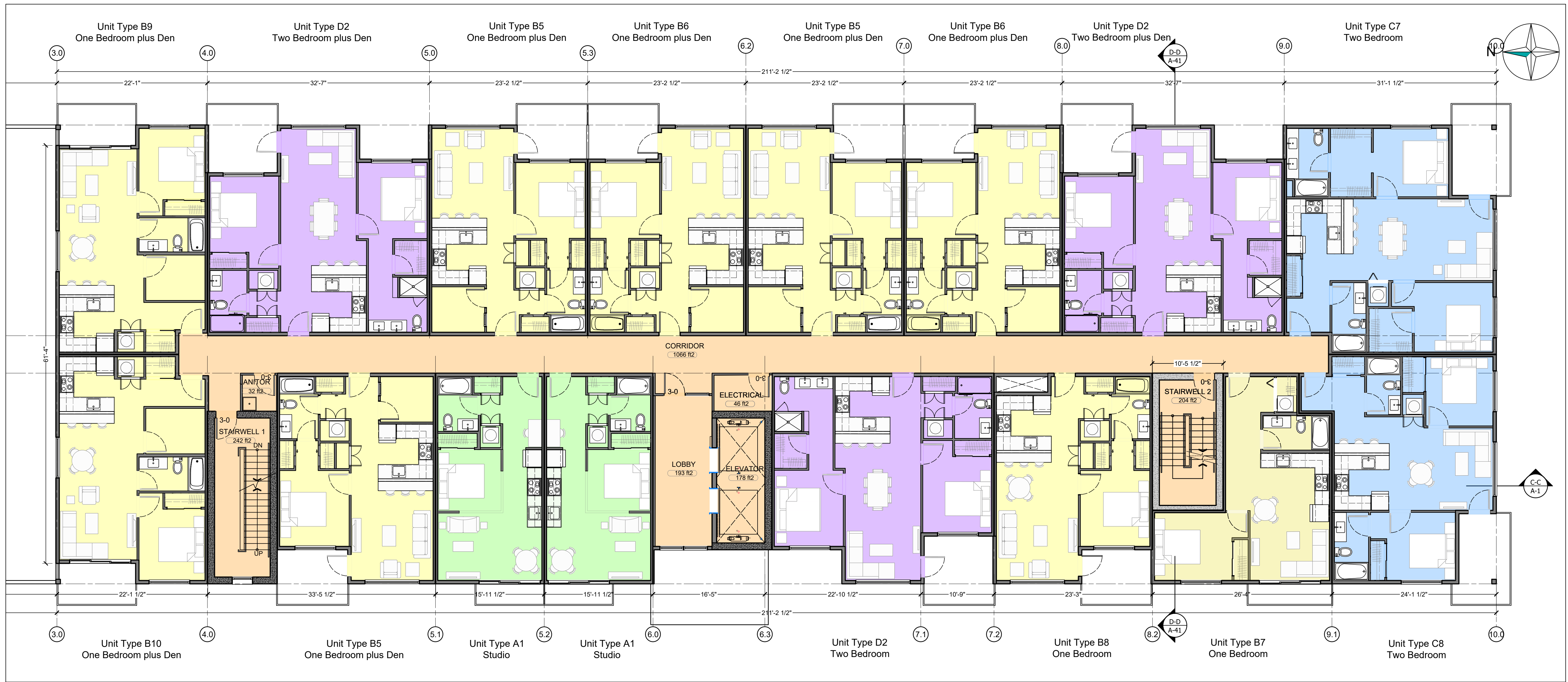
1 BUILDING B - APARTMENTS LEVEL 3
Scale: 1/8"=1'-0"

2 BUILDING B - LIVE/WORK UNITS ROOF
Scale: 1/8"=1'-0"

Building B Level 3 Plan

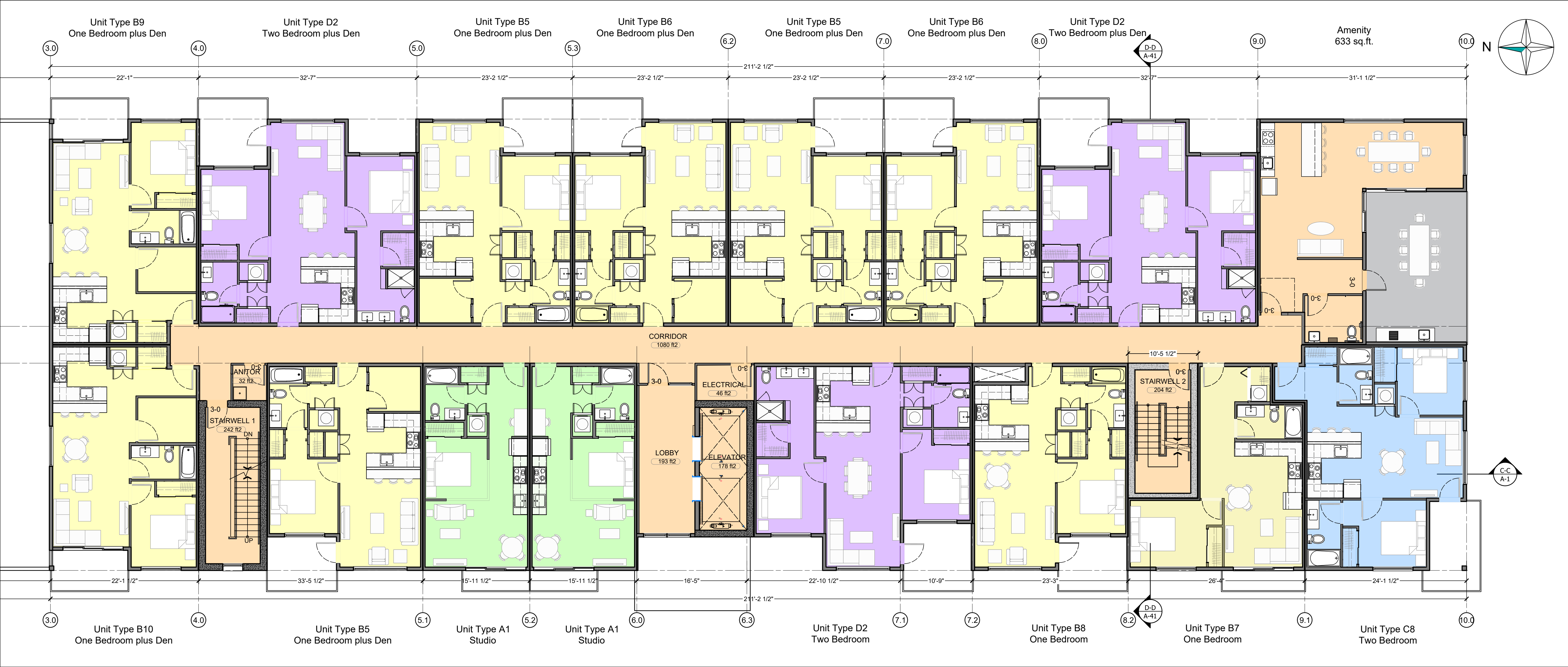
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A-13.2



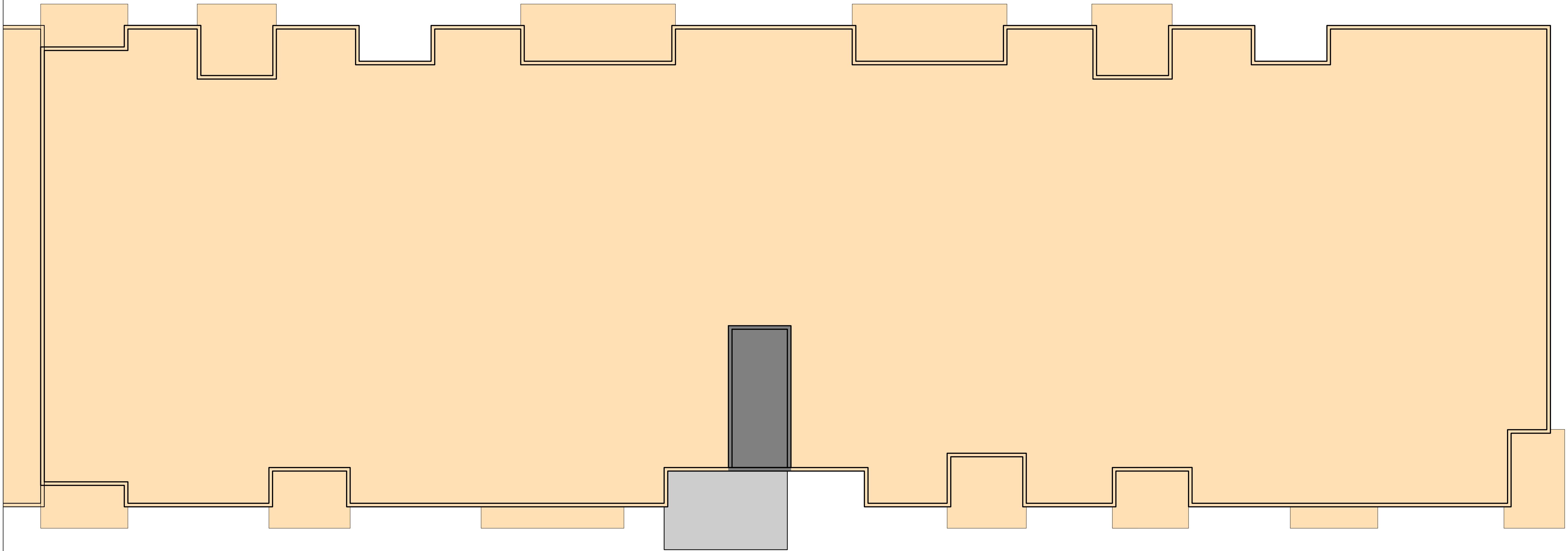
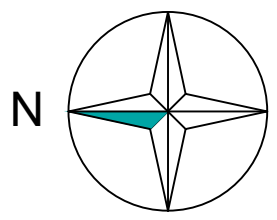
1 BUILDING B - LEVEL 4
Scale: 1/8"=1'-0"

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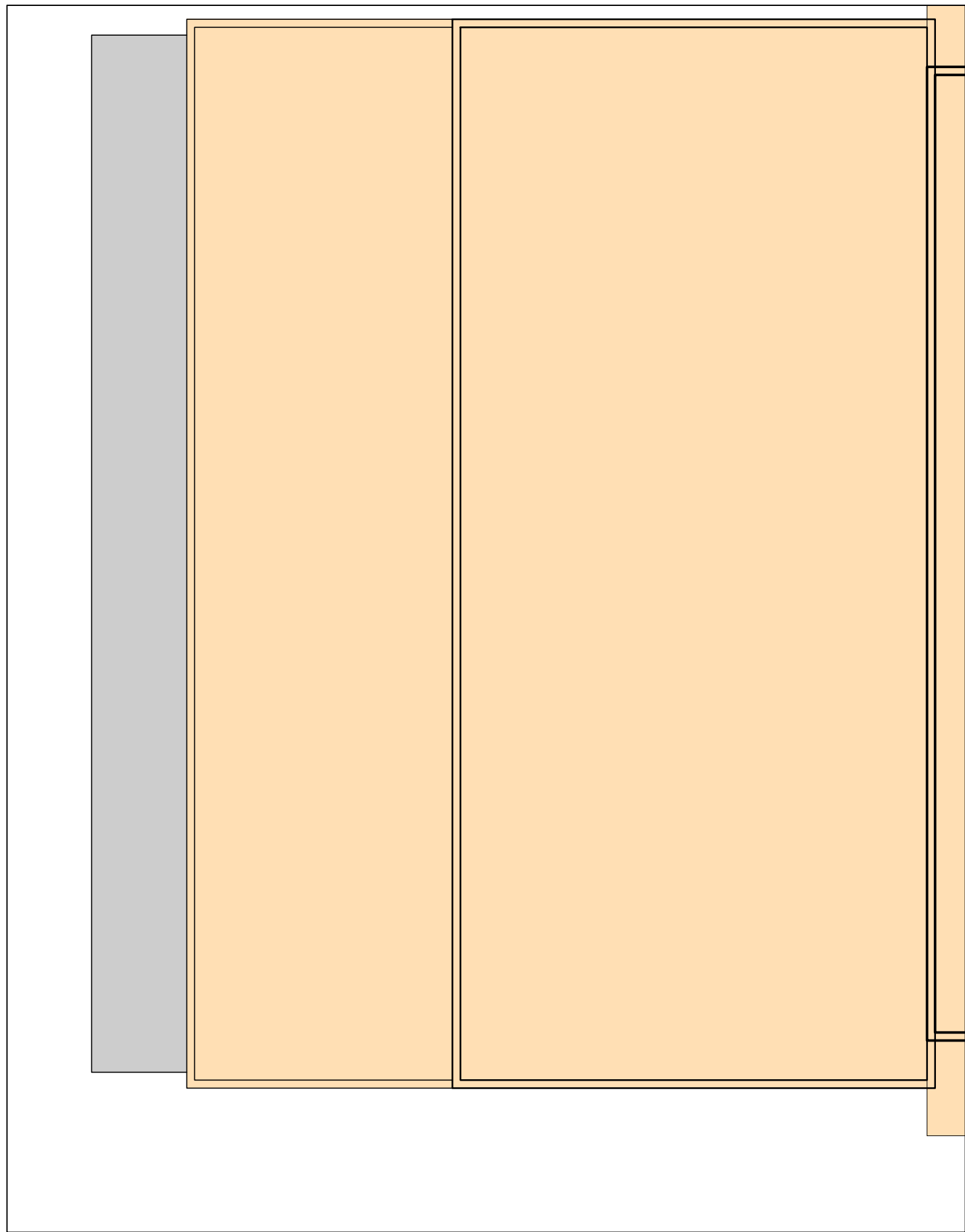


1 BUILDING B - LEVEL 5
Scale: 1/8"=1'-0"

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1 BUILDING B - APARTMENT ROOF PLAN
Scale: 1/8"=1'-0"



1 BUILDING B - LIVE/WORK ROOF PLAN
Scale: 1/8"=1'-0"

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Building B Roof Plan

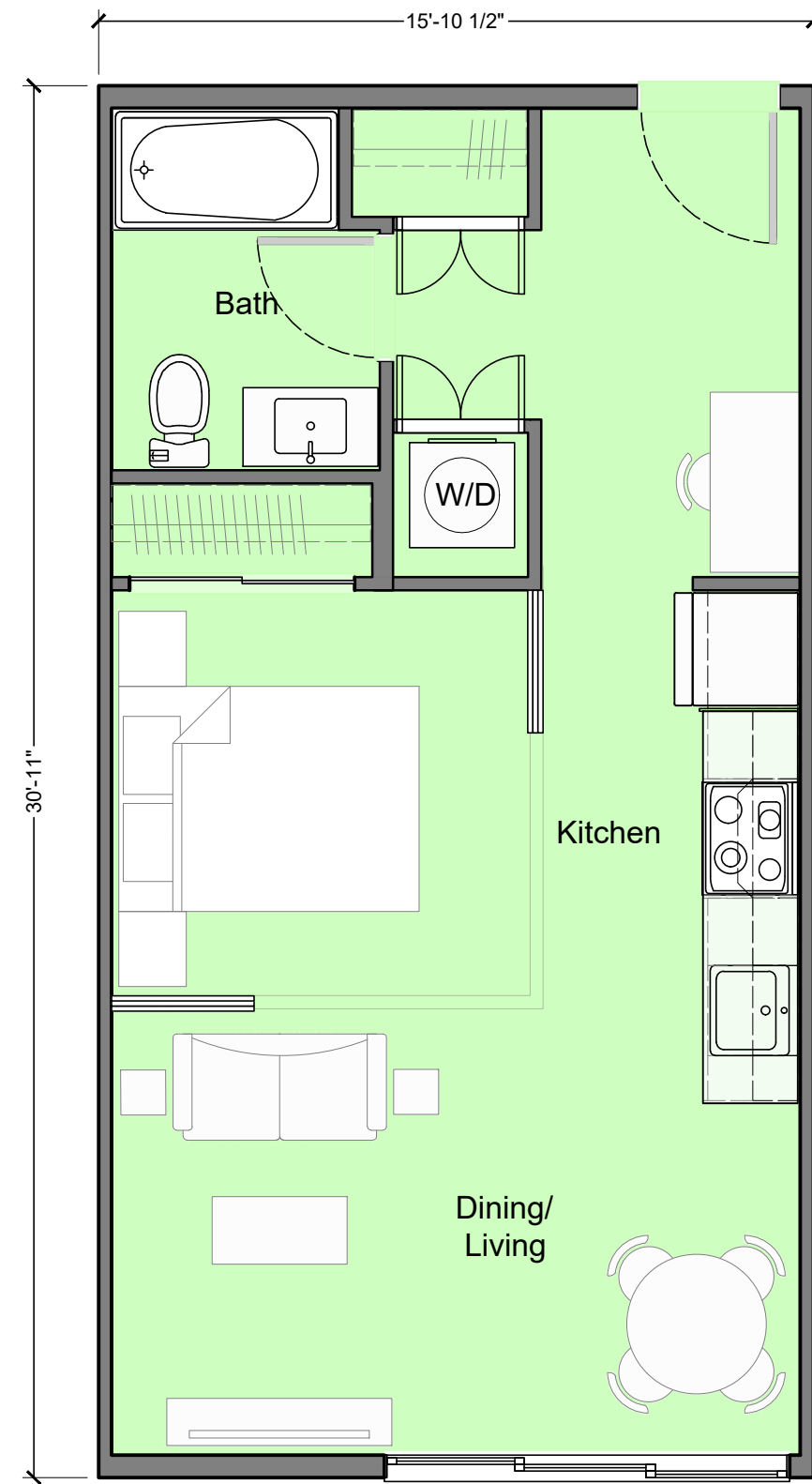
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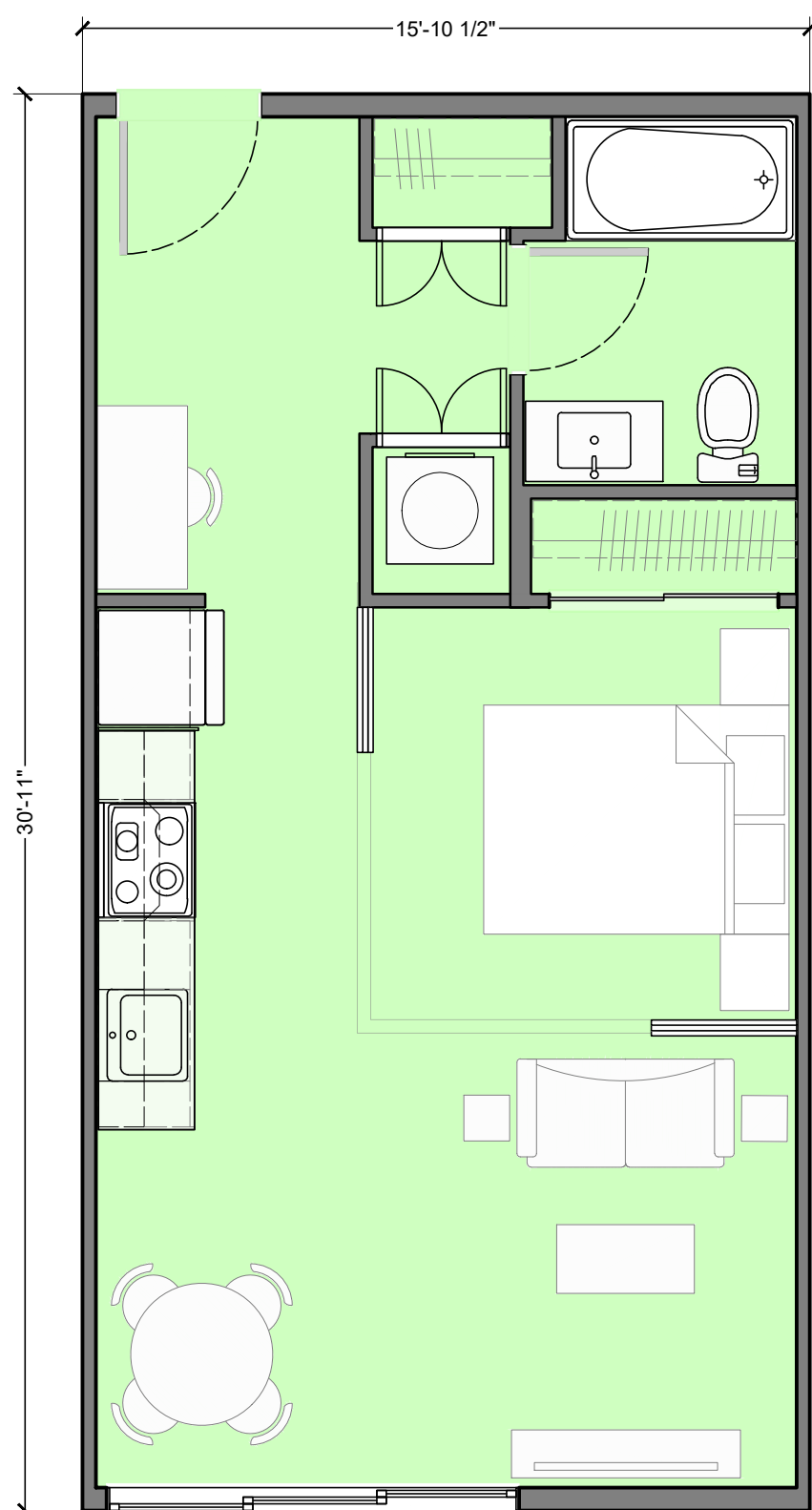
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Sheet No.

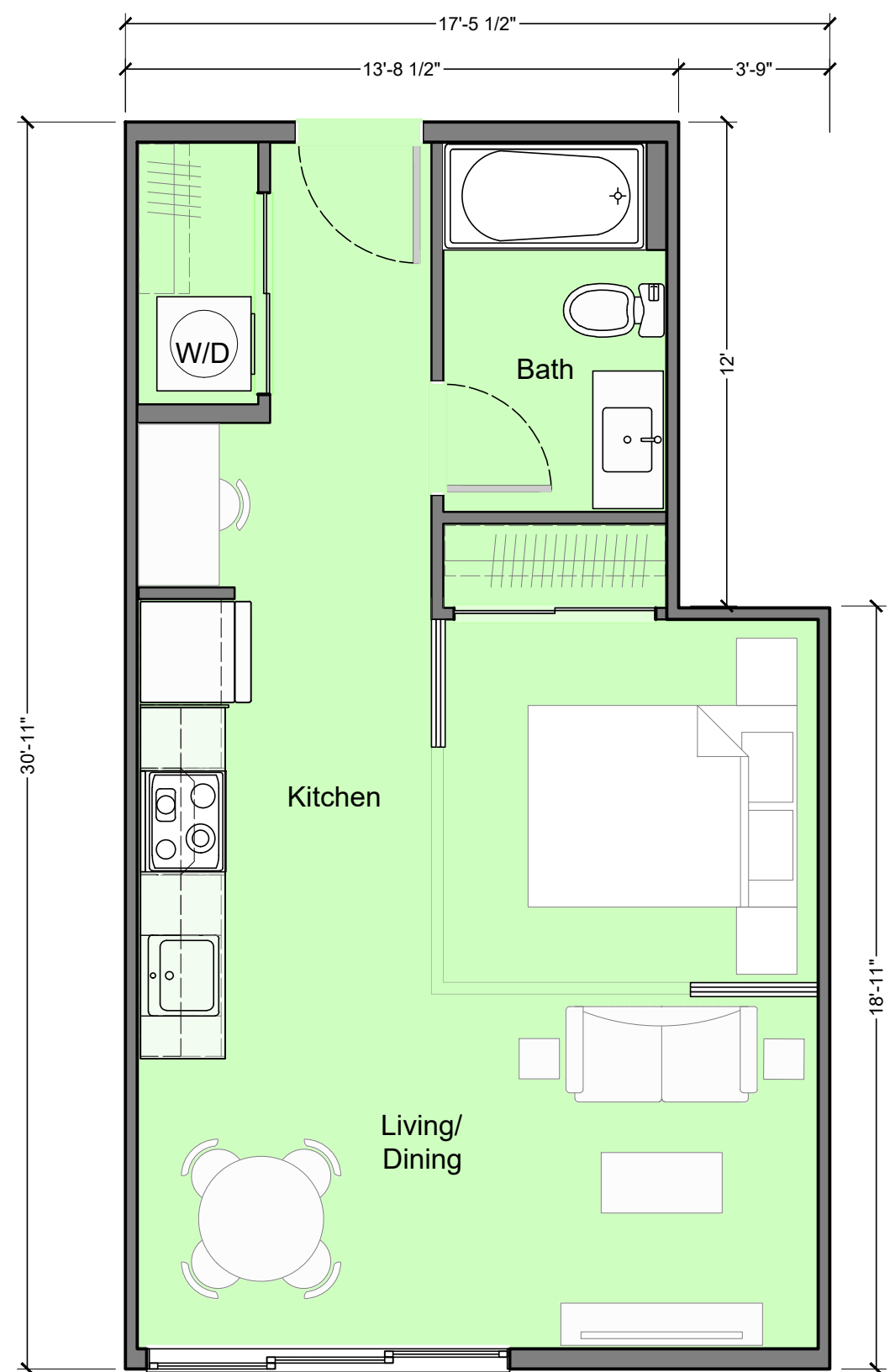
A-16.2



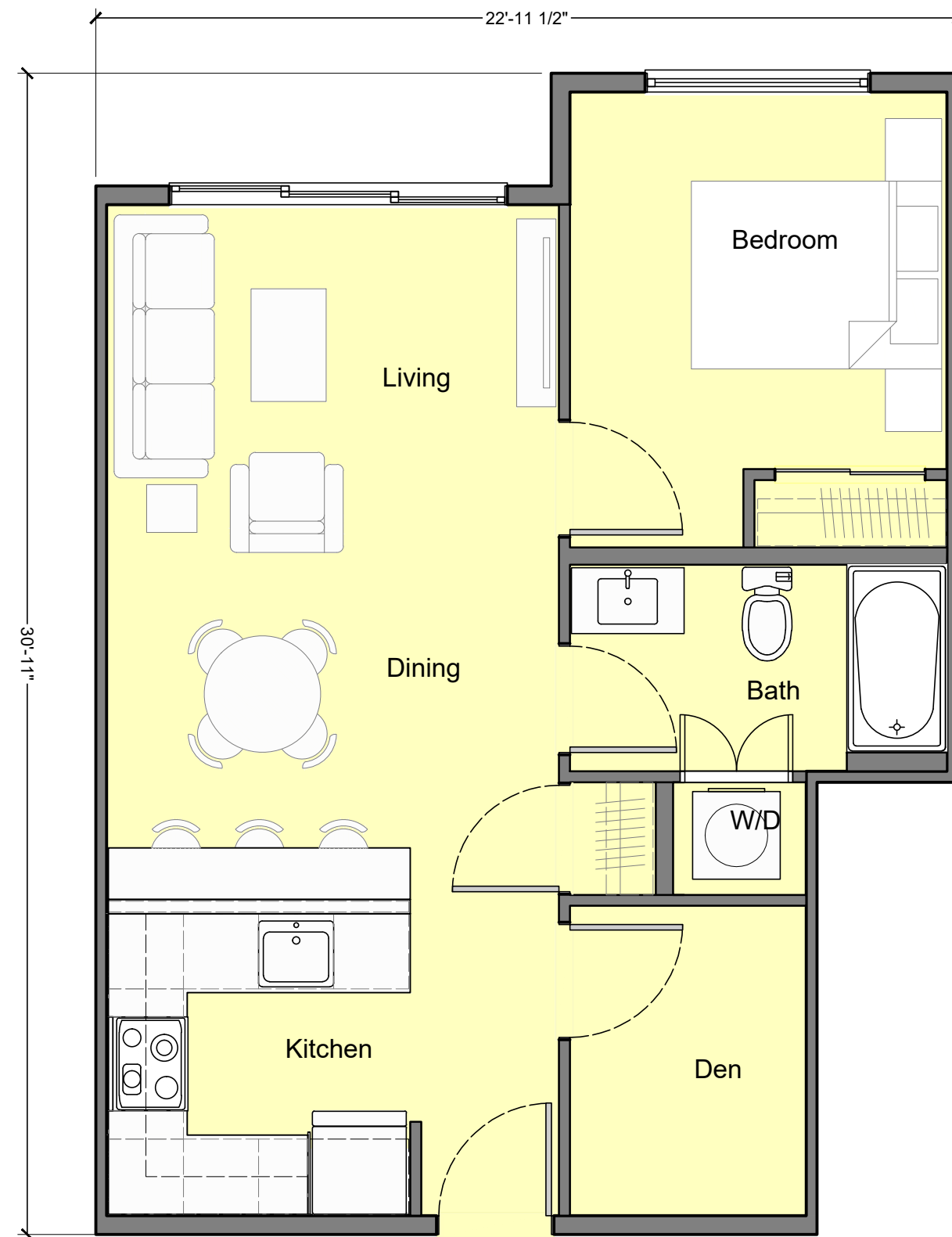
A1 Studio
481 sq.ft.



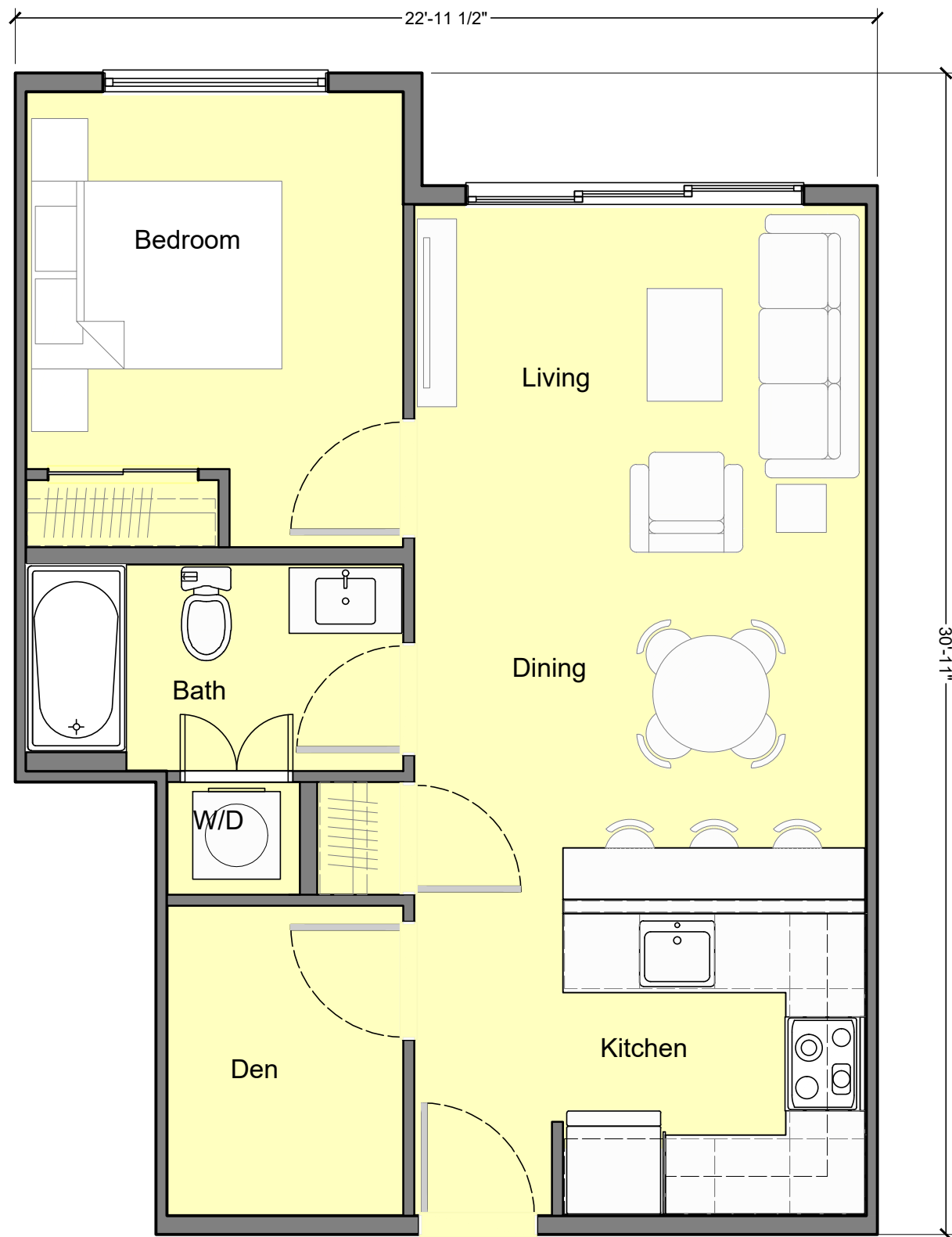
A1 Studio (mirrored)
481 sq.ft.



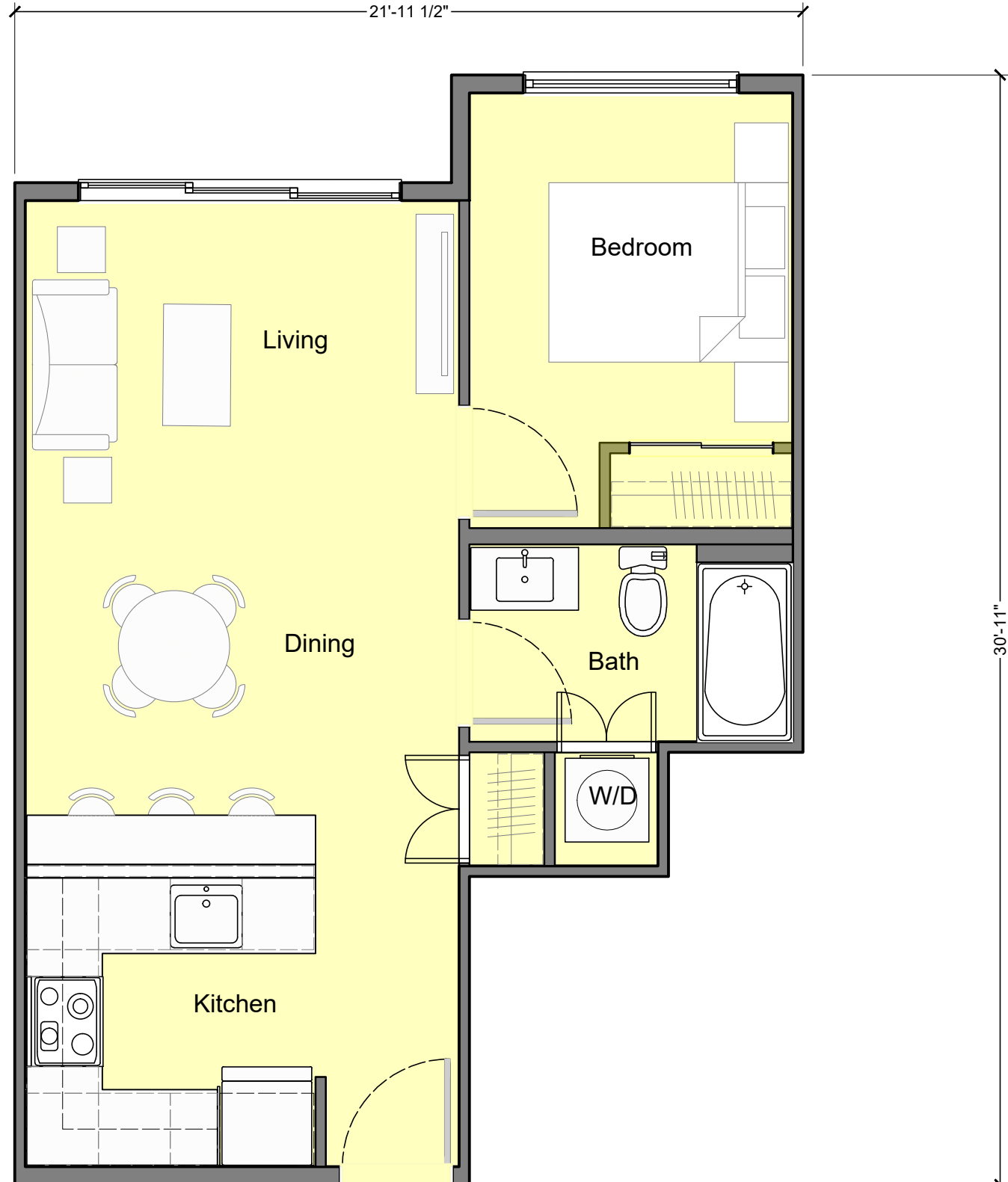
A2 Studio
485 sq.ft.



B1 One Bedroom plus Den
613 sq.ft.



B2 One Bedroom plus Den
613 sq.ft.



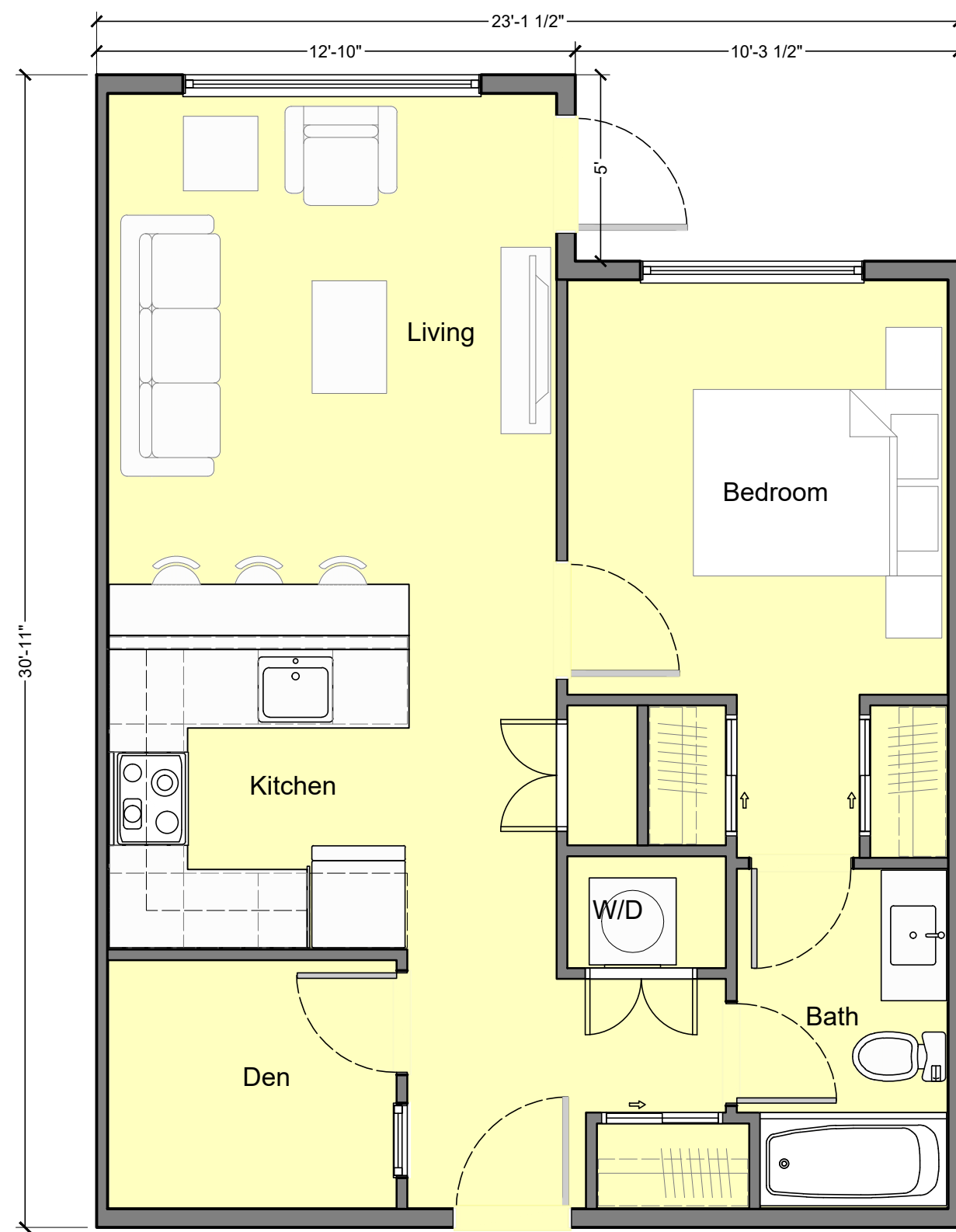
B4 One Bedroom
537 sq.ft.

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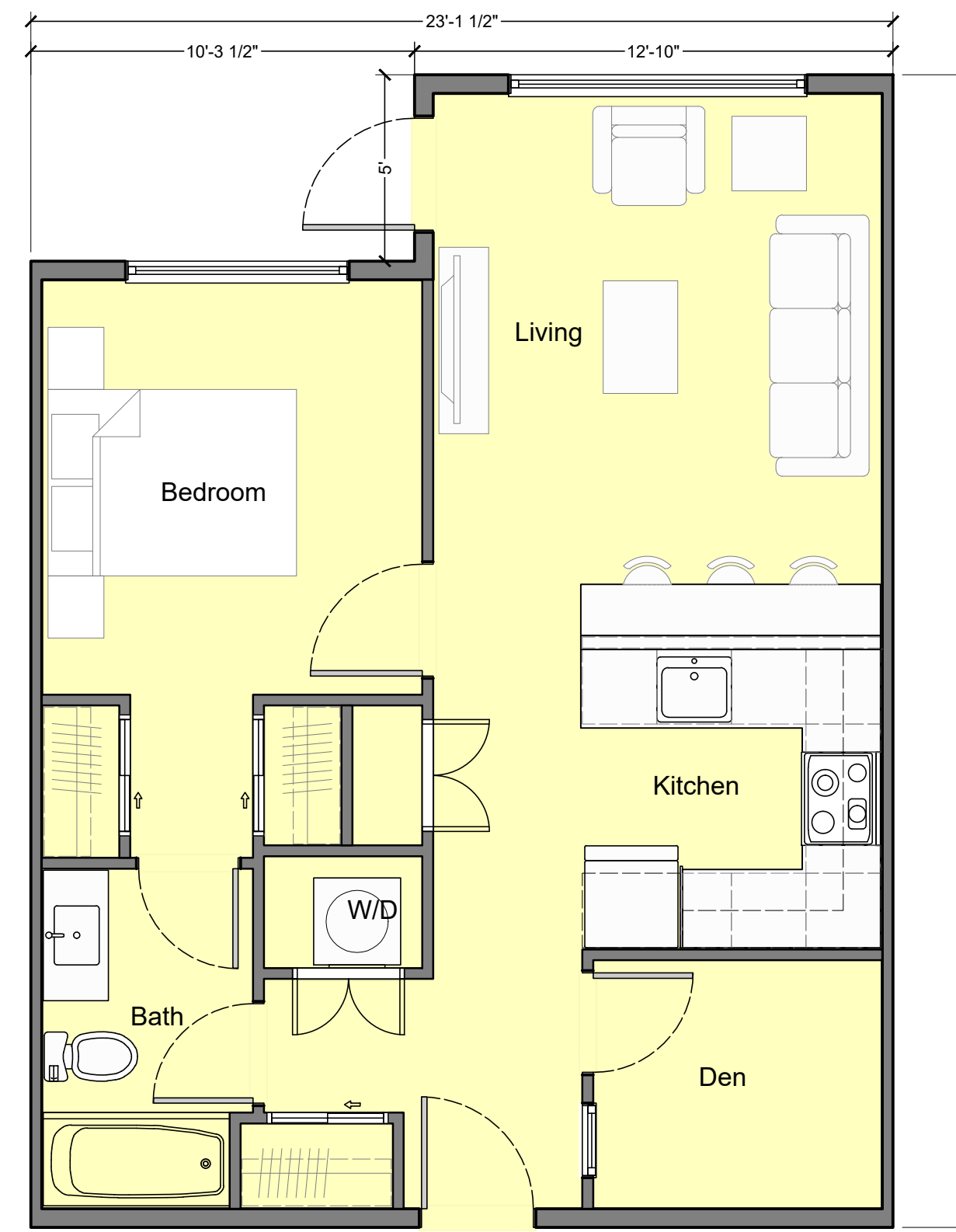
Unit Plans A and B

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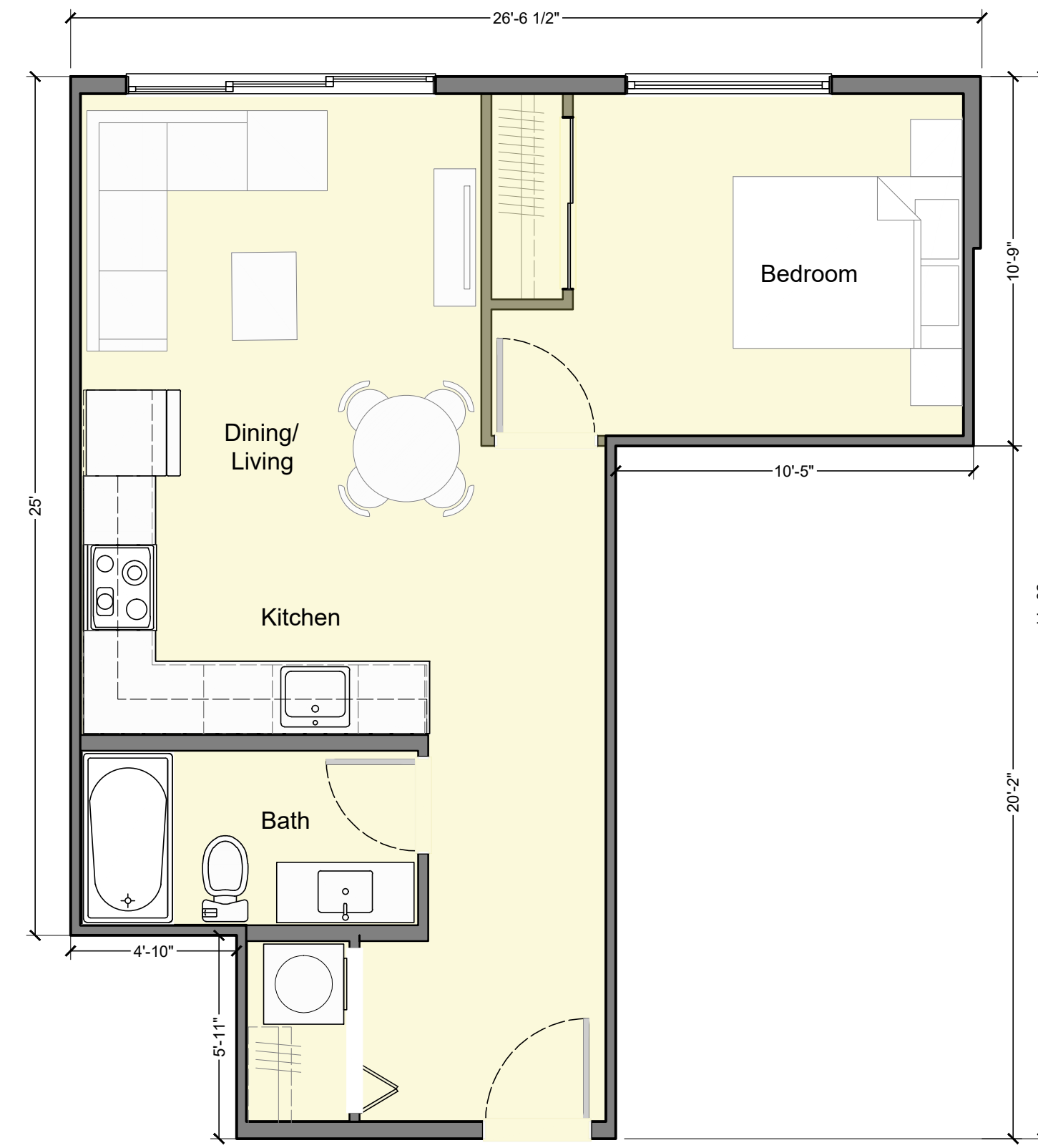
A-20



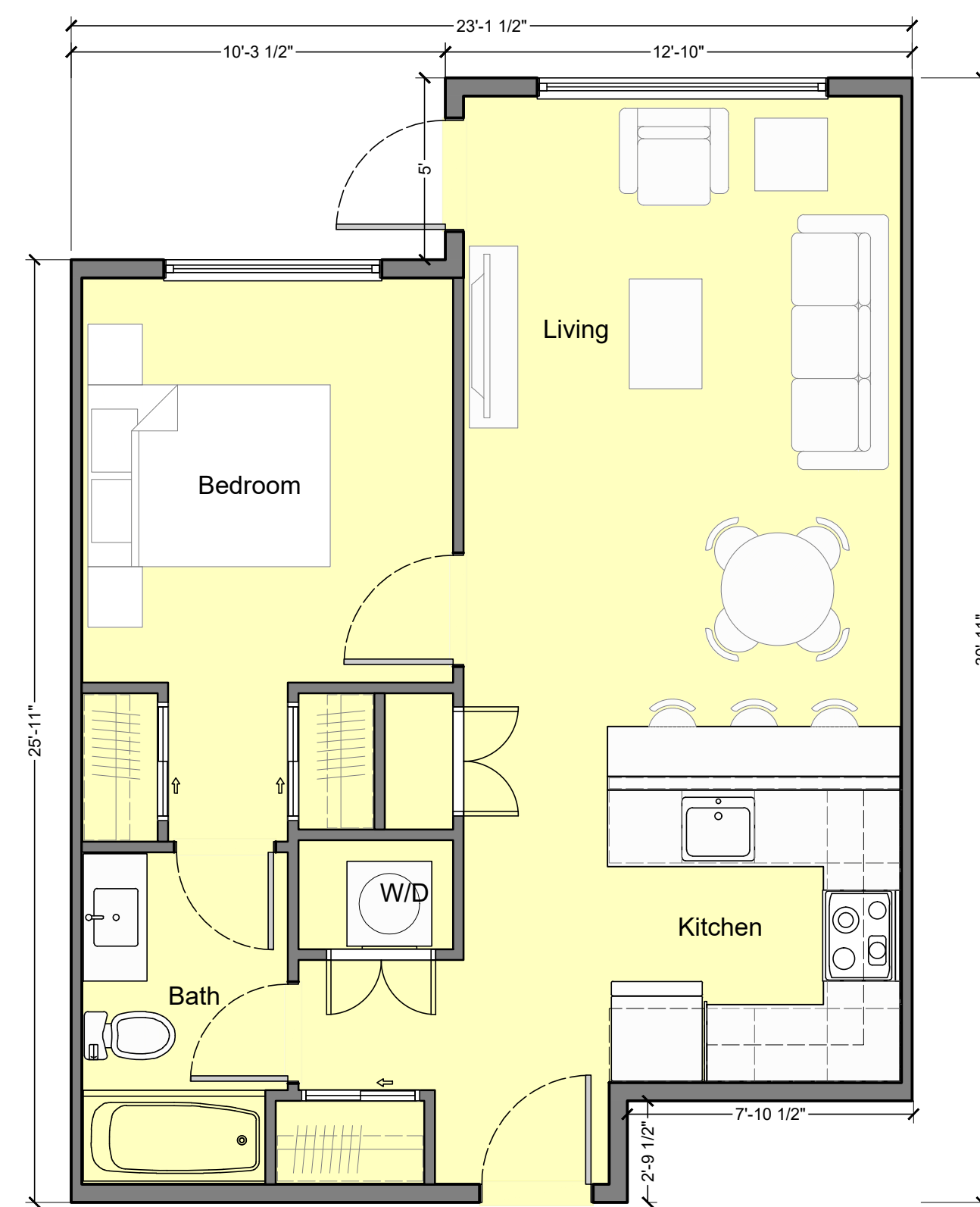
B5 One Bedroom plus Den
(646 sq.ft.)



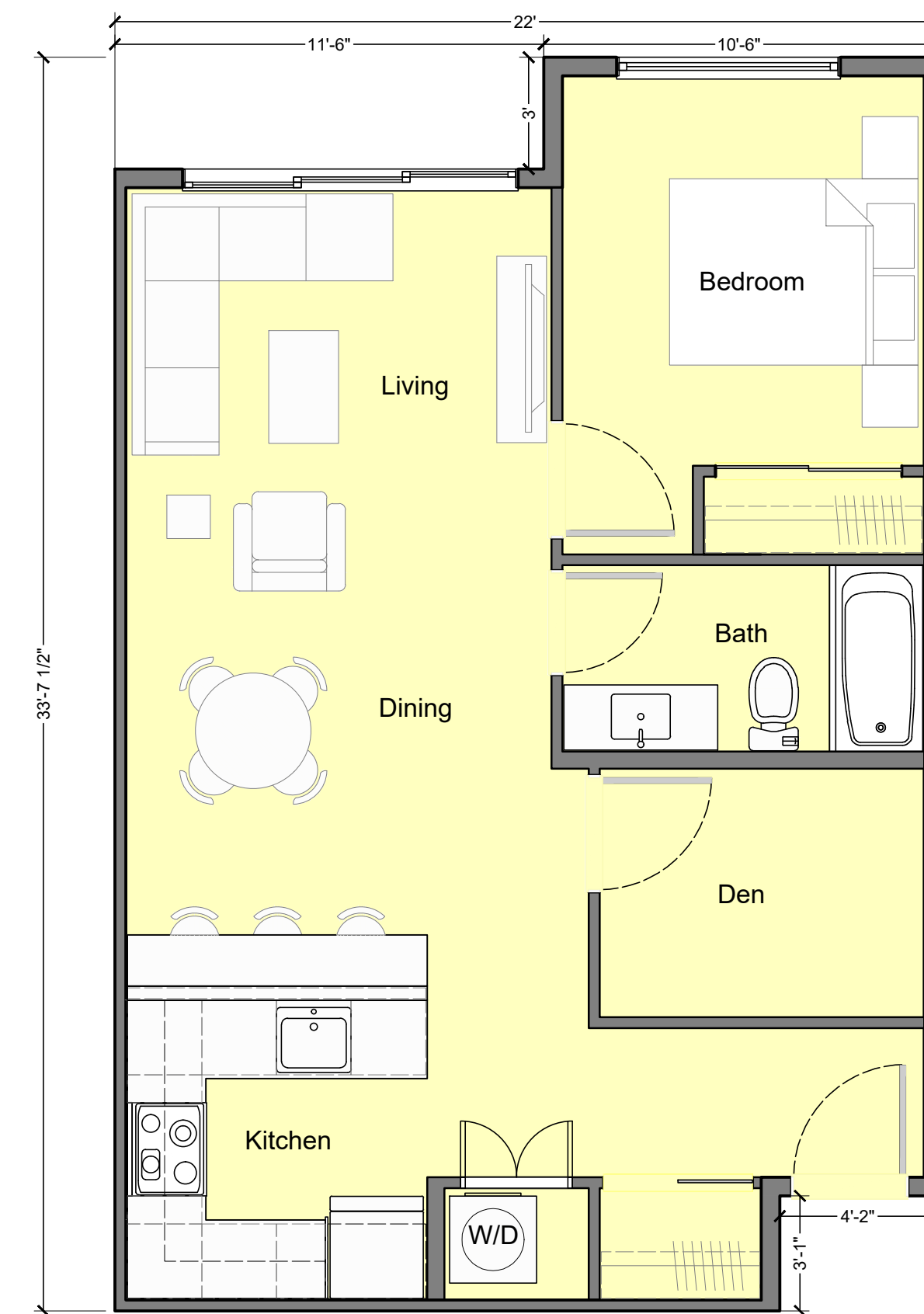
B6 One Bedroom plus Den
(646 sq.ft.)



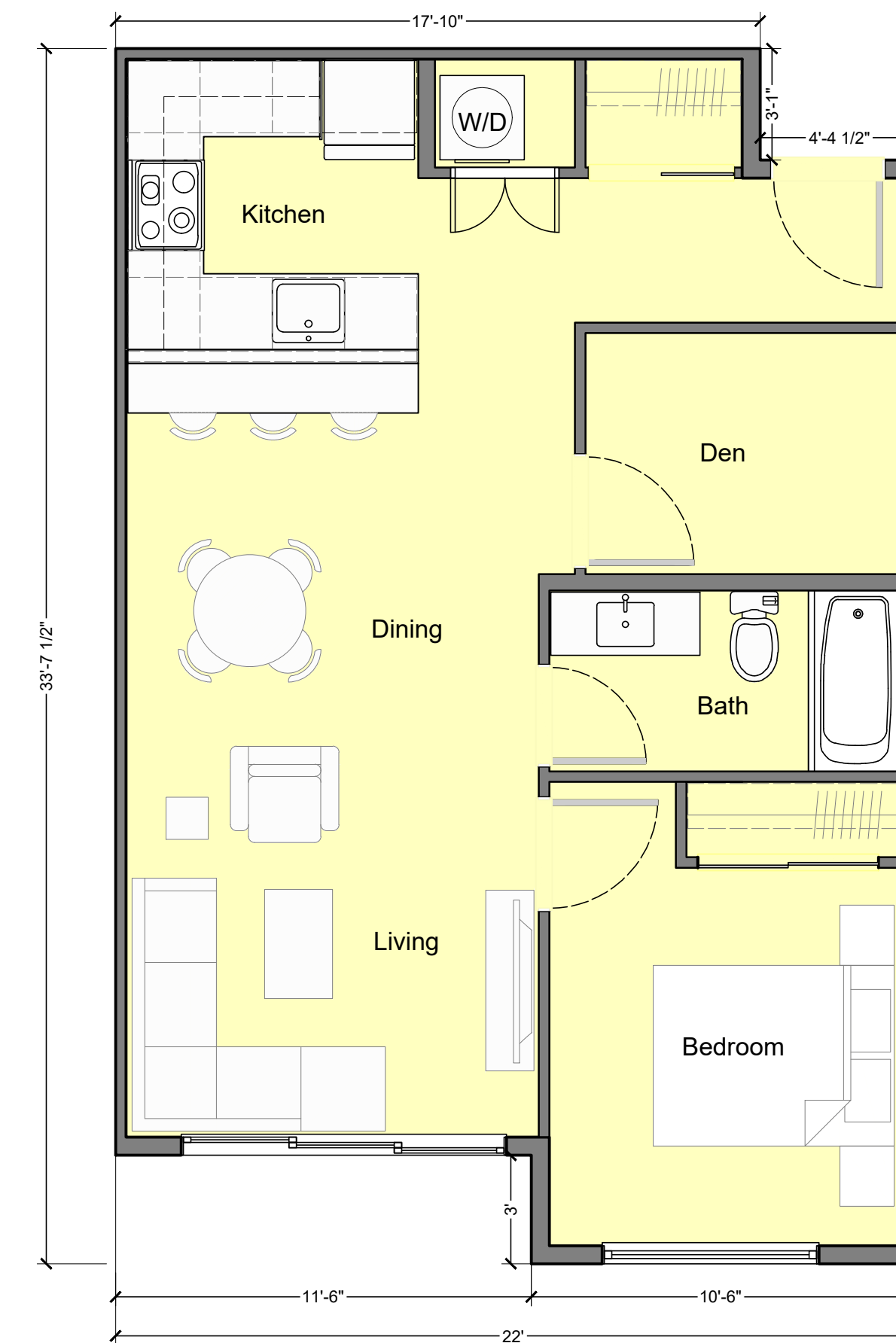
B7 One Bedroom
(556 sq.ft.)



B8 One Bedroom
(623 sq.ft.)



B9 One Bedroom plus Den
(681 sq.ft.)



B10 One Bedroom plus Den
(681 sq.ft.)

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Unit Plans B

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A-21



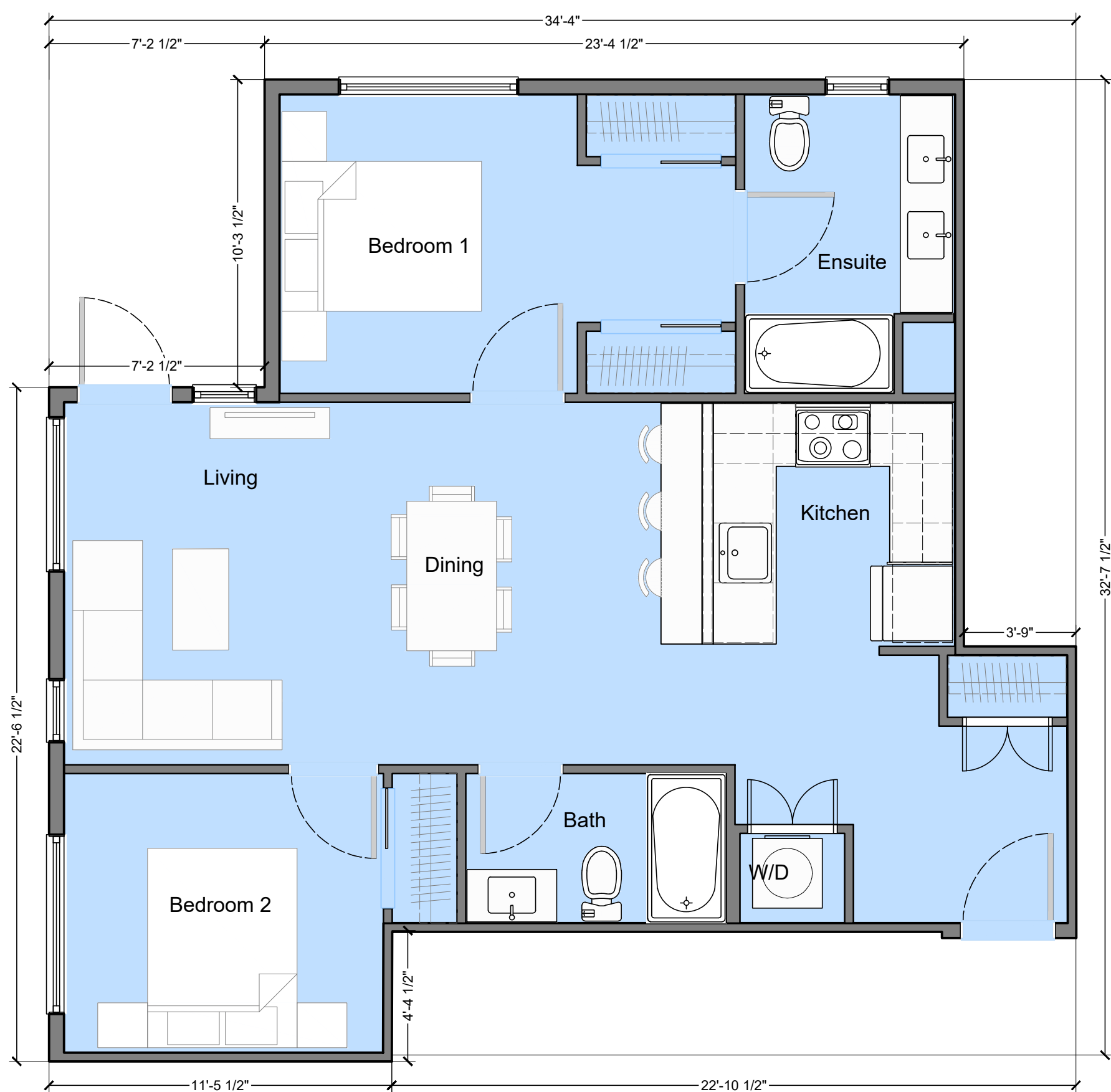
C1 Two Bedroom
(861 sq.ft.)



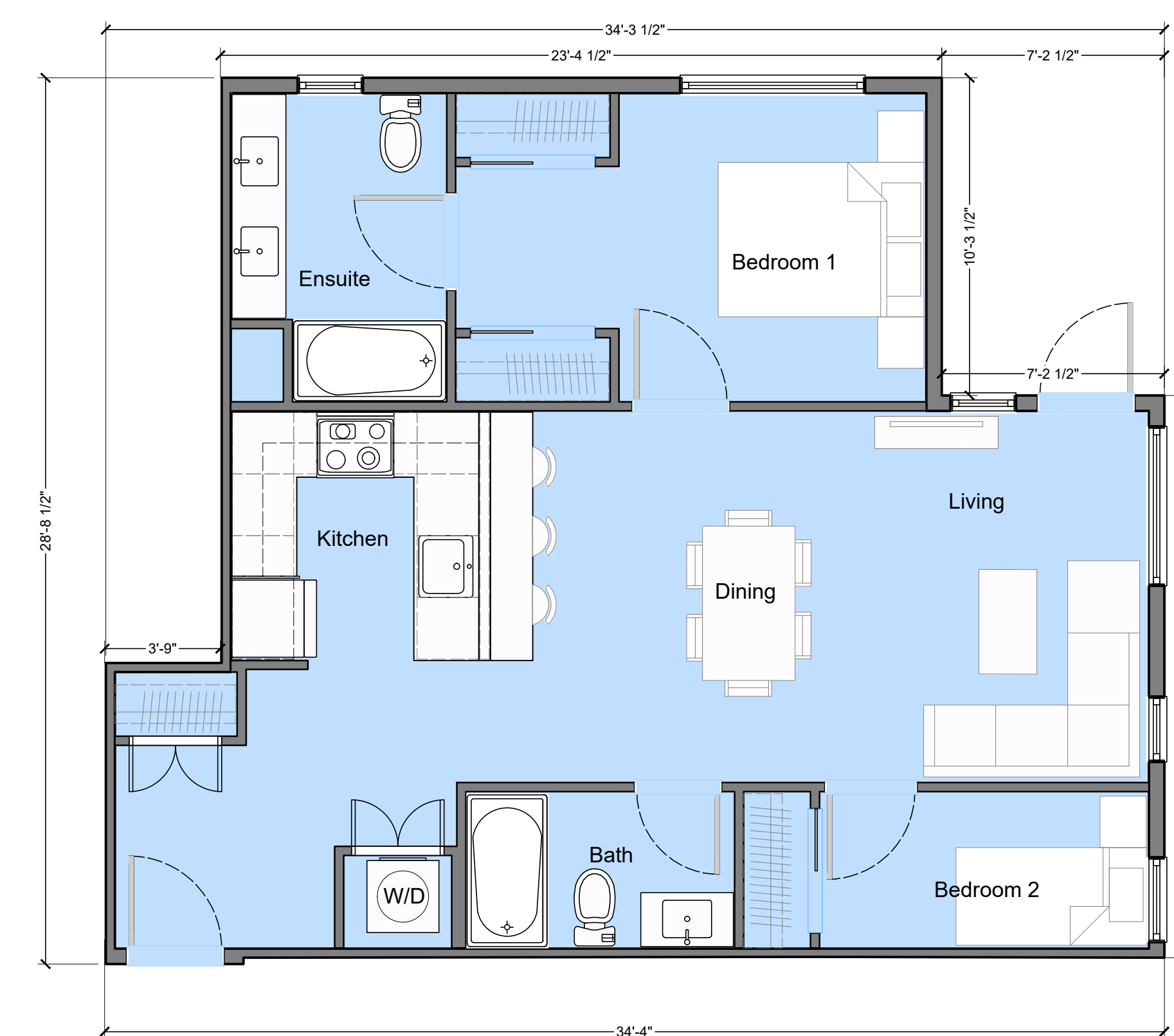
C2 Two Bedroom
(861 sq.ft.)



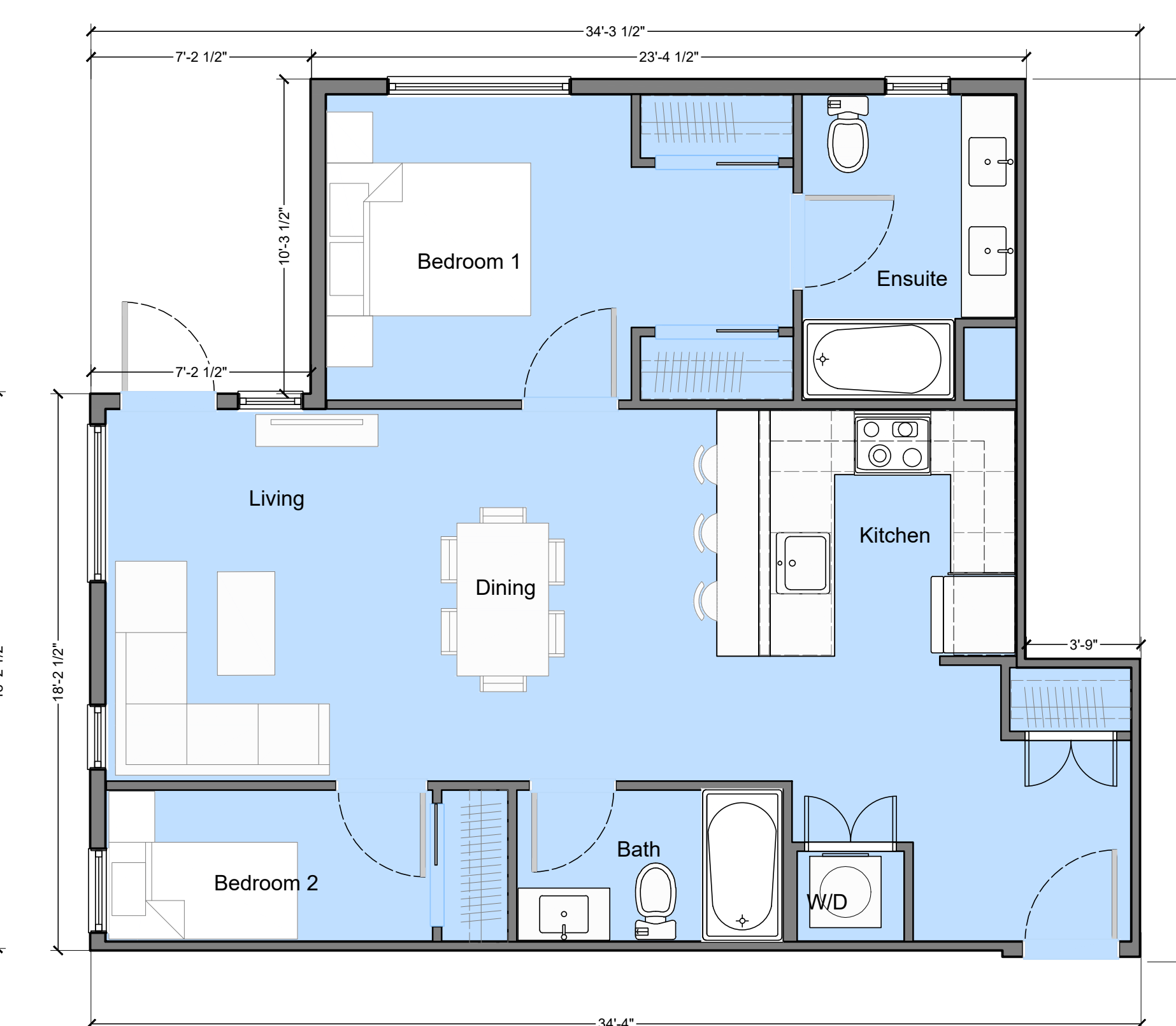
C2.2 Two Bedroom
(854 sq.ft.)



C2.3 Two Bedroom
(856 sq.ft.)



C4 Two Bedroom
(807 sq.ft.)



C4.1 Two Bedroom
(806 sq.ft.)

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Unit Plans C

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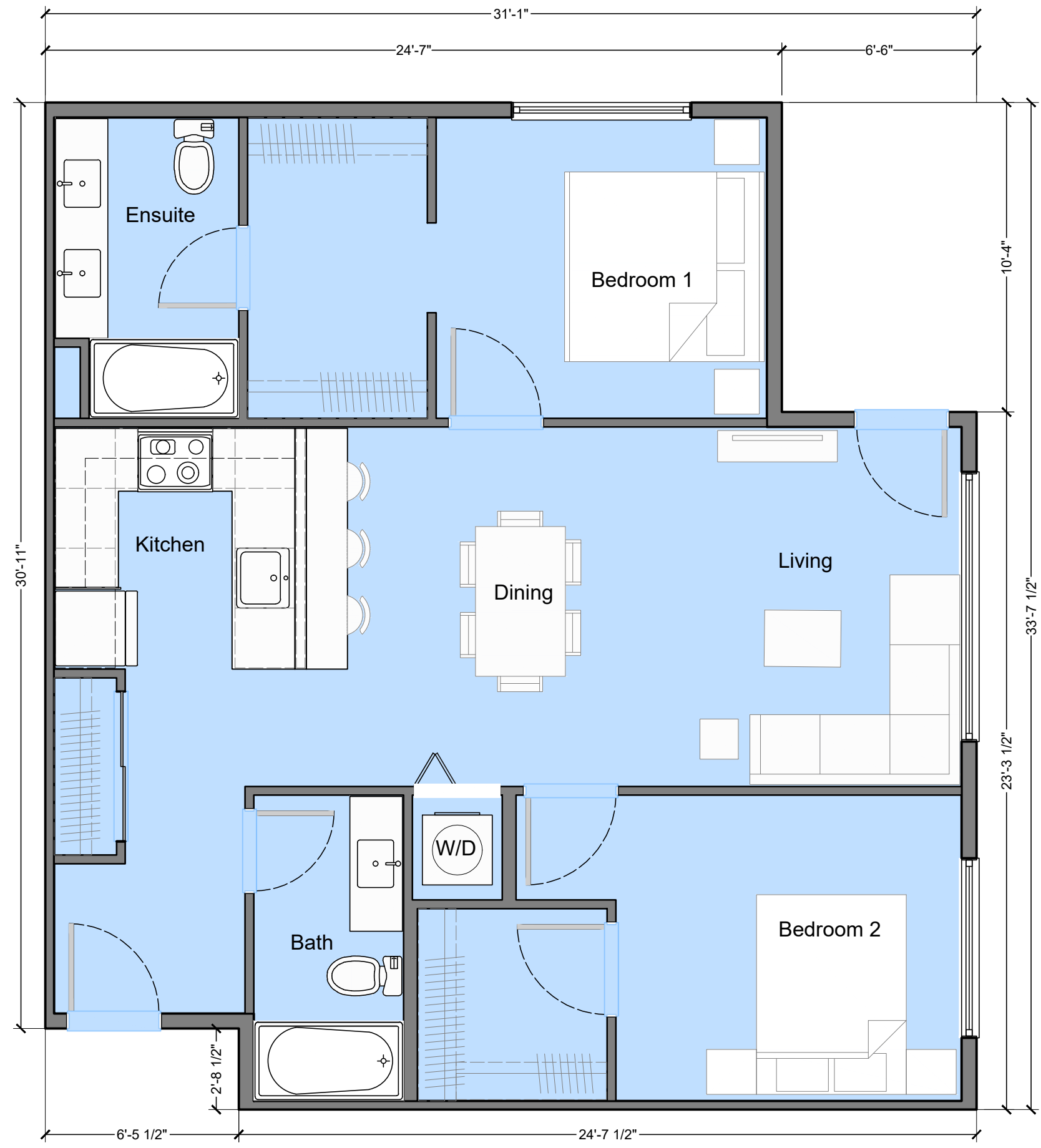
A-22



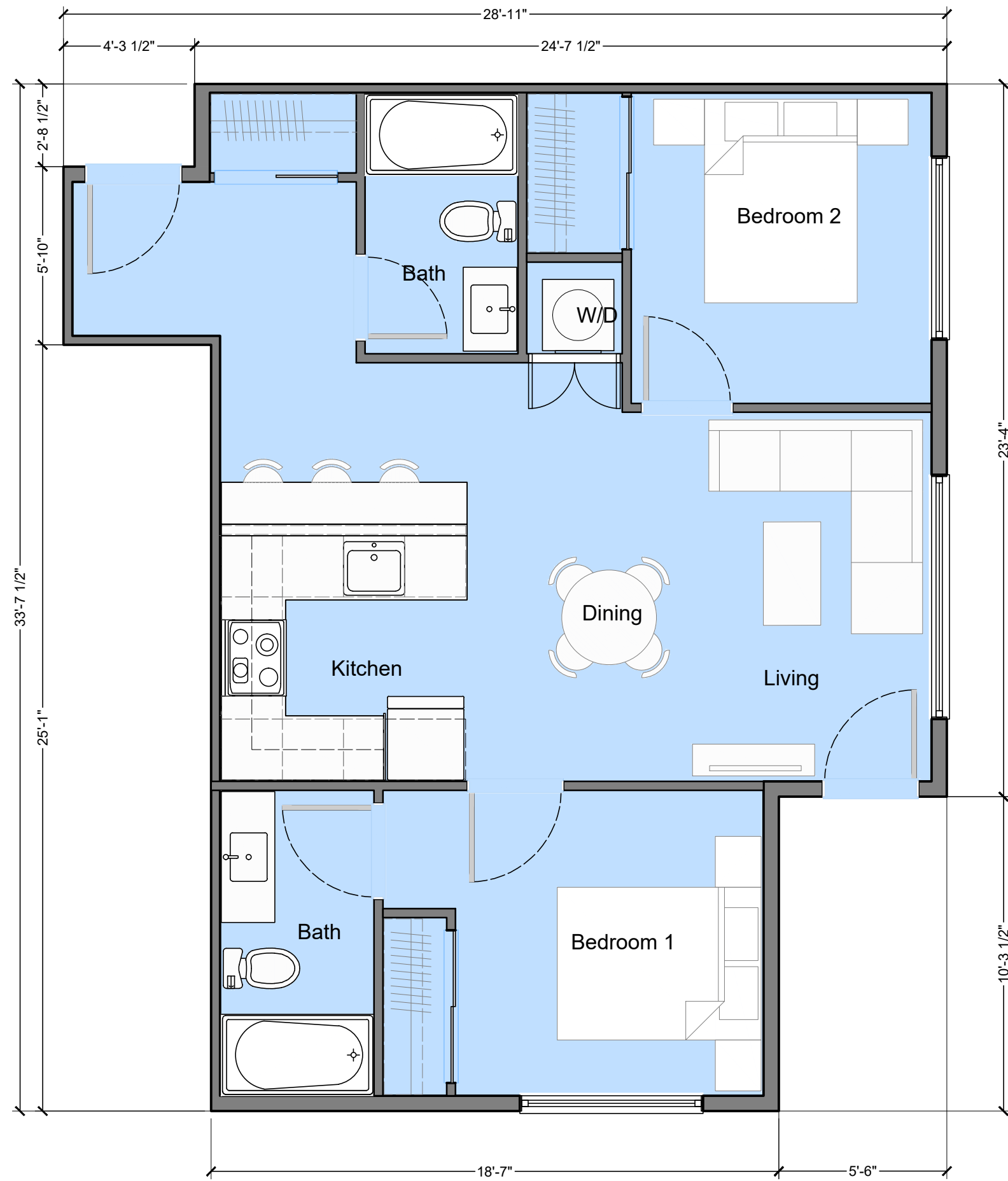
C5 Two Bedroom
815 sq.ft.



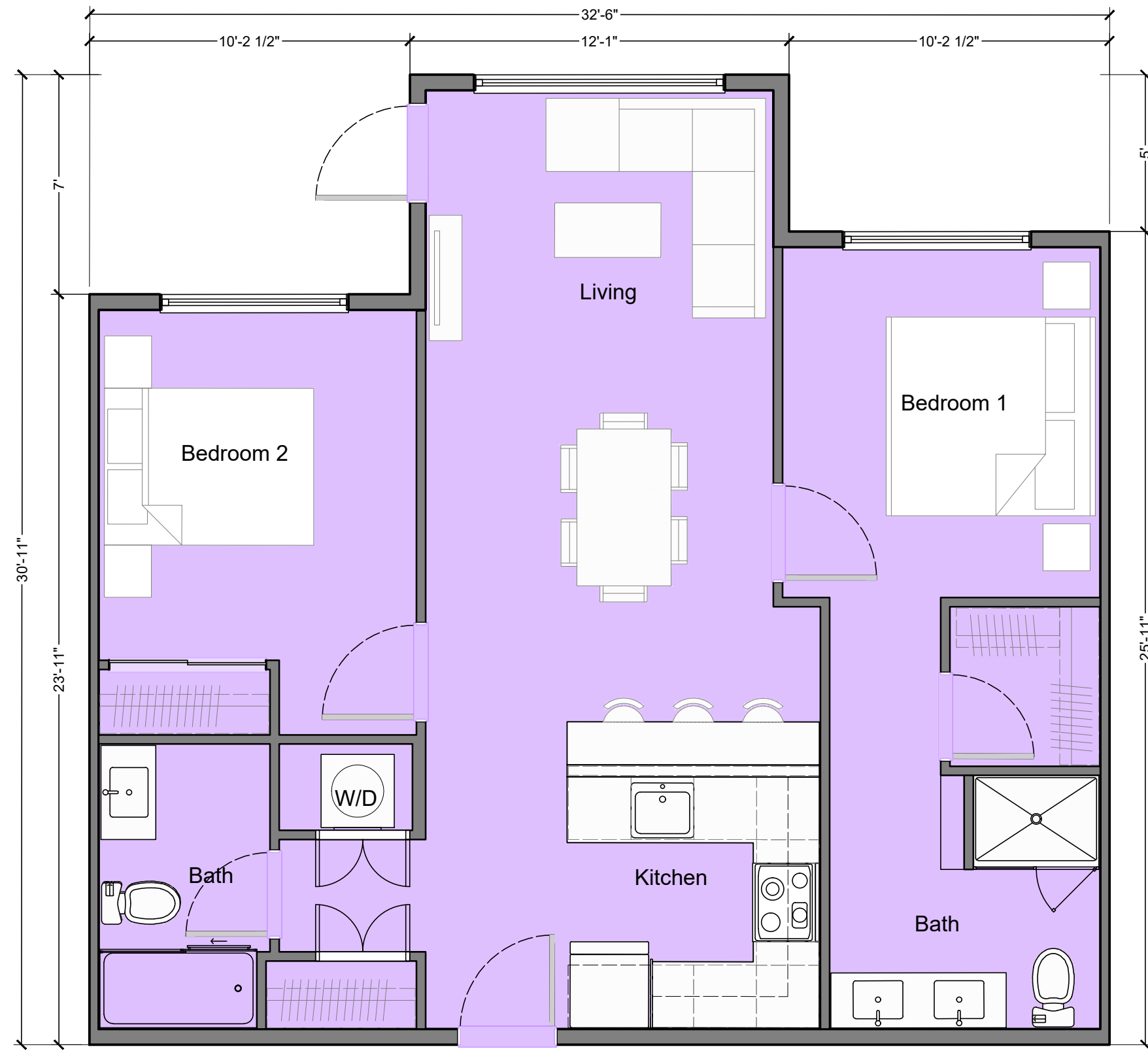
C6 Two Bedroom
835 sq.ft.



C7 Two Bedroom
928 sq.ft.



C8 Two Bedroom
755 sq.ft.



D2 Two Bedroom
854 sq.ft.

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Building A - Section A & B

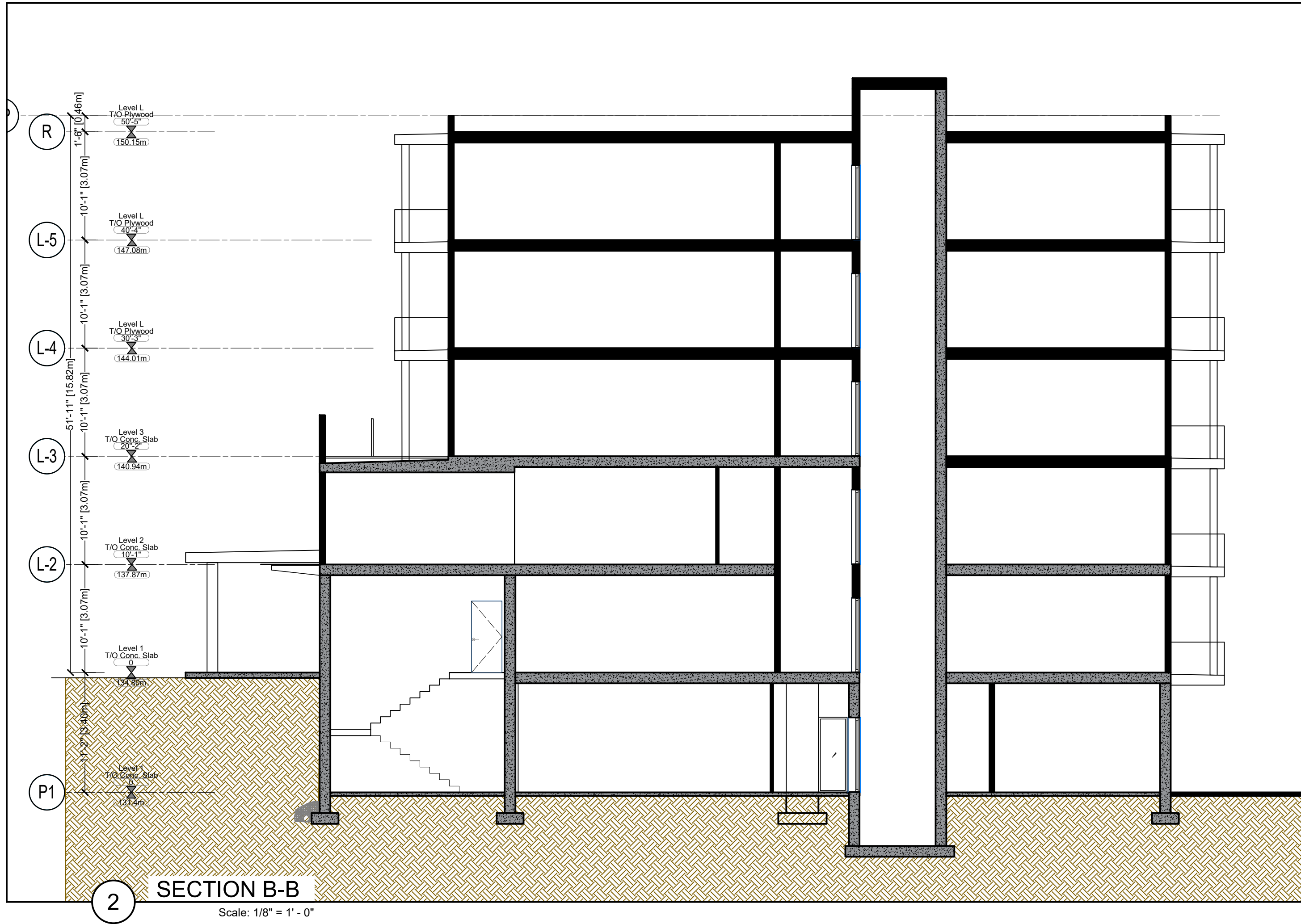
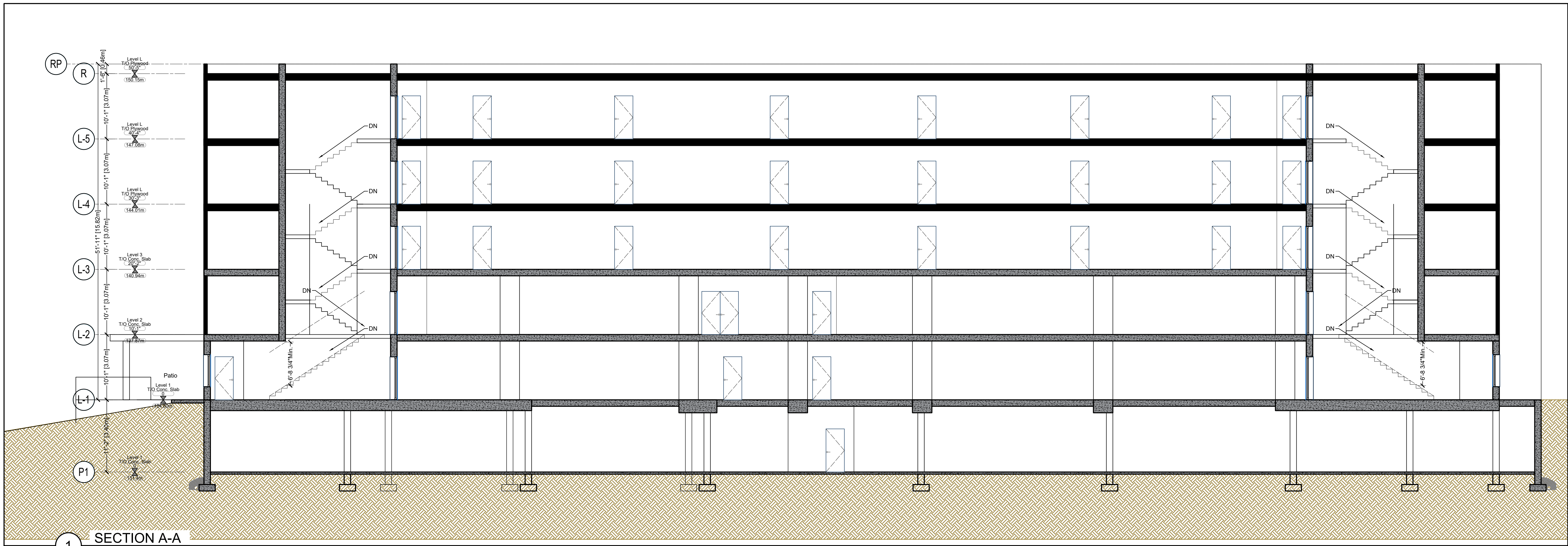
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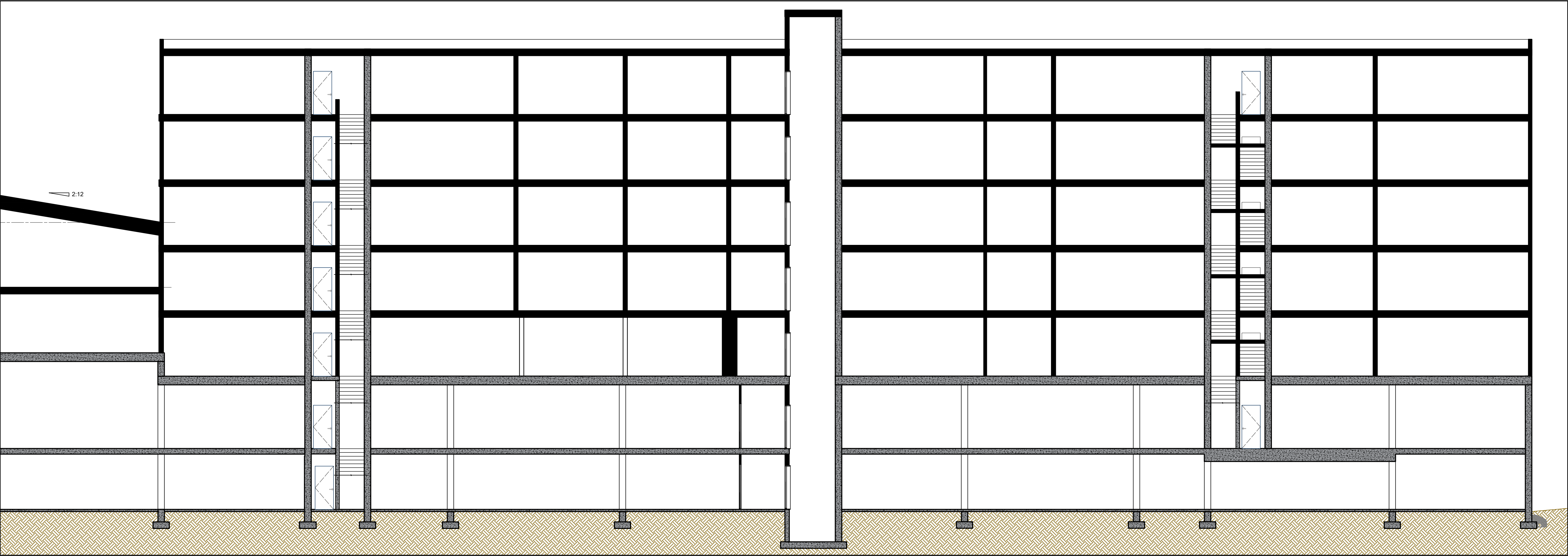
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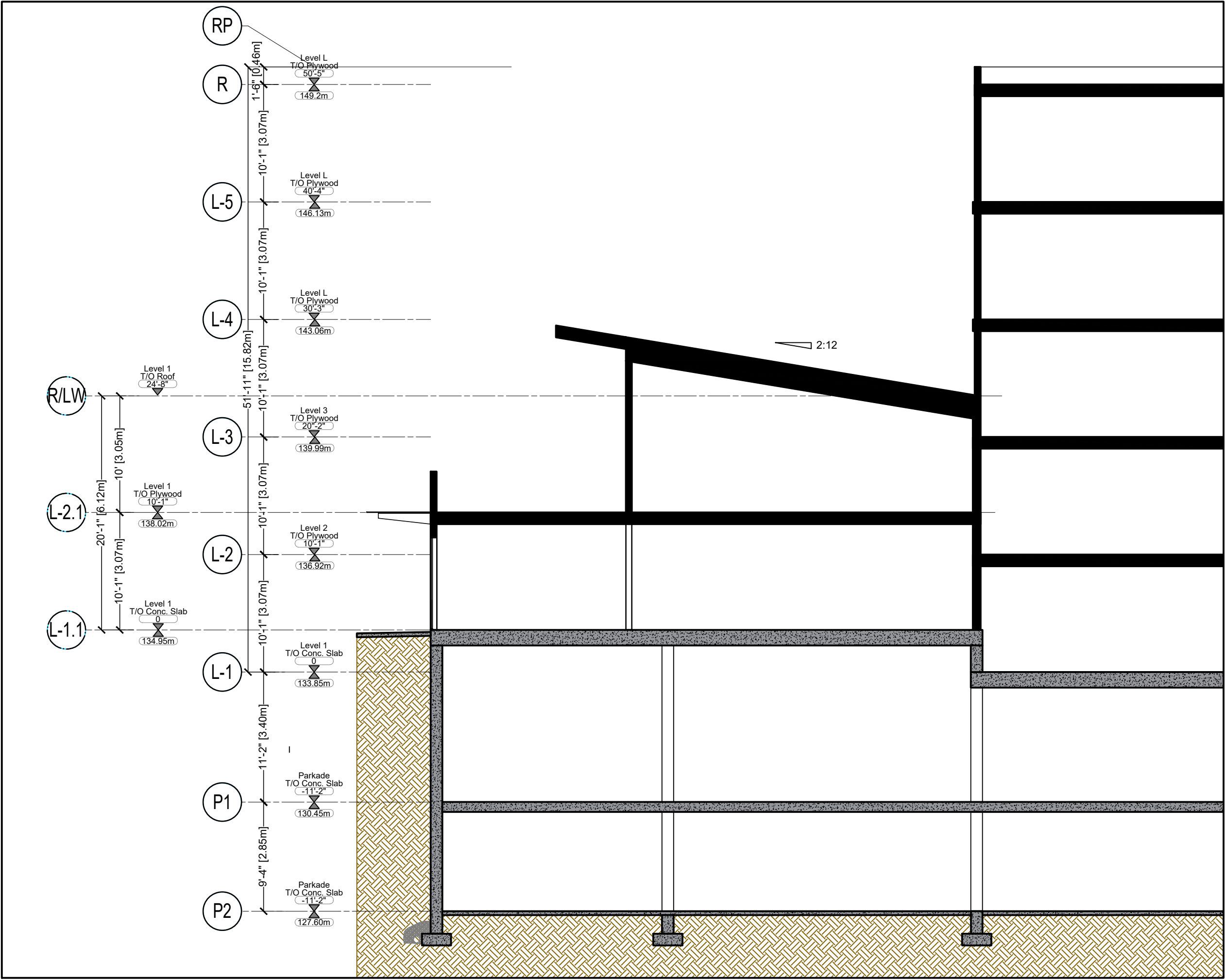
A-40





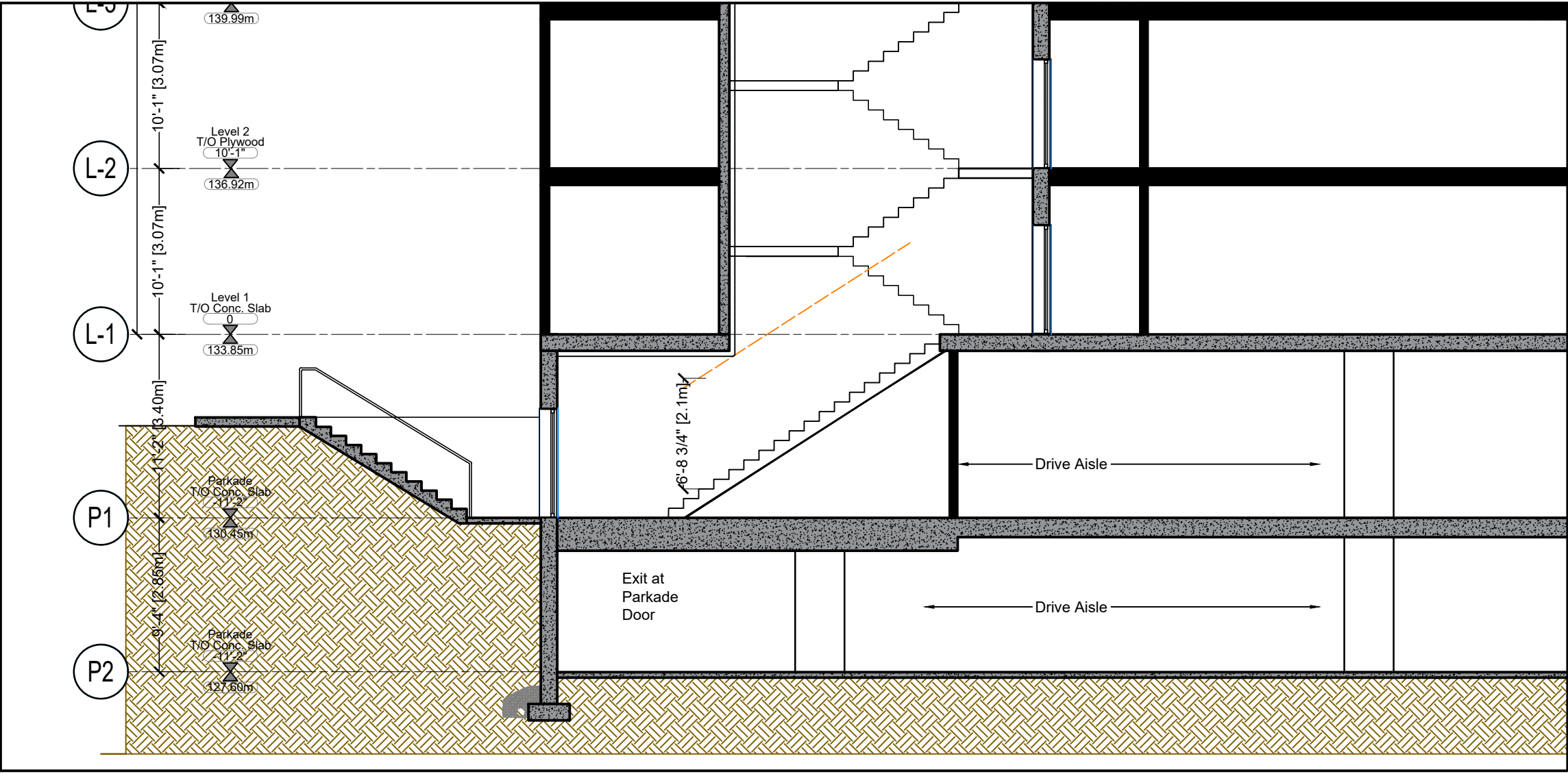
1 SECTION CC (partial)

Scale: 1/8" = 1' - 0"



2 SECTION CC (continued)

Scale: 1/8" = 1' - 0"



3 PARTIAL SECTION DD

Scale: 1/8" = 1' - 0"

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Building B - Section C

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1 Building A North Elevation
Scale: 1/8" = 1' - 0"



2 Building A East Elevation
Scale: 1/8" = 1' - 0"



3 Render of Entry
NTS

EXTERIOR FINISHING		
SYM	TYPE	COLOUR
1	Cement Board Lap Siding	White
2	Cement Board Lap Siding	Brown
3	Cement Board Lap Siding	Dark Blue
5	Cement Board Paneling	White
6	Cement Board Paneling	Beige
7	Cement Board Paneling	Dark Gray
8	Cement Board Paneling	Dark Blue
9	Stone Veneer	Beige
10	Aluminum Guard Rails	Black
11	Concrete	Grey
12	Storefront Windows	Black Frames
13	Vinyl Windows	Black Frames
14	Privacy Screen Wall	Cement Board Lap Siding
15	Trim	Gray

1057
GIBSONS
WAY

Building A - Elevations

Project No.: 2106

Date: September 1, 2023 Issued for: Development Permit

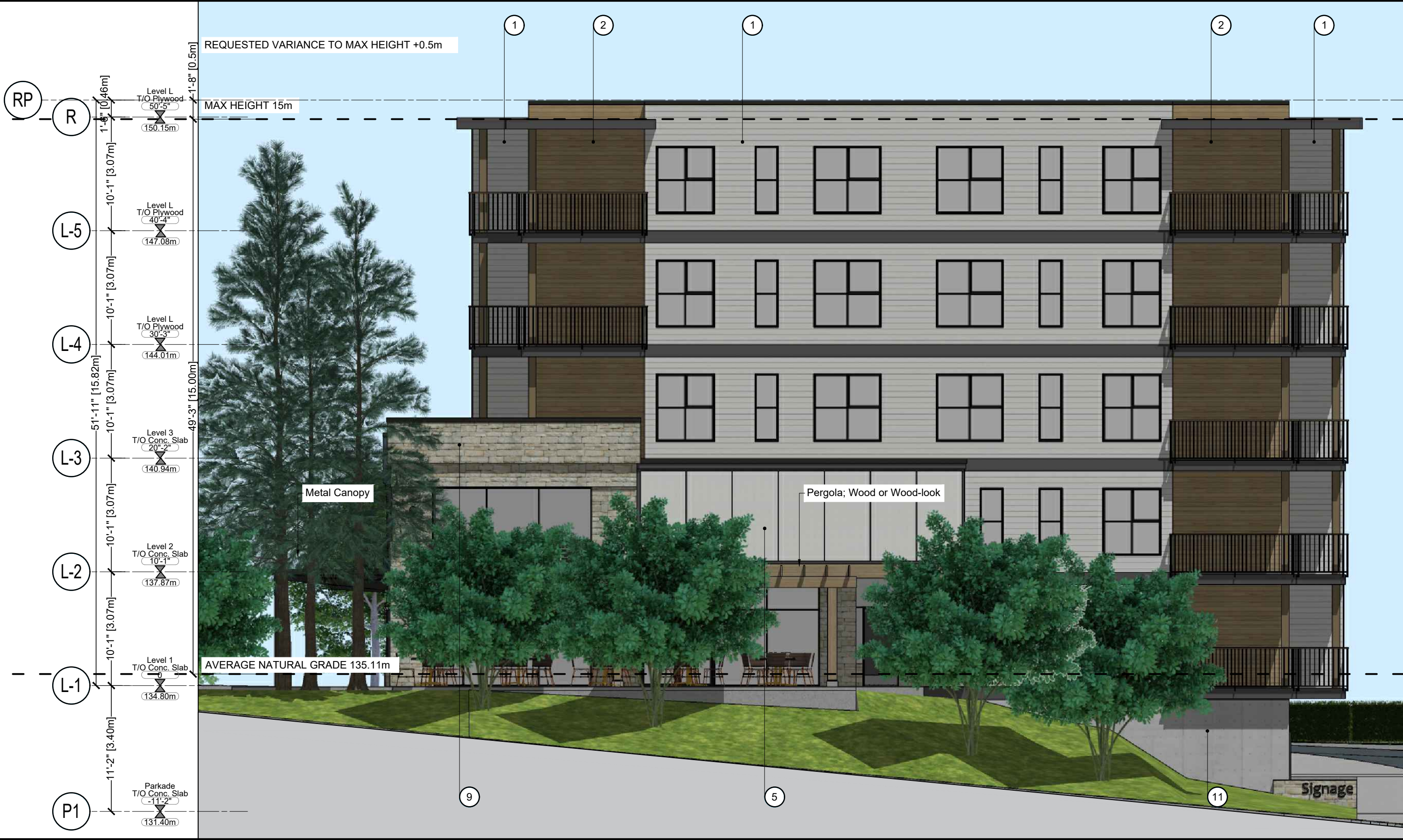
Drawn: CB

Sheet No.

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1 Building A South Elevation
Scale: 1/8" = 1' - 0"



2 Building A West Elevation
Scale: 1/8" = 1' - 0"

EXTERIOR FINISHING		
SYM	TYPE	COLOUR
1	Cement Board Lap Siding	White
2	Cement Board Lap Siding	Brown
3	Cement Board Lap Siding	Dark Blue
5	Cement Board Paneling	White
6	Cement Board Paneling	Beige
7	Cement Board Paneling	Dark Gray
8	Cement Board Paneling	Dark Blue
9	Stone Veneer	Beige
10	Aluminum Guard Rails	Black
11	Concrete	Grey
12	Storefront Windows	Black Frames
13	Vinyl Windows	Black Frames
14	Privacy Screen Wall	Cement Board Lap Siding
15	Trim	Gray

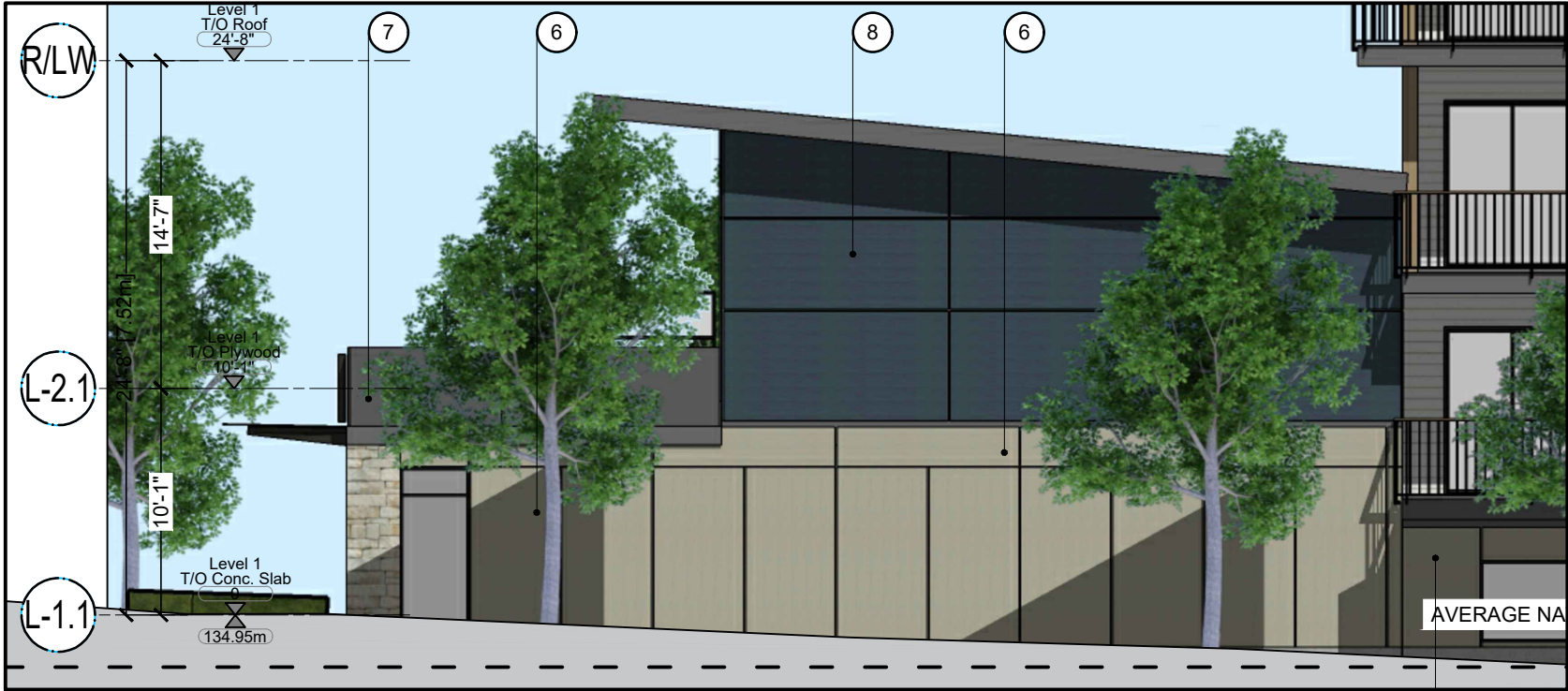
1057
GIBSONS
WAY



1 Building B West Elevation
Scale: 1/8" = 1' - 0"



2 Building B North Elevation
Scale: 1/8" = 1' - 0"



3 Building B Live/Work West Elevation
Scale: 1/8" = 1' - 0"



4 Render Residential Entry
Scale: 1/8" = 1' - 0"

EXTERIOR FINISHING		
SYM	TYPE	COLOUR
1	Cement Board Lap Siding	White
2	Cement Board Lap Siding	Brown
3	Cement Board Lap Siding	Dark Blue
5	Cement Board Paneling	White
6	Cement Board Paneling	Beige
7	Cement Board Paneling	Dark Gray
8	Cement Board Paneling	Dark Blue
9	Stone Veneer	Beige
10	Aluminum Guard Rails	Black
11	Concrete	Grey
12	Storefront Windows	Black Frames
13	Vinyl Windows	Black Frames
14	Privacy Screen Wall	Cement Board Lap Siding
15	Trim	Gray

1057
GIBSONS
WAY

Building B - Elevations

Project No.:	2106
Date: September 1, 2023	Issued for: Development Permit
Drawn: CB	
Sheet No.	

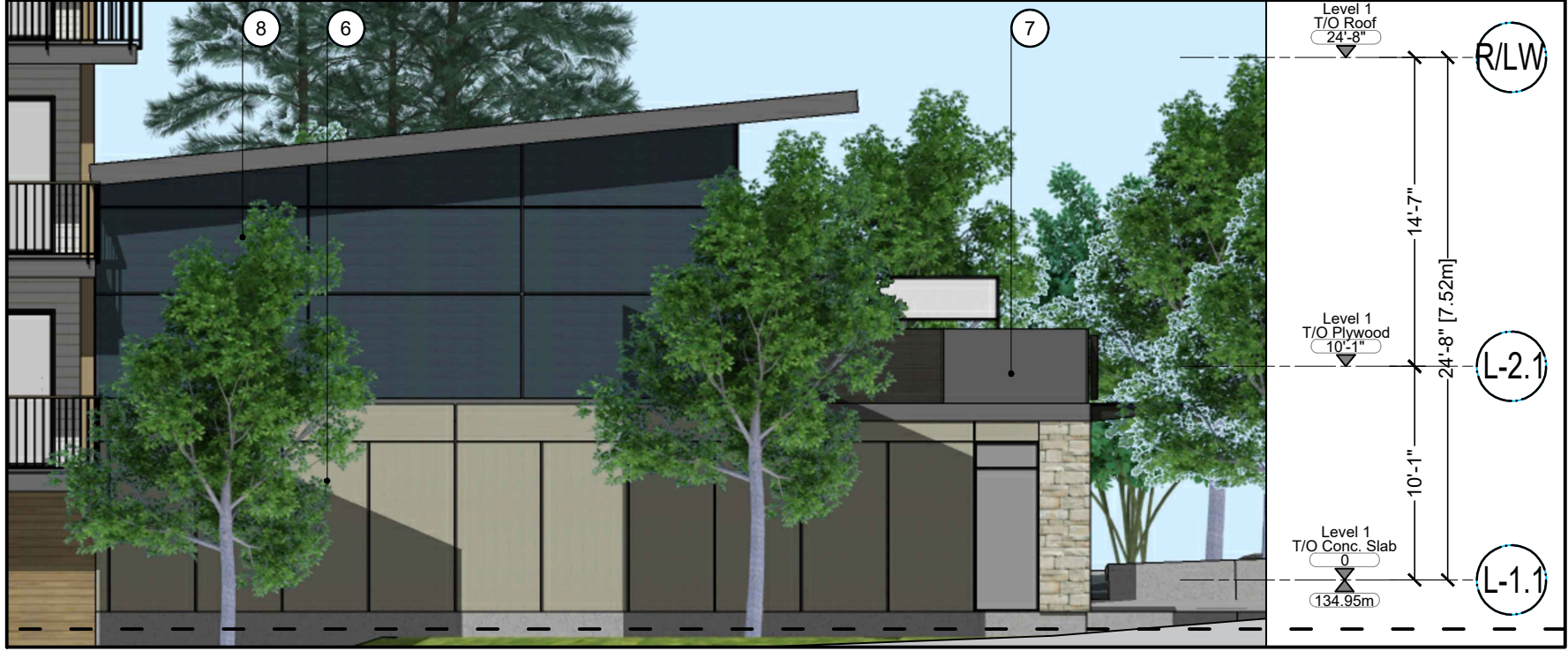
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1 Building B East Elevation
Scale: 1/8" = 1' - 0"



2 Building B South Elevation
Scale: 1/8" = 1' - 0"



3 Building B Live/Work East Elevation
Scale: 1/8" = 1' - 0"



4 Render Live/WorkEntry
NTS

EXTERIOR FINISHING		
SYM	TYPE	COLOUR
1	Cement Board Lap Siding	White
2	Cement Board Lap Siding	Brown
3	Cement Board Lap Siding	Dark Blue
5	Cement Board Paneling	White
6	Cement Board Paneling	Beige
7	Cement Board Paneling	Dark Gray
8	Cement Board Paneling	Dark Blue
9	Stone Veneer	Beige
10	Aluminum Guard Rails	Black
11	Concrete	Grey
12	Storefront Windows	Black Frames
13	Vinyl Windows	Black Frames
14	Privacy Screen Wall	Cement Board Lap Siding
15	Trim	Gray

1057
GIBSONS
WAY

Building B - Elevations

Project No.:	2106
Date: September 1, 2023	Issued for: Development Permit
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